

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2024

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 December 31, 2024**

	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	\$ 2,343,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,343,011
Debt Service Fund												
Interest Account	-	-	-	-	-	-	182	-	-	-	-	182
Sinking Account	-	-	-	-	-	-	-	-	-	-	-	-
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	-	961,961
Revenue	-	409,631	260,636	382,355	245,771	245,261	463,896	-	-	-	-	2,007,551
Prepayment Account	-	464	192	866	1,615	189	-	-	-	-	-	3,326
General Redemption Account	-	-	2,694	-	-	-	-	-	-	-	-	2,694
Refunding Escrow Fund	-	-	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	3,107	-	-	-	3,107
Retainage Account	-	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds												
General Fund	-	4,166	3,522	5,693	3,864	321,279	8,776	-	-	-	-	347,299
Debt Service Fund(s)	2,188	-	-	-	-	-	-	-	-	-	-	2,188
Capital Projects Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments												
Accrued Interest Receivable												
Accounts Receivable												
Deposits - FPL	10,076	-	-	-	-	-	-	-	-	-	-	10,076
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,323,013	-	-	3,323,013
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	23,121,987	-	-	23,121,987
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	-	17,541,822	17,541,822
Total Assets	\$ 2,355,274	\$ 659,142	\$ 427,493	\$ 562,414	\$ 369,625	\$ 821,484	\$ 482,854	\$ 3,107	\$ 26,445,000	\$ 17,541,822	\$ 49,668,216	

**Flow Way Community Development District
Balance Sheet
for the Period Ending December 31, 2024**

	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	-	-	-	-	-	2,188	-	-	-	-	-	2,188
Debt Service Fund(s)	347,299	-	-	-	-	-	-	-	-	-	-	347,299
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	-	-	-	-	-	-	-	-	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
Total Liabilities	\$ 347,299	\$ -	\$ -	\$ -	\$ -	\$ 2,188	\$ -	\$ 152,054	\$ 26,445,000	\$ -	\$ -	\$ 26,946,542
Fund Equity and Other Credits												
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	17,541,822	-	17,541,822
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	-	66,600	52,430	48,319	52,555	106,872	(5,826,794)	29	-	-	-	(5,499,989)
Unassigned												
Beginning: October 1, 2024 (Unaudited)	495,185	-	-	-	-	-	-	-	-	-	-	495,185
Results from Current Operations	1,512,790	-	-	-	-	-	-	-	-	-	-	1,512,790
Total Fund Equity and Other Credits	\$ 2,007,975	\$ 659,142	\$ 427,493	\$ 562,414	\$ 369,625	\$ 819,296	\$ 482,854	\$ (148,947)	\$ -	\$ 17,541,822	\$ -	\$ 22,721,674
Total Liabilities, Fund Equity and Other Credits	\$ 2,355,274	\$ 659,142	\$ 427,493	\$ 562,414	\$ 369,625	\$ 821,484	\$ 482,854	\$ 3,107	\$ 26,445,000	\$ 17,541,822	\$ -	\$ 49,668,216

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	27,856	481,257	1,306,638	1,815,751	2,184,477	83%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Other Financing Sources-Truist Loan Proceeds	-	-	-	-	-	N/A
Contributions Private Sources	-	-	-	-	-	N/A
Master HOA Preserve Cost Share	-	-	-	-	122,450	0%
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 27,856	\$ 481,257	\$ 1,306,638	\$ 1,815,751	\$ 2,306,927	79%
Expenditures and Other Uses						
Legislative						
Board of Supervisor's Fees	-	800	-	800	12,000	7%
Executive						
Professional Management	3,767	3,767	3,767	11,300	45,200	25%
Financial and Administrative						
Audit Services	-	-	-	-	5,800	0%
Accounting Services	1,458	1,458	1,458	4,375	17,500	25%
Assessment Roll Services	1,458	1,458	1,458	4,375	17,500	25%
Arbitrage Rebate Services	-	250	-	250	3,000	8%
Other Contractual Services						
Recording and Transcription	-	-	-	-	-	N/A
Legal Advertising	-	-	-	-	3,500	0%
Trustee Services	-	-	3,950	3,950	26,665	15%
Dissemination Agent Services	-	-	-	-	5,500	0%
Bond Amortization Schedules	-	-	-	-	-	N/A
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 December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Travel and Per Diem	-	-	-	-	-	N/A
Communications & Freight Services						
Postage, Freight & Messenger	7	-	-	7	250	3%
Rentals & Leases						
Meeting Room Rental	-	-	-	-	-	N/A
Computer Services - Website Development	-	-	-	-	2,000	0%
Insurance	21,908	-	-	21,908	59,912	37%
Printing & Binding	-	-	-	-	200	0%
Office Supplies	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	6,701	6,701	40,000	17%
SFWMD - Permit Objection	-	-	-	-	-	-
SFWMD - Water Use	-	-	-	-	-	N/A
Special Counsel - Preserves	-	-	-	-	3,000	0%
Special Counsel - Litigation	-	-	-	-	-	N/A
Special Counsel - Court Reporter/Arbitrator	-	-	-	-	-	N/A
Special Counsel - Experts for Legal Fees	-	-	-	-	-	N/A
Special Counsel - Appellate Court	-	-	-	-	-	N/A
Truist Loan - Legal Fees	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services - General Fund	-	-	7,603	7,603	57,000	13%
Bonita Springs - Stormwater Discharge	-	-	-	-	1,500	0%
Miscellaneous Services	-	-	-	-	-	N/A
Boardwalk & Golf Cart Review	-	-	-	-	-	N/A
Asset Evaluation	-	-	-	-	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	N/A
Strategic Operations Plan	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Emergency & Disaster Relief Services						
Hurricane Milton	-	-	234	234	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System						
Professional Services						
Asset Management	-	1,667	1,667	3,333	20,000	17%
Consumptive Use Permit Monitor	-	1,200	600	1,800	16,000	11%
Utility Services						
Electric - Pump Station	-	3,163	3,575	6,738	36,000	19%
Electric - Recharge Pumps	-	473	68	541	42,000	1%
Wireless - Pump Station	-	-	-	-	1,350	0%
Repairs and Maintenance						
Pump Station and Wells	-	-	-	-	30,000	0%
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	-	-	-	-	-	N/A
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	-	-	-	-	-	N/A
Task 5 - Attendance at Board Meeting	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024**

Description	October	November	December	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	-	-	-	-	-	N/A
Clearing Downed Trees/Cleanup	-	-	-	-	-	N/A
Code Enforcement for Incursion into Preserve	-	-	-	-	-	N/A
Installation - No Trespassing Signs	-	-	-	-	-	N/A
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	6,667	40,000	17%
NPDES Monitoring	-	-	-	-	1,800	0%
Repairs & Maintenance						
Aquatic Weed Control	-	29,278	13,181	42,459	186,104	23%
Littortal Shelf-Invasive Plant Control/Monitoring	-	5,830	2,915	8,745	55,000	16%
Lake Bank Maintenance	-	3,209	-	3,209	30,000	11%
Water Quality Testing	-	-	-	-	15,000	0%
Littortal Shelf Planting	-	-	-	-	25,000	0%
Aeration System	-	-	-	-	-	N/A
Control Structures, Catch Basins & Outfalls	-	2,500	-	2,500	70,000	4%
Tree Removal/Miscellaneous Cleaning	-	-	-	-	-	N/A
Contingencies	-	400	3,232	3,632	19,055	19%

Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Capital Outlay						
Fountain Installations	-	-	-	-	22,725	0%
Littortal Shelf Planting	-	-	-	-	40,000	0%
Lake Bank Restorations	-	-	-	-	90,982	0%
Water Control Structures	-	-	-	-	-	N/A
Contingencies	-	-	-	-	26,130	0%
Landscaping Services						
Professional Services						
Asset Management	-	2,500	2,500	5,000	30,000	17%
Utility Services						
Electric - Landscape Lighting	-	-	-	-	-	N/A
Potable Water - Fountains	-	366	36	402	3,700	11%
Community Entrance (Landscaping)						
Repairs and Maintenance						
Landscaping Maintenance	-	25,510	13,129	38,639	174,000	22%
Tree Trimming	-	-	-	-	25,000	0%
Landscape Replacements	-	-	-	-	38,000	0%
Mulch Installation	-	-	-	-	33,000	0%
Annuals	-	-	21,524	21,524	60,000	36%
Annual Holiday Decorations	13,888	-	-	13,888	22,000	63%
Landscape Lighting	-	-	-	-	4,000	0%
Landscape Monuments	-	-	-	-	10,000	0%
Fountains	-	850	-	850	20,000	4%
Irrigation System	330	-	630	960	6,000	N/A
Well System	-	-	-	-	-	N/A
Bridge & Roadway - Main Entrance	-	3,600	1,200	4,800	18,000	27%
Miscellaneous Repairs	-	-	-	-	6,000	0%
Fertilizations - Palms	-	-	-	-	4,000	0%
Lawn - Rye Seeding	-	-	1,103	1,103	5,000	22%
Bike/Walkway -Sealcoating/Misc Repair	-	-	-	-	2,000	0%
Capital Outlay - Landscaping	-	-	-	-	-	N/A
Capital Outlay - Monuments	-	-	63,521	63,521	120,000	53%
Contingencies	-	1,200	525	1,725	41,751	4%

**Flow Way Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Debt Service						
Principal	-	-	-	-	-	N/A
Interest	-	-	-	-	-	N/A
Reserves and Overall Contingencies						
District Asset Restoration	-	-	-	-	76,750	0%
Contingencies	-	-	-	-	-	N/A
Intragovernmental Transfer Out	-	-	-	-	-	N/A
Other Fees and Charges						
Discounts/Collection Fees	-	-	-	-	87,379	0%
Sub-Total:	42,816	92,987	167,158	302,961	2,306,927	13%
Total Expenditures and Other Uses:	\$ 42,816	\$ 92,987	\$ 167,158	\$ 302,961	\$ 2,306,927	13%
Net Increase/ (Decrease) in Fund Balance	(14,960)	388,270	1,139,480	1,512,790	-	
Fund Balance - Beginning	495,185	480,225	868,495	495,185	348,925	
Fund Balance - Ending	\$ 480,225	\$ 868,495	\$ 2,007,975	\$ 2,007,975	\$ 348,925	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 3)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	1,013	985	915	2,913	8,700	33%
Prepayment Account	2	2	2	5	-	N/A
Revenue Account	1,435	1,405	730	3,569	15,752	23%
Special Assessment Revenue						
Special Assessments - On-Roll	3,402	58,779	159,589	221,771	273,784	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayment	-	-	-	-	-	N/A
Intragovernmental Transfers In						
Debt Proceeds	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,852	\$ 61,171	\$ 161,235	\$ 228,259	\$ 298,236	77%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	1,087	1,087	-	N/A
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)	-	-	-	-	-	N/A
Interest Expense						
Series 2015 Bonds (Phase 3)	-	80,572	-	80,572	159,444	51%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	17,911	0%
Operating Transfers Out (To Other Funds)						
	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 160,572	\$ 1,087	\$ 161,659	\$ 257,355	63%
Net Increase/ (Decrease) in Fund Balance	5,852	(99,401)	160,149	66,600	40,881	
Fund Balance - Beginning	592,542	598,394	498,994	592,542	589,073	
Fund Balance - Ending	\$ 598,394	\$ 498,994	\$ 659,142	\$ 659,142	\$ 629,954	

Flow Way Community Development District
Debt Service Fund - Series 2015 (Phase 4)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	664	645	599	1,908	5,690	34%
Prepayment Account	1	1	1	3	-	N/A
Revenue Account	875	857	299	2,031	9,820	21%
General Redemption Account	11	11	10	32	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2,876	49,692	134,916	187,484	231,388	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,427	\$ 51,206	\$ 135,825	\$ 191,458	\$ 246,898	78%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	919	919	-	N/A
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)	-	-	-	-	-	N/A
Interest Expense						
Series 2015 Bonds (Phase 4)	-	73,109	-	73,109	144,553	51%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	15,046	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 138,109	\$ 919	\$ 139,028	\$ 224,599	62%
Net Increase/ (Decrease) in Fund Balance	4,427	(86,904)	134,906	52,430	22,299	
Fund Balance - Beginning	375,063	379,490	292,586	375,063	372,486	
Fund Balance - Ending	\$ 379,490	\$ 292,586	\$ 427,493	\$ 427,493	\$ 394,785	

Flow Way Community Development District
Debt Service Fund - Series 2016 (Phase 5)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	722	701	651	2,074	6,211	33%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1,290	1,265	338	2,893	14,554	20%
Special Assessment Revenue						
Special Assessments - On-Roll	4,650	80,338	218,123	303,112	374,564	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds	-	-	-	-	-	
Operating Transfers In (To Other Funds)	490	476	442	1,408	-	N/A
Total Revenue and Other Sources:	\$ 7,152	\$ 82,780	\$ 219,554	\$ 309,486	\$ 395,329	78%
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	1,485	1,485	-	N/A
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	-	N/A
Interest Expense						
Series 2016 Bonds (Phase 5)	-	114,682	-	114,682	226,863	51%
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	24,504	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 259,682	\$ 1,485	\$ 261,167	\$ 366,367	71%
Net Increase/ (Decrease) in Fund Balance	7,152	(176,902)	218,069	48,319	28,962	
Fund Balance - Beginning	514,096	521,247	344,346	514,096	486,227	
Fund Balance - Ending	\$ 521,247	\$ 344,346	\$ 562,414	\$ 562,414	\$ 515,189	

Flow Way Community Development District
Debt Service Fund - Series 2017 (Phase 6)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Sinking Fund	-	-	-	-	-	N/A
Reserve Account	490	476	442	1,408	4,211	33%
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	815	796	181	1,792	9,437	19%
Special Assessment Revenue						
Special Assessments - On-Roll	3,156	54,526	148,040	205,722	254,230	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Debt Proceeds						
Operating Transfers In (To Other Funds)	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,461	\$ 55,797	\$ 148,663	208,921	\$ 267,878	N/A
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	1,008	1,008	\$ -	N/A
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)	-	-	-	-	-	N/A
Interest Expense						
Series 2017 Bonds (Phase 6)	-	78,950	-	78,950	156,400	50%
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	16,632	0%
Operating Transfers Out (To Other Funds)	490	476	442	1,408	-	N/A
Total Expenditures and Other Uses:	\$ 490	\$ 154,426	\$ 1,450	\$ 156,366	\$ 248,032	N/A
Net Increase/ (Decrease) in Fund Balance	3,971	(98,629)	147,213	52,555	19,846	
Fund Balance - Beginning	317,070	321,041	222,412	317,070	316,091	
Fund Balance - Ending	\$ 321,041	\$ 222,412	\$ 369,625	\$ 369,625	\$ 335,937	

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 December 31, 2024

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	206	0%
Sinking Account	-	-	-	-	-	N/A
Reserve Account	1,054	1,024	951	3,030	12,119	25%
Prepayment Account	-	1	1	2	-	N/A
Revenue Account	1,891	1,851	473	4,215	21,377	20%
Special Assessment Revenue						
Special Assessments - On-Roll	6,849	118,332	321,279	446,460	551,562	81%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
Operating Transfers In (To Other Funds)	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9,795	\$ 121,208	\$ 322,704	453,707	\$ 585,264	N/A
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	2,188	2,188	-	N/A
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)	-	-	-	-	-	N/A
Interest Expense						
Series 2019 Bonds (Phase 7,8,Hatcher)	-	164,648	-	164,648	326,280	50%
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	36,083	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 344,648	\$ 2,188	\$ 346,835	\$ 542,363	N/A
Net Increase/ (Decrease) in Fund Balance	9,795	(223,439)	320,516	106,872	42,901	
Fund Balance - Beginning	712,424	722,219	498,780	712,424	712,535	
Fund Balance - Ending	\$ 722,219	\$ 498,780	\$ 819,296	\$ 819,296	\$ 755,436	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	54	127	1	182	-	N/A
Sinking Account	-	-	-	-	-	N/A
Reserve Account	17	40	37	95	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	13	30	61	104	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	7,168	123,843	336,240	467,251	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Debt Proceeds						
Refunding Bond Proceeds						
2024 Refinance (2013 Bonds)	-	-	-	-	-	N/A
Operating Transfers In (To Other Funds)						
Total Revenue and Other Sources:	\$ 7,252	\$ 124,041	\$ 336,339	467,631	\$ -	N/A
Expenditures and Other Uses						
Property Appraiser & Tax Collection Fees	-	-	2,290	2,290	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2024 Bonds (Refinanced 2013 Bonds)	-	6,260,513	-	6,260,513	-	N/A
Principal Debt Service - Early Redemptions						
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	-	-	-	N/A
Interest Expense						
Series 2024 Bonds (Refinanced 2013 Bonds)	-	31,623	-	31,623	-	N/A
Debt Service-Other Costs						
Other Fees and Charges						
Discounts for Early Payment	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)						
Total Expenditures and Other Uses:	\$ -	\$ 6,292,135	\$ 2,290	\$ 6,294,425	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	7,252	(6,168,095)	334,049	(5,826,794)	-	
Fund Balance - Beginning	6,309,648	6,316,900	148,805	6,309,648		
Fund Balance - Ending	\$ 6,316,900	\$ 148,805	\$ 482,854	\$ 482,854	\$ -	

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

Description	October	November	December	Year to Date	Total Annual Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income					
Construction Account	-	-	-	-	-
Cost of Issuance	5	12	12	29	-
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	\$ 29	\$ -
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	29	-
Fund Balance - Beginning	(148,977)	(148,971)	(148,959)	(148,977)	-
Fund Balance - Ending	\$ (148,971)	\$ (148,959)	\$ (148,947)	\$ (148,947)	\$ -

Prepared by:

JPWARD and Associates, LLC