

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH 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 May 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		
Assets												
Cash and Investments												
General Fund - Invested Cash	\$ 1,665,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,665,008
Debt Service Fund												
Interest Account	-	-	-	-	-	-	1	-	-	-	-	1
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	380,715	229,075	335,260	208,229	485,149	260,845	-	-	-	-	1,899,272
Prepayment Account	-	473	192	866	1,615	192	-	-	-	-	-	3,338
General Redemption Account	-	-	2,742	-	-	-	-	-	-	-	-	2,742
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,162	-	-	-	3,162
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable												
Accounts Receivable												
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	2,867,314	-	-	2,867,314
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,417,686	-	-	23,417,686
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069
Total Assets	\$ 1,675,084	\$ 626,069	\$ 392,457	\$ 509,626	\$ 328,219	\$ 740,097	\$ 270,846	\$ 3,162	\$ 26,285,000	\$ 16,561,069	\$ -	\$ 47,391,629

Flow Way Community Development District
Balance Sheet
for the Period Ending May 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			
Liabilities													
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	
Unavailable Revenue	-	-	-	-	-	-	-	-	-	-	-	-	
Note Payable	-	-	-	-	-	-	-	-	-	-	-	-	
Bonds Payable													
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	-	-	-	-	-	-	-	-	165,000	-	165,000		
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	-	-	-	-	-	-	-	-	4,970,000	-	4,970,000		
Unamortized Prem/Disc on Bds Pybl	-	-	-	-	-	-	-	152,054	-	-	152,054		
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 26,285,000	\$ -	\$ 26,437,054		
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069		
Fund Balance													
Restricted													
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	-	33,527	17,394	(4,470)	11,149	27,673	(6,038,802)	84	-	-	(5,953,444)		
Unassigned													
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	495,185		
Results from Current Operations	1,179,899	-	-	-	-	-	-	-	-	-	1,179,899		
Total Fund Equity and Other Credits	\$ 1,675,084	\$ 626,069	\$ 392,457	\$ 509,626	\$ 328,219	\$ 740,097	\$ 270,846	\$ (148,892)	\$ -	\$ 16,561,069	\$ 20,954,575		
Total Liabilities, Fund Equity and Other Credits	\$ 1,675,084	\$ 626,069	\$ 392,457	\$ 509,626	\$ 328,219	\$ 740,097	\$ 270,846	\$ 3,162	\$ 26,285,000	\$ 16,561,069	\$ 47,391,629		

Unaudited

Prepared by:
JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	27,856	481,257	1,306,638	68,828	77,704	42,885	73,123	17,352	2,095,644	2,184,477	96%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	(87,379)	0%
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Contributions Private Sources	-	-	-	-	-	-	-	-	-	-	0%
Master HOA Preserve Cost Share	-	-	-	-	-	-	-	-	-	122,450	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 68,828	\$ 77,704	\$ 42,885	\$ 73,123	\$ 17,352	\$ 2,095,644	\$ 2,219,548	94%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	800	-	800	1,000	800	1,000	-	4,400	12,000	37%
Executive											
Professional Management	3,767	3,767	3,767	3,767	3,767	3,767	3,767	3,767	30,133	45,200	67%
Financial and Administrative											
Audit Services	-	-	-	5,200	-	-	-	-	5,200	5,800	90%
Accounting Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	11,667	17,500	67%
Assessment Roll Services	1,458	1,458	1,458	1,458	1,458	1,458	1,458	1,458	11,667	17,500	67%
Arbitrage Rebate Services	-	250	-	500	1,500	500	-	-	2,750	3,000	92%
Other Contractual Services											
Recording and Transcription	-	-	-	-	-	-	-	-	-	-	0%
Legal Advertising	-	-	-	-	-	-	-	-	-	3,500	0%
Trustee Services	-	-	3,950	8,573	-	-	-	4,864	17,388	26,665	65%
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	-	0%
Property Appraiser Fees	-	-	9,248	-	-	-	28	-	9,276	15,500	60%
Bank Services	-	-	-	-	-	-	-	-	-	300	0%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services											
Postage, Freight & Messenger	7	-	-	-	-	18	-	8	33	250	13%
Rentals & Leases											
Meeting Room Rental	-	-	-	-	-	-	-	-	-	-	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	300	2,000	15%
Insurance	21,908	-	-	-	-	-	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	-	-	40	-	40	200	20%
Office Supplies	-	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	6,701	2,760	1,680	1,140	3,120	-	15,401	40,000	39%
SFWMD - Permit Objection	-	-	-	1,813	1,225	245	-	-	3,283	-	0%
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%
Other General Government Services											
Engineering Services - General Fund	-	-	7,603	-	11,905	13,553	2,380	-	35,440	57,000	62%
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%
Emergency & Disaster Relief Services											
Hurricane Milton	-	-	234	-	-	-	-	-	234	-	0%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System											
Professional Services											
Asset Management	-	1,667	1,667	1,667	1,667	1,667	-	3,333	11,667	20,000	58%
Consumptive Use Permit Monitor	-	1,200	600	-	1,600	1,200	600	4,200	9,400	16,000	59%
Utility Services											
Electric - Pump Station	-	3,163	3,575	4,253	4,321	7,593	4,428	3,831	31,163	36,000	87%
Electric - Recharge Pumps	-	473	68	57	57	1,192	2,225	1,868	5,939	42,000	14%
Wireless - Pump Station	-	-	-	-	-	40	-	-	40	1,350	3%
Repairs and Maintenance											
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%
Capital Outlay											
New Meter and Backup Pump/Motor	-	-	-	-	-	-	-	-	-	155,000	0%
Stormwater Management Services											
Preserve Area Maintenance											
Environmental Engineering Consultant											
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
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%
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%
Capital Outlay											
Capital Outlay - Stormwater Mgmt	-	-	-	-	-	-	-	-	-	-	
Internal and External	-	-	-	-	-	-	-	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance											
Professional Services											
Asset Management	-	3,333	3,333	3,333	3,333	3,333	-	6,667	23,333	40,000	58%
NPDES Monitoring	-	-	-	-	-	-	-	-	-	1,800	0%
Repairs & Maintenance											
Aquatic Weed Control	-	26,363	13,181	13,181	13,181	13,181	13,181	-	92,270	186,104	50%
Littortal Shelf-Invasive Plant Control/Monitoring	-	8,745	2,915	2,915	-	5,830	2,915	-	23,320	55,000	42%
Lake Bank Maintenance	-	3,209	-	939	2,550	11,649	4,198	4,500	27,046	30,000	90%
Water Quality Testing	-	-	-	3,950	-	-	-	3,950	7,900	15,000	53%
Littortal Shelf Planting	-	-	-	112	-	7,600	-	-	7,712	25,000	31%
Aeration System	-	-	-	-	-	-	-	-	-	-	0%
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,560	-	-	-	-	5,060	70,000	7%
Cane Toad Removal Program	-	-	2,832	3,708	-	1,368	4,736	5,036	17,680	-	0%
Contingencies	-	400	400	150	950	525	-	-	2,425	19,055	13%

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Capital Outlay											
Fountain Installations	-	-	-	-	-	-	-	896	896	22,725	4%
Littortal Shelf Planting	-	-	-	-	-	-	-	-	-	40,000	0%
Lake Bank Restorations	-	-	-	-	-	-	-	-	-	90,982	0%
Water Control Structures	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	26,130	0%
Landscaping Services											
Professional Services											
Asset Management	-	2,500	2,500	2,500	2,500	2,500	-	5,000	17,500	30,000	58%
Utility Services											
Electric - Landscape Lighting	-	-	-	-	-	-	-	-	-	-	0%
Potable Water - Fountains	-	366	36	582	468	78	191	302	2,023	3,700	55%
Community Entrance (Landscaping)											
Repairs and Maintenance											
Landscaping Maintenance	-	25,510	13,129	12,755	12,850	12,755	12,755	12,755	102,509	174,000	59%
Tree Trimming	-	-	-	2,310	4,620	-	1,819	-	8,749	25,000	35%
Landscape Replacements	-	-	-	-	-	30,669	10,141	3,955	44,765	38,000	118%
Mulch Installation	-	-	-	-	11,311	-	-	4,350	15,661	33,000	47%
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	1,050	850	6,534	20,000	33%
Irrigation System	330	-	630	3,994	555	733	865	5,328	12,435	6,000	207%
Well System	-	-	-	-	-	-	-	-	-	-	0%
Bridge & Roadway - Main Entrance	-	3,600	1,200	640	-	-	-	-	5,440	18,000	30%
Miscellaneous Repairs	-	-	-	-	-	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	327	-	-	327	-	654	4,000	16%
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	-	-	-	-	-	-	-	150	150	-	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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Debt Service											
Principal	-	-	-	-	-	-	-	-	-	-	0%
Interest	-	-	-	-	-	-	-	-	-	-	0%
Reserves and Overall Contingencies											
District Asset Restoration	-	-	-	-	-	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer Out	-	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	42,816	92,987	167,158	160,247	112,832	188,497	72,682	78,527	915,745	2,219,548	41%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 160,247	\$ 112,832	\$ 188,497	\$ 72,682	\$ 78,527	\$ 915,745	\$ 2,219,548	41%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	(91,419)	(35,128)	(145,611)	442	(61,175)	1,179,899	-	
Fund Balance - Beginning	495,185	480,225	868,495	2,007,975	1,916,556	1,881,428	1,735,817	1,736,258	495,185	495,185	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 1,916,556	\$ 1,881,428	\$ 1,735,817	\$ 1,736,258	\$ 1,675,084	\$ 1,675,084	\$ 495,185	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,013	985	915	911	884	798	883	855	7,244	8,700	83%
Prepayment Account	2	2	2	2	2	2	2	2	14	-	0%
Revenue Account	1,435	1,405	730	1,201	1,499	1,409	1,588	1,578	10,843	15,752	69%
Special Assessment Revenue											
Special Assessments - On-Roll	3,402	58,779	159,589	8,406	9,491	5,238	8,931	2,119	255,957	273,784	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayment	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	-	-	-	-	-	-	-	
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 10,520	\$ 11,875	\$ 7,446	\$ 11,404	\$ 4,554	\$ 274,058	\$ 280,325	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	1,087	-	-	-	-	-	1,087	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds (Phase 3)	-	80,000	-	-	-	-	-	-	80,000	80,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds (Phase 3)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2015 Bonds (Phase 3)	-	80,572	-	-	-	-	-	78,872	159,444	159,444	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ -	\$ -	\$ -	\$ -	\$ 78,872	\$ 240,531	\$ 239,444	100%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	10,520	11,875	7,446	11,404	(74,318)	33,527	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	659,142	669,662	681,537	688,983	700,387	592,542	592,542	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 669,662	\$ 681,537	\$ 688,983	\$ 700,387	\$ 626,069	\$ 626,069	\$ 633,423	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	664	645	599	597	579	523	579	560	4,745	5,690	83%
Prepayment Account	1	1	1	-	1	1	1	1	5	-	0%
Revenue Account	875	857	299	697	957	909	1,028	1,029	6,652	9,820	68%
General Redemption Account	11	11	10	10	10	9	10	10	80	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	2,876	49,692	134,916	7,107	8,023	4,428	7,550	1,792	216,384	231,388	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 8,411	\$ 9,569	\$ 5,869	\$ 9,168	\$ 3,391	\$ 227,866	\$ 231,852	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	919	-	-	-	-	-	919	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds (Phase 4)	-	65,000	-	-	-	-	-	-	65,000	65,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds (Phase 4)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2015 Bonds (Phase 4)	-	73,109	-	-	-	-	-	71,444	144,553	144,553	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ -	\$ -	\$ -	\$ -	\$ 71,444	\$ 210,472	\$ 209,553	100%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	8,411	9,569	5,869	9,168	(68,053)	17,394	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	427,493	435,904	445,473	451,342	460,510	375,063	375,063	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 435,904	\$ 445,473	\$ 451,342	\$ 460,510	\$ 392,457	\$ 392,457	\$ 397,362	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	722	701	651	647	626	565	626	606	5,143	6,211	83%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	1,290	1,265	338	981	1,406	1,343	1,522	1,527	9,671	14,554	66%
Special Assessment Revenue											
Special Assessments - On-Roll	4,650	80,338	218,123	11,490	12,971	7,159	12,207	2,897	349,835	374,564	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(24,504)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (To Other Funds)	490	476	442	440	427	386	427	413	3,501	-	0%
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 13,558	\$ 15,430	\$ 9,452	\$ 14,781	\$ 5,442	\$ 368,150	\$ 370,825	99%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	1,485	-	-	-	-	-	1,485	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2016 Bonds (Phase 5)	-	115,000	-	-	-	-	-	-	115,000	115,000	100%
Principal Debt Service - Early Redemptions											
Series 2016 Bonds (Phase 5)	-	30,000	-	-	-	-	-	-	30,000	-	0%
Interest Expense											
Series 2016 Bonds (Phase 5)	-	114,682	-	-	-	-	-	111,453	226,135	226,863	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ 111,453	\$ 372,620	\$ 341,863	109%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	13,558	15,430	9,452	14,781	(106,011)	(4,470)	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	562,414	575,973	591,403	600,855	615,636	514,096	514,096	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 575,973	\$ 591,403	\$ 600,855	\$ 615,636	\$ 509,626	\$ 509,626	\$ 543,058	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	490	476	442	440	427	386	427	413	3,501	4,211	83%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	815	796	181	615	902	862	975	978	6,124	9,437	65%
Special Assessment Revenue											
Special Assessments - On-Roll	3,156	54,526	148,040	7,798	8,804	4,859	8,285	1,966	237,433	254,230	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(16,632)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	\$ 8,854	\$ 10,133	\$ 6,106	\$ 9,687	\$ 3,357	247,058	\$ 251,246	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	1,008	-	-	-	-	-	1,008	\$ -	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2017 Bonds (Phase 6)	-	75,000	-	-	-	-	-	-	75,000	\$ 75,000	100%
Principal Debt Service - Early Redemptions											
Series 2017 Bonds (Phase 6)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2017 Bonds (Phase 6)	-	78,950	-	-	-	-	-	77,450	156,400	156,400	100%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)	490	476	442	440	427	386	427	413	3,501	-	0%
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 440	\$ 427	\$ 386	\$ 427	\$ 77,863	\$ 235,909	\$ 231,400	102%
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	8,413	9,706	5,721	9,260	(74,506)	11,149	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	369,625	378,039	387,744	393,465	402,725	317,070	317,070	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 378,039	\$ 387,744	\$ 393,465	\$ 402,725	\$ 328,219	\$ 328,219	\$ 336,916	

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 May 31, 2025

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	1,054	1,024	951	948	919	830	919	889	7,535	12,119	62%
Prepayment Account	-	1	1	-	1	1	1	1	4	-	0%
Revenue Account	1,891	1,851	473	912	1,828	1,948	2,206	2,213	13,321	21,377	62%
Special Assessment Revenue											
Special Assessments - On-Roll	6,849	118,332	321,279	16,924	19,106	10,545	17,980	4,267	515,281	551,562	93%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	(36,083)	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	
Operating Transfers In (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	\$ 18,784	\$ 21,853	\$ 13,323	\$ 21,105	\$ 7,369	536,141	\$ 549,181	98%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	2,188	-	-	-	-	-	2,188	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	180,000	-	-	-	-	-	-	180,000	180,000	100%
Principal Debt Service - Early Redemptions											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	-	-	-	-	161,633	326,280	326,280	100%
Debt Service-Other Costs	-	-	-	-	-	-	-	-	-	-	
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ -	\$ -	\$ -	\$ -	\$ 161,633	\$ 508,468	\$ 506,280	100%
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	18,784	21,853	13,323	21,105	(154,264)	27,673	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	819,296	838,080	859,933	873,256	894,361	712,424	712,424	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 838,080	\$ 859,933	\$ 873,256	\$ 894,361	\$ 740,097	\$ 740,097	\$ 755,325	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income											
Interest Account	54	127	1	1	1	1	1	1	185	-	0%
Sinking Account	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	17	40	37	37	36	33	36	35	271	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	13	30	61	1,046	1,707	1,648	1,872	1,888	8,265	-	0%
Special Assessment Revenue											
Special Assessments - On-Roll	7,168	123,843	336,240	17,712	19,996	11,036	18,817	4,465	539,277	-	0%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds											
Refunding Bond Proceeds											
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (To Other Funds)											
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	\$ 18,796	\$ 21,740	\$ 12,717	\$ 20,726	\$ 6,389	547,998	\$ -	0%
Expenditures and Other Uses											
Property Appraiser & Tax Collection Fees	-	-	2,290	-	-	-	-	-	2,290	-	0%
Debt Service											
Principal Debt Service - Mandatory											
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	-	-	-	-	160,000	6,420,513	-	0%
Principal Debt Service - Early Redemptions											
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	-	-	-	-	132,375	163,998	-	0%
Debt Service-Other Costs											
Operating Transfers Out (To Other Funds)											
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ -	\$ -	\$ -	\$ -	\$ 292,375	\$ 6,586,800	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	18,796	21,740	12,717	20,726	(285,986)	(6,038,802)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	482,854	501,650	523,390	536,107	556,832	6,309,648	6,309,648	
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 501,650	\$ 523,390	\$ 536,107	\$ 556,832	\$ 270,846	\$ 270,846	\$ 6,309,648	

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income										
Construction Account	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	5	12	12	12	11	10	11	11	84	-
Retainage Account	-	-	-	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Contributions from Private Sources	-	-	-	-	-	-	-	-	-	-
Refunding Bond Proceeds										
2024 Refinance (2013 Bonds)	-	-	-	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 5	\$ 12	\$ 12	\$ 12	\$ 11	\$ 10	\$ 11	\$ 11	\$ 84	\$ -
Expenditures and Other Uses										
Executive										
Professional Management	-	-	-	-	-	-	-	-	-	-
Financial and Administrative										
Accounting Services	-	-	-	-	-	-	-	-	-	-
Other Contractual Services										
Trustee Services	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-
Legal Services										
Legal - Series 2024 Bonds (2013 Bond Refinance)	-	-	-	-	-	-	-	-	-	-
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Increase/ (Decrease) in Fund Balance	5	12	12	12	11	10	11	11	84	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,947)	(148,936)	(148,925)	(148,915)	(148,903)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,936)	\$ (148,925)	\$ (148,915)	\$ (148,903)	\$ (148,892)	\$ (148,892)	\$ -