

Flow Way

Community Development District

Financial Statements
August 31, 2026

PFM Management Services, LLC
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Flow Way Community Development District
Balance Sheet
Through August 31, 2026

	General Fund	Governmental Funds					Capital Project Fund		Account Groups		Totals (Memorandum Only)	
		Debt Service Funds					Series 2019 (Phase 7&8)	Series 2024	Series 2024	General Long Term Debt		General Fixed Assets
		Series 2015 (Phase 3)	Series 2015 (Phase 4)	Series 2016 (Phase 5)	Series 2017 (Phase 6)							
Assets												
Cash and Investments												
General Fund												
Trust - Checking Account	\$ 207,907	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,907
FMIT - Investment Account	1,242,365	-	-	-	-	-	-	-	-	-	-	1,242,365
Debt Service Fund												
Reserve Account	-	245,609	160,448	173,500	118,375	254,756	10,000	-	-	-	-	962,688
Revenue	-	430,941	257,520	369,048	239,770	541,099	287,877	-	-	-	-	2,126,255
Prepayment Account	-	496	193	866	1,615	201	-	-	-	-	-	3,371
General Redemption Account	-	-	2,875	-	-	-	-	-	-	-	-	2,875
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	-	7
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,095,189	-	-	3,095,189
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,484,811	-	-	22,484,811
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	15,580,316	-	15,580,316
Total Assets	\$ 1,450,271	\$ 677,045	\$ 421,037	\$ 543,414	\$ 359,760	\$ 796,056	\$ 297,877	\$ 7	\$ 25,580,000	\$ 15,580,316	-	\$ 45,705,783

Flow Way Community Development District
Balance Sheet
Through August 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)	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	\$	-	
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		-	39,668	20,987	21,619	26,408	40,675	18,280	(3,201)	-	-	164,436	
Unassigned													
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	
Allocation of Fund Balance													
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	384,489	
Extraordinary Capital/Operations	698,002	-	-	-	-	-	-	-	-	-	-	698,002	
Results from Current Operations	367,781	-	-	-	-	-	-	-	-	-	-	367,781	
Total Fund Equity and Other Credits	\$ 1,450,271	\$ 677,045	\$ 421,037	\$ 543,414	\$ 359,760	\$ 796,056	\$ 297,877	\$ (152,048)	\$	-	\$ 15,580,316	\$ 19,973,728	
Total Liabilities, Fund Equity and Other Credits	\$ 1,450,271	\$ 677,045	\$ 421,037	\$ 543,414	\$ 359,760	\$ 796,056	\$ 297,877	\$ 7	\$ 25,580,000	\$ 15,580,316	\$	45,705,783	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	-	34,961	-	0%
Interest - FPL	-	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	2,113,724	2,184,483	97%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(87,378)	0%
Contributions Private Sources				
Master HOA Preserve Cost Share	-	105,923	122,450	87%
Total Revenue and Other Sources	\$ -	\$ 2,254,754	\$ 2,219,555	102%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	8,800	12,000	73%
Executive				
Professional Management	3,767	41,433	45,200	92%
Financial and Administrative				
Audit Services	-	5,300	5,300	100%
Accounting Services	1,458	16,042	17,500	92%
Assessment Roll Services	1,458	16,042	17,500	92%
Arbitrage Rebate Services	-	2,000	3,000	67%
Other Contractual Services				
Legal Advertising	-	2,881	3,500	82%
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	-	112	250	45%
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	3,960	20,517	40,000	51%
SFWMD - Permit Counsel	-	526	2,000	26%
Special Counsel - Colosi Litigation	2,040	12,570	-	0%

Prepared by:

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Other General Government Services				
Engineering Services - General Fund	2,416	35,427	57,000	62%
Engineering Services - Lake 11	11,927	11,927	-	0%
Community Wide Irrigation System				
Professional Services				
Asset Management	2,711	26,583	30,000	89%
Consumptive Use Permit Monitor	620	10,720	15,000	71%
Utility Services				
Electric - Pump Station	4,467	37,129	46,000	81%
Electric - Recharge Pumps	2,478	21,957	2,000	1098%
Repairs and Maintenance				
Pump Station and Wells	889	92,344	30,000	308%
Recharge Pumps	2,620	2,980	4,000	74%
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	18,000	34%
Task 3 - Reporting to Regulatory Agencies	-	-	7,500	0%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	6,223	6,300	99%
Internal Preserves	1,707	1,707	7,000	24%
Western Preserve	-	35,587	36,000	99%
Northern Preserve Area 1	-	63,772	63,800	100%
Northern Preserve Area 2	-	106,265	106,300	100%
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	6,579	37,682	50,000	75%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	27,443	149,627	188,000	80%
Littoral Shelf-Invasive Plant Control/Monitoring	11,830	38,065	43,000	89%
Lake Bank Maintenance	-	2,476	30,000	8%
Water Quality Testing	4,050	12,150	15,000	81%
Cane Toad Removal Program	6,075	52,875	35,000	151%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	21,675	60,000	36%

Prepared by:

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Contingencies	30,252	30,252	15,840	191%
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	8,300	11,025	2,000	551%
Lake Bank Restorations	14,173	174,606	187,000	93%
Contingencies	2,770	14,439	32,470	44%
Landscaping Services - Community Entrance				
Professional Services				
Asset Management	3,465	37,358	40,000	93%
Utility Services				
Potable Water - Fountains	160	2,968	3,700	80%
Repairs and Maintenance				
Landscaping Maintenance	26,275	147,914	178,000	83%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	7,518	36,035	35,000	103%
Mulch Installation	-	9,997	33,000	30%
Annuals	191	88,554	80,000	111%
Annual Holiday Decorations	-	33,500	33,000	102%
Landscape Lighting	1,281	1,281	2,000	64%
Landscape Monuments	-	-	10,000	0%
Fountains	16,933	37,962	20,000	190%
Bridge & Roadway - Main Entrance	3,646	9,180	18,000	51%
Irrigation System	8,135	14,366	6,000	239%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	-	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	40,000	19%
Contingencies & CEI	3,096	7,154	16,150	44%
Reserve Allocations				
District Asset Restoration	17,556	193,114	210,670	92%
Total Expenditures and Other Uses	\$ 242,244	\$ 1,886,973	\$ 2,219,555	85%
Net Increase/ (Decrease) in Fund Balance	(242,244)	367,781	-	
Fund Balance - Beginning	1,674,959	889,376	889,376	
Current Reserve Allocation	17,556	193,114	210,670	
Fund Balance - Ending	\$ 1,450,271	\$ 1,450,271	\$ 210,670	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,455	8,856	10,405	85%
Revenue Account	1,273	13,912	15,089	92%
Prepayment Account	1	16	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	257,822	273,784	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Total Revenue and Other Sources	\$ 2,730	\$ 280,605	\$ 281,367	100%
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	2,730	39,668	40,429	
Fund Balance - Beginning	674,315	637,377	637,377	
Fund Balance - Ending	\$ 677,045	\$ 677,045	\$ 677,806	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income		-		
Reserve Account	476	5,324	6,815	78%
Revenue Account	761	8,436	9,157	92%
Prepayment Account	1	7	-	0%
General Redemption Account	9	94	-	0%
Interest Account	-	-	123	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	218,220	231,388	94%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Total Revenue and Other Sources	\$ 1,247	\$ 232,081	\$ 232,437	100%
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	1,247	20,987	21,343	
Fund Balance - Beginning	419,790	400,050	400,050	
Fund Balance - Ending	\$ 421,037	\$ 421,037	\$ 421,393	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	515	5,757	7,390	78%
Revenue Account	1,091	12,282	13,263	93%
Special Assessment Revenue				
Special Assessments - On-Roll	-	352,700	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	\$ 1,606	\$ 372,932	\$ 370,713	101%
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	1,606	21,619	30,417	
Fund Balance - Beginning	541,808	521,795	521,795	
Fund Balance - Ending	\$ 543,414	\$ 543,414	\$ 552,212	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	352	3,928	5,028	78%
Revenue Account	709	7,698	8,380	92%
Special Assessment Revenue				
Special Assessments - On-Roll	-	239,258	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:	\$ 1,060	261,901	\$ 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	1,060	26,408	17,707	
Fund Balance - Beginning	358,700	333,352	333,352	
Fund Balance - Ending	\$ 359,760	\$ 359,760	\$ 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 August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	756	8,454	10,822	78%
Revenue Account	1,600	17,702	18,090	98%
Prepayment Account	1	7	-	0%
Interest Account	-	-	7	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	519,356	551,562	94%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Total Revenue and Other Sources	\$ 2,357	545,518	\$ 544,398	100%
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	2,357	40,675	39,555	
Fund Balance - Beginning	793,700	755,381	755,381	
Fund Balance - Ending	\$ 796,056	\$ 796,056	\$ 794,936	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	30	332	300	111%
Revenue Account	852	12,403	5,000	248%
Special Assessment Revenue				
Special Assessments - On-Roll	-	424,065	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	\$ 882	440,030	\$ 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	882	18,280	4,426	
Fund Balance - Beginning	296,995	279,598	279,598	
Fund Balance - Ending	\$ 297,877	\$ 297,877	\$ 284,024	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Cost of Issuance	0	29	-	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 0	\$ 29	\$ -	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)	\$ -	

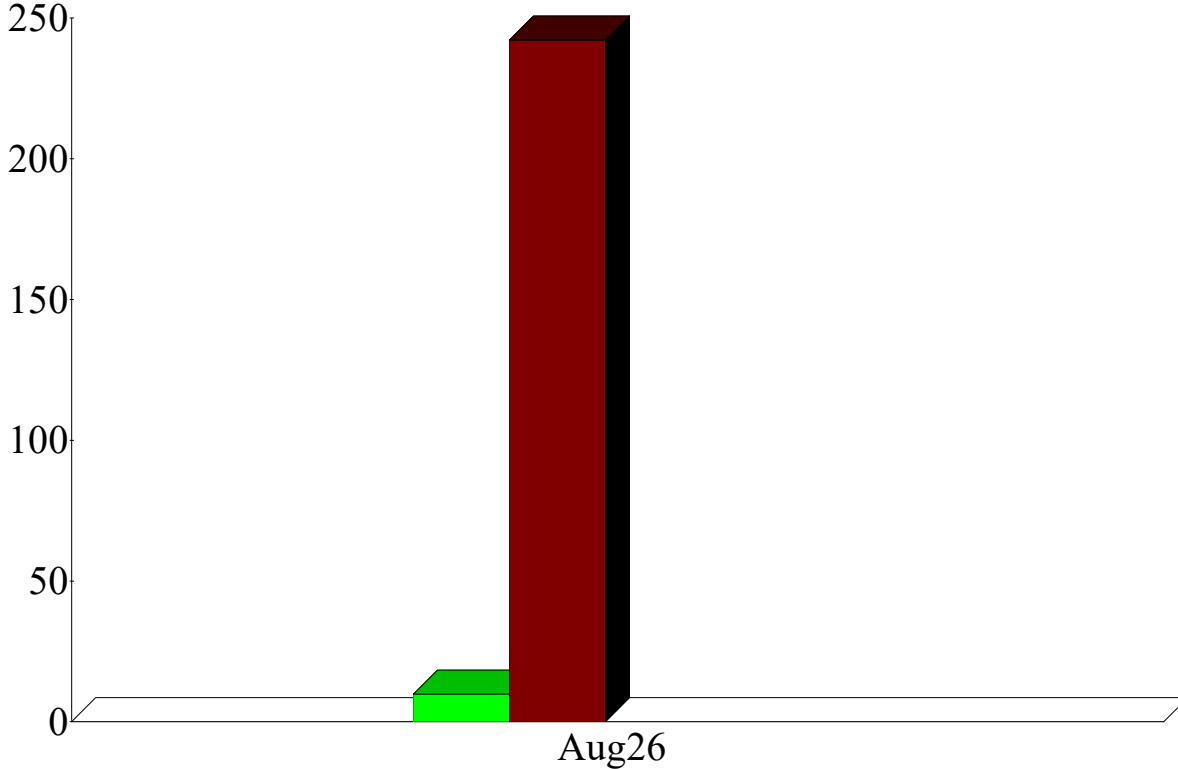
Flow Way Community Development District

Income and Expense by Month

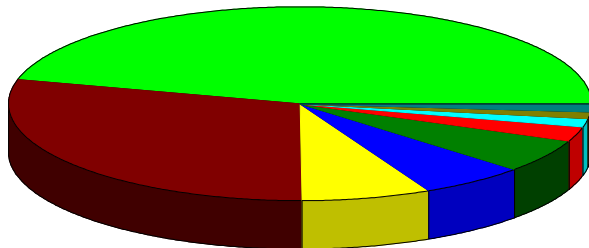
August 2026



\$ in 1,000's



Expense Summary August 2026



5384650 · Lake, Lake Bank & I	46.02%
5790000 · Landscaping Services	29.19
9099000 · Reserve Allocations	7.25
5190000 · Other General Governm	5.92
5370000 · Community Wide Irriga	5.69
5140000 · Legal Services	2.48
5120000 · Executive	1.55
5130000 · Financial and Administ	1.20
5380000 · Stormwater Manageme	0.70
Total	\$242,243.58

By Account