

Flow Way

Community Development District

Financial Statements
June 30, 2026

PFM Management Services, LLC
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Flow Way Community Development District

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**Flow Way Community Development District
Balance Sheet
Through June 30, 2026**

	General Fund	Governmental Funds					Capital Project Fund	Account Groups		Totals (Memorandum Only)
		Debt Service Funds						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)	Series 2024	Series 2024		
Assets										
Cash and Investments										
General Fund										
Truist - Checking Account	\$ 216,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,773
FMIT - Investment Account	1,487,201	-	-	-	-	-	-	-	-	1,487,201
Debt Service Fund										
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	961,961
Revenue	-	427,005	255,085	365,887	237,683	536,461	286,138	-	-	2,108,259
Prepayment Account	-	493	192	866	1,615	200	-	-	-	3,366
General Redemption Account	-	-	2,858	-	-	-	-	-	-	2,858
Cost of Issuance	-	-	-	-	-	-	-	7	-	7
Accounts Receivable	25,949	-	-	-	-	-	-	-	-	25,949
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,076,444	3,076,444
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,503,556	22,503,556
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	15,580,316
Total Assets	\$ 1,729,922	\$ 672,379	\$ 418,584	\$ 540,252	\$ 357,673	\$ 791,418	\$ 296,138	\$ 7	\$ 25,580,000	\$ 45,966,689

Flow Way Community Development District

Balance Sheet

Through June 30, 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)	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	-	-	-	-	-	-	-	-	-	-	175,000	-	-	-	175,000
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	-	-	-	-	-	-	-	-	-	-	4,795,000	-	-	-	4,795,000
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	-	-	152,054	-	-	-	-	152,054
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 25,580,000	\$ -	\$ -	\$ -	\$ 25,732,054
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	-	35,002	18,534	18,458	24,321	36,037	16,540	(3,201)	-	-	-	-	-	-	145,691
Unassigned															
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance															
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	-	-	-	384,489
Extraordinary Capital/Operations	662,890	-	-	-	-	-	-	-	-	-	-	-	-	-	662,890
Results from Current Operations	682,544	-	-	-	-	-	-	-	-	-	-	-	-	-	682,544
Total Fund Equity and Other Credits	\$ 1,729,922	\$ 672,379	\$ 418,584	\$ 540,252	\$ 357,673	\$ 791,418	\$ 296,138	\$ (152,048)	\$ -	\$ -	\$ 15,580,316	\$ -	\$ -	\$ -	\$ 20,234,634
Total Liabilities, Fund Equity and Other Credits	\$ 1,729,922	\$ 672,379	\$ 418,584	\$ 540,252	\$ 357,673	\$ 791,418	\$ 296,138	\$ 7	\$ 25,580,000	\$ 15,580,316	\$ -	\$ -	\$ -	\$ -	\$ 45,966,689

Prepared by:

PFM Management Services LLC

Unaudited

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	2,311	29,797	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	17,803	2,113,655	2,184,483	97%
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	\$ 20,114	\$ 2,143,597	\$ 2,219,555	97%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	800	7,800	12,000	65%
Executive				
Professional Management	3,767	33,900	45,200	75%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	13,125	17,500	75%
Assessment Roll Services	1,458	13,125	17,500	75%
Arbitrage Rebate Services	-	2,000	3,000	67%
Other Contractual Services				
Legal Advertising	1,362	1,919	3,500	55%
Trustee Services	-	17,388	25,993	67%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,590	15,500	230%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	100	250	40%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance				
	-	23,116	22,608	102%
Printing & Binding				
	-	342	1,600	21%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	1,740	12,620	40,000	32%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	1,320	9,360	-	0%

Prepared by:

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Other General Government Services				
Engineering Services - General Fund	9,236	26,892	57,000	47%
Community Wide Irrigation System				
Professional Services				
Asset Management	2,119	23,005	30,000	77%
Consumptive Use Permit Monitor	5,100	10,100	15,000	67%
Utility Services				
Electric - Pump Station	7,423	29,001	46,000	63%
Electric - Recharge Pumps	5,767	23,141	2,000	1157%
Repairs and Maintenance				
Pump Station and Wells	3,257	91,455	30,000	305%
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	6,038	6,038	18,000	34%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	3,112	6,300	49%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	17,794	36,000	49%
Northern Preserve Area 1	25,949	31,886	63,800	50%
Northern Preserve Area 2	-	53,133	106,300	50%
Contingencies	-	3,671	4,900	75%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	4,806	26,166	50,000	52%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	122,184	188,000	65%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	26,235	43,000	61%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	-	8,100	15,000	54%
Cane Toad Removal Program	6,075	40,725	35,000	116%
Littoral Shelf Maintenance	-	-	25,000	0%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Control Structures, Catch Basins & Outfalls	-	21,675	60,000	36%
Contingencies	-	-	15,840	0%
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	-	2,725	2,000	136%
Lake Bank Restorations	160,433	160,433	187,000	86%
Contingencies	2,982	11,669	32,470	36%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	2,640	29,001	40,000	73%
Utility Services				
Potable Water - Fountains	315	2,631	3,700	71%
Repairs and Maintenance				
Landscaping Maintenance	13,138	121,639	178,000	68%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	8,491	28,517	35,000	81%
Mulch Installation	-	9,997	33,000	30%
Annuals	-	67,530	80,000	84%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	2,792	19,229	20,000	96%
Irrigation System	-	6,231	6,000	104%
Bridge & Roadway - Main Entrance	263	5,534	18,000	31%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	666	1,652	4,200	39%
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	7,458	7,458	40,000	19%
Contingencies & CEI	366	3,326	16,150	21%
Reserve Allocations				
District Asset Restoration	17,556	158,002	210,670	75%
Total Expenditures and Other Uses	\$ 321,264	\$ 1,461,054	\$ 2,219,555	66%
Net Increase/ (Decrease) in Fund Balance	(301,150)	682,544	-	
Fund Balance - Beginning	2,013,517	889,376	889,376	
Current Reserve Allocation	17,556	158,002	210,670	
Fund Balance - Ending	\$ 1,729,922	\$ 1,729,922	\$ 210,670	

Prepared by:

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	727	6,697	10,405	64%
Revenue Account	1,245	11,416	15,089	76%
Prepayment Account	1	13	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,172	257,813	273,784	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	\$ 4,145	\$ 275,940	\$ 281,367	98%
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)	-	155,938	155,938	100%
Total Expenditures and Other Uses	\$ -	\$ 240,938	\$ 240,938	100%
Net Increase/ (Decrease) in Fund Balance	4,145	35,002	40,429	
Fund Balance - Beginning	668,234	637,377	637,377	
Fund Balance - Ending	\$ 672,379	\$ 672,379	\$ 677,806	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income		-		
Reserve Account	477	4,387	6,815	64%
Revenue Account	740	6,946	9,157	76%
Prepayment Account	1	5	-	0%
General Redemption Account	8	77	-	0%
Interest Account	-	-	123	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,838	218,213	231,388	94%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	\$ 3,063	\$ 229,628	\$ 232,437	99%
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)	-	141,094	141,094	100%
Total Expenditures and Other Uses	\$ -	\$ 211,094	\$ 211,094	100%
Net Increase/ (Decrease) in Fund Balance	3,063	18,534	21,343	
Fund Balance - Beginning	415,521	400,050	400,050	
Fund Balance - Ending	\$ 418,584	\$ 418,584	\$ 421,393	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	515	4,744	7,390	64%
Revenue Account	1,059	10,146	13,263	76%
Special Assessment Revenue				
Special Assessments - On-Roll	2,971	352,688	374,564	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Intragovernmental Transfers In	-	2,193	-	0%
Total Revenue and Other Sources	\$ 4,545	\$ 369,771	\$ 370,713	100%
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)	-	220,296	220,296	100%
Intragovernmental Transfers Out	-	11,017	-	0%
Total Expenditures and Other Uses	\$ -	\$ 351,313	\$ 340,296	103%
Net Increase/ (Decrease) in Fund Balance	4,545	18,458	30,417	
Fund Balance - Beginning	535,708	521,795	521,795	
Fund Balance - Ending	\$ 540,252	\$ 540,252	\$ 552,212	

Flow Way Community Development District
Debt Service Fund - Series 2017 - (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	352	3,237	5,028	64%
Revenue Account	687	6,310	8,380	75%
Special Assessment Revenue				
Special Assessments - On-Roll	2,015	239,251	254,231	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Intragovernmental Transfers In	-	11,017	-	0%
Total Revenue and Other Sources:	\$ 3,054	\$ 259,814	\$ 251,007	104%
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)	-	153,300	153,300	100%
Intragovernmental Transfers Out	-	2,193	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 235,493	\$ 233,300	101%
Net Increase/ (Decrease) in Fund Balance	3,054	24,321	17,707	
Fund Balance - Beginning	354,619	333,352	333,352	
Fund Balance - Ending	\$ 357,673	\$ 357,673	\$ 351,059	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7 and Phase 8)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	757	6,965	10,822	64%
Revenue Account	1,552	14,570	18,090	81%
Prepayment Account	1	5	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	4,374	519,339	551,562	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	\$ 6,684	\$ 540,879	\$ 544,398	99%
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)	-	319,843	319,843	100%
Total Expenditures and Other Uses	\$ -	\$ 504,843	\$ 504,843	100%
Net Increase/ (Decrease) in Fund Balance	6,684	36,037	39,555	
Fund Balance - Beginning	784,734	755,381	755,381	
Fund Balance - Ending	\$ 791,418	\$ 791,418	\$ 794,936	

Flow Way Community Development District
Debt Service Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

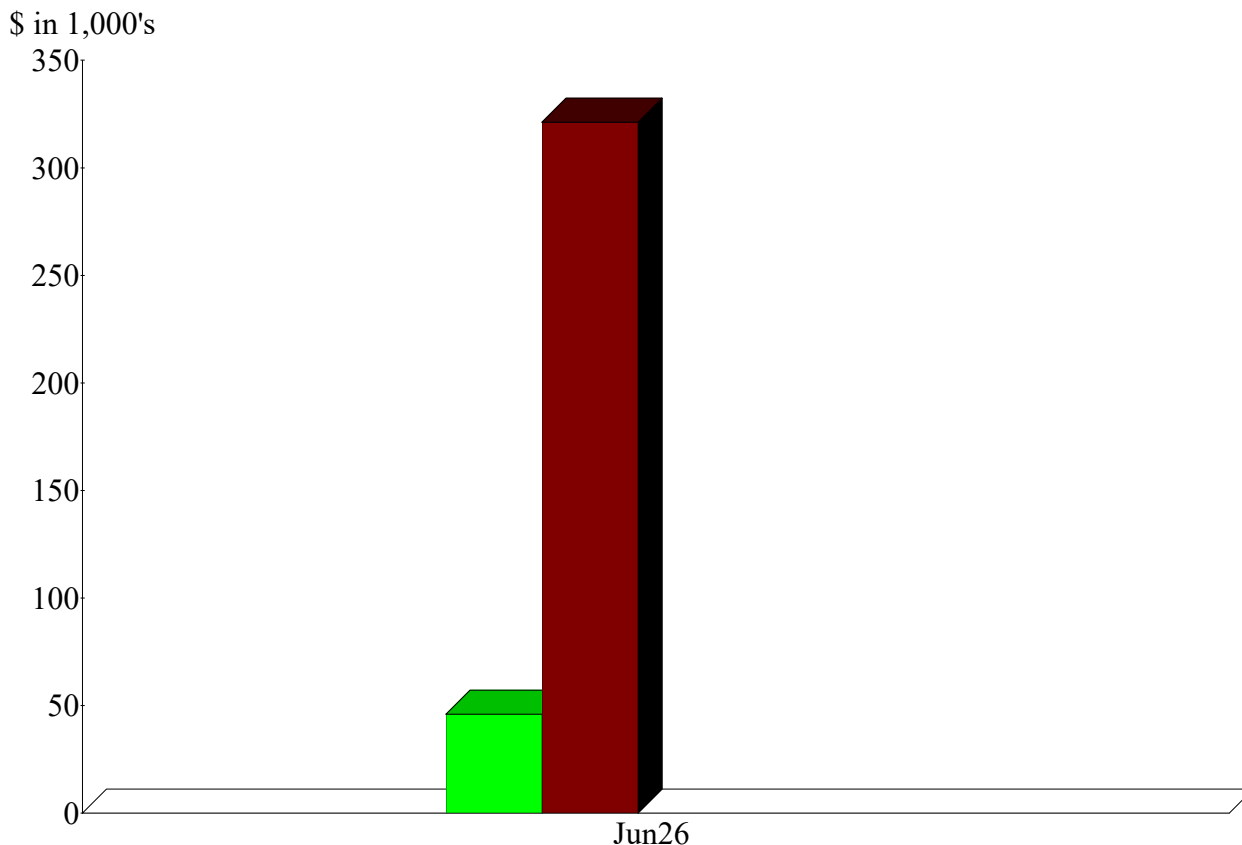
Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	273	300	91%
Revenue Account	820	10,737	5,000	215%
Special Assessment Revenue				
Special Assessments - On-Roll	3,572	424,051	450,337	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Intragovernmental Transfers In	-	3,229	-	0%
Total Revenue and Other Sources	\$ 4,421	\$ 438,290	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	165,000	165,000	100%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	256,750	256,750	100%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses	\$ -	\$ 421,750	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	4,421	16,540	4,426	
Fund Balance - Beginning	291,717	279,598	279,598	
Fund Balance - Ending	\$ 296,138	\$ 296,138	\$ 284,024	

Flow Way Community Development District
Construction Project Fund - Series 2024
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Cost of Issuance	0	28	-	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 0	\$ 28	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfers Out	-	3,229	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	0	(3,201)	-	
Fund Balance - Beginning	(152,048)	(148,847)	-	
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -	

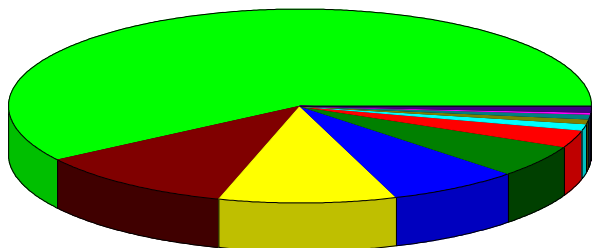
Flow Way Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5384650 · Lake,Lake Bank & Littoral She	59.39%
5790000 · Landscaping Services	11.25
5380000 · Stormwater Management	9.96
5370000 · Community Wide Irrigation Syst	7.37
9099000 · Reserve Allocations	5.46
5190000 · Other General Government Serv.	2.87
5120000 · Executive	1.17
5140000 · Legal Services	0.95
5130000 · Financial and Administrative	0.91
5133400 · Other Contractual Services	0.42
5110000 · Legislative	0.25
Total	\$321,264.06



By Account