

Flow Way

Community Development District

Financial Statements
December 31, 2025

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Flow Way Community Development District

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**Flow Way Community Development District
Balance Sheet
for the Period Ending December 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											
Truist - Checking Account	\$ 506,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 506,446
FMIT - Investment Account	1,763,624	-	-	-	-	-	-	-	-	-	1,763,624
Debt Service Fund											
Reserve Account	-	244,881	160,448	173,500	118,375	254,756	10,000	-	-	-	961,961
Revenue	-	457,114	287,576	426,895	264,653	609,777	513,891	-	-	-	2,559,906
Prepayment Account	-	484	192	866	1,615	197	-	-	-	-	3,354
General Redemption Account	-	-	2,809	-	-	-	-	-	-	-	2,809
Cost of Issuance	-	-	-	-	-	-	-	7	-	-	7
Accounts Receivable	-	-	-	-	-	-	-	-	-	-	-
Due from Other Funds											
General Fund											
General Fund	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)											
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-
Deposits - FPL	4,291	-	-	-	-	-	-	-	-	-	4,291
Amount Available in Debt Service Funds	-	-	-	-	-	-	-	-	3,528,029	-	3,528,029
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	-	-	22,216,971	-	22,216,971
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	-	-	-	16,561,069	16,561,069
Total Assets	\$ 2,274,361	\$ 702,479	\$ 451,026	\$ 601,261	\$ 384,643	\$ 864,730	\$ 523,891	\$ 7	\$ 25,745,000	\$ 16,561,069	\$ 48,108,466

**Flow Way Community Development District
Balance Sheet
for the Period Ending December 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds													
General Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	-	-	-	-
Bonds Payable													
Current Portion (Due Within 12 Months)													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	90,000	-	-	-	90,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	70,000	-	-	-	70,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	125,000	-	-	-	125,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	80,000	-	-	-	80,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	190,000	-	-	-	190,000
Series 2024	-	-	-	-	-	-	-	-	165,000	-	-	-	165,000
Long Term													
Series 2015 Ph 3	-	-	-	-	-	-	-	-	2,855,000	-	-	-	2,855,000
Series 2015 Ph 4	-	-	-	-	-	-	-	-	2,570,000	-	-	-	2,570,000
Series 2016 Ph 5	-	-	-	-	-	-	-	-	4,305,000	-	-	-	4,305,000
Series 2017 Ph6	-	-	-	-	-	-	-	-	3,005,000	-	-	-	3,005,000
Series 2019 Ph 7, 8	-	-	-	-	-	-	-	-	7,320,000	-	-	-	7,320,000
Series 2024	-	-	-	-	-	-	-	-	4,970,000	-	-	-	4,970,000
Unamortized Prem/Disc on Bonds Payable	-	-	-	-	-	-	-	-	152,054	-	-	-	152,054
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,054	\$ 25,745,000	\$ -	\$ -	\$ 25,897,054
Fund Equity and Other Credits													
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	-	16,561,069	-	16,561,069
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	-	65,102	50,976	79,467	51,291	109,349	244,293	(3,201)	-	-	-	-	597,277
Unassigned													
Beginning: October 1, 2025 (Unaudited)	889,376	-	-	-	-	-	-	-	-	-	-	-	-
Allocation of Fund Balance													
Reserved for Operations (2 Months)	384,489	-	-	-	-	-	-	-	-	-	-	-	384,489
Extraordinary Capital/Operations	557,555	-	-	-	-	-	-	-	-	-	-	-	557,555
Results from Current Operations	1,332,317	-	-	-	-	-	-	-	-	-	-	-	1,332,317
Total Fund Equity and Other Credits	\$ 2,274,361	\$ 702,479	\$ 451,026	\$ 601,261	\$ 384,643	\$ 864,730	\$ 523,891	\$ (152,048)	\$ 7	\$ 25,745,000	\$ 16,561,069	\$ -	\$ 48,108,466
Total Liabilities, Fund Equity and Other Credits	\$ 2,274,361	\$ 702,479	\$ 451,026	\$ 601,261	\$ 384,643	\$ 864,730	\$ 523,891	\$ 7	\$ 25,745,000	\$ 16,561,069	\$ -	\$ -	\$ 48,108,466

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest				
Interest - FMIT	3,260	6,220	-	0%
Interest - FPL	146	146	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	990,188	1,829,132	2,184,483	84%
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:	\$ 993,595	\$ 1,835,498	\$ 2,219,555	83%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	2,000	12,000	17%
Executive				
Professional Management	3,767	11,300	45,200	25%
Financial and Administrative				
Audit Services	5,300	5,300	5,300	100%
Accounting Services	1,458	4,375	17,500	25%
Assessment Roll Services	1,458	4,375	17,500	25%
Arbitrage Rebate Services	-	-	3,000	0%
Other Contractual Services				
Legal Advertising	-	257	3,500	7%
Trustee Services	-	3,950	25,993	15%
Dissemination Agent Services	-	1,250	5,500	23%
Bond Amortization Schedules	-	-	1,000	0%
Property Appraiser Fees	-	35,221	15,500	227%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	9	9	250	3%
Computer Services - Website Development	-	-	2,400	0%
Insurance				
	-	23,116	22,608	102%
Printing & Binding				
	-	-	1,600	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	3,000	4,860	40,000	12%
SFWMD - Permit Counsel	294	526	2,000	26%
Special Counsel - Colosi Litigation	-	2,730	-	0%
Other General Government Services				
Engineering Services - General Fund	4,037	6,991	57,000	12%

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Community Wide Irrigation System				
Professional Services				
Asset Management	2,114	3,249	30,000	11%
Consumptive Use Permit Monitor	-	-	15,000	0%
Utility Services				
Electric - Pump Station	3,711	11,330	46,000	25%
Electric - Recharge Pumps	2,219	3,490	2,000	175%
Repairs and Maintenance				
Pump Station and Wells	22,827	71,687	30,000	239%
Recharge Pumps	-	-	4,000	0%
Main Line Irrigation System	-	-	5,000	0%
Contingencies	-	-	1,560	0%
Capital Outlay				
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%
Repairs and Maintenance				
Wading Bird Foraging Areas	-	-	6,300	0%
Internal Preserves	-	-	7,000	0%
Western Preserve	-	-	36,000	0%
Northern Preserve Area 1	-	-	63,800	0%
Northern Preserve Area 2	-	-	106,300	0%
Contingencies	-	-	4,900	0%
Capital Outlay				
Internal and External	-	-	9,000	0%
Lake, Lake Bank and Littoral Shelf Maintenance				
Professional Services				
Asset Management	2,503	4,290	50,000	9%
NPDES Monitoring	-	-	1,800	0%
Repairs & Maintenance				
Aquatic Weed Control	13,576	40,728	188,000	22%
Littoral Shelf-Invasive Plant Control/Monitoring	2,915	8,745	43,000	20%
Lake Bank Maintenance	1,489	8,382	30,000	28%
Water Quality Testing	-	-	15,000	0%
Cane Toad Removal Program	6,075	6,075	35,000	17%
Littoral Shelf Maintenance	-	-	25,000	0%
Control Structures, Catch Basins & Outfalls	-	-	60,000	0%
Contingencies	3,071	3,071	15,840	19%

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Capital Outlay				
Fountain Installations	-	-	2,000	0%
Littoral Shelf Planting	1,125	2,725	2,000	136%
Lake Bank Restorations	-	-	187,000	0%
Contingencies	95	1,047	32,470	3%
Landscaping Services				
Professional Services				
Asset Management	2,434	9,069	40,000	23%
Utility Services				
Potable Water - Fountains	160	356	3,700	10%
Community Entrance (Landscaping)				
Repairs and Maintenance				
Landscaping Maintenance	13,138	39,413	178,000	22%
Tree Trimming	-	-	25,000	0%
Landscape Replacements	5,506	6,431	35,000	18%
Mulch Installation	-	9,997	33,000	30%
Annuals	-	29,059	80,000	36%
Annual Holiday Decorations	16,750	33,500	33,000	102%
Landscape Lighting	-	-	2,000	0%
Landscape Monuments	-	-	10,000	0%
Fountains	424	1,274	20,000	6%
Irrigation System	495	3,605	6,000	60%
Bridge & Roadway - Main Entrance	850	850	18,000	5%
Miscellaneous Repairs	-	-	6,000	0%
Fertilizations - Palms	327	327	4,200	8%
Bike/Walkway -Sealcoating/Misc Repair	-	1,200	27,000	4%
Contingencies	-	-	19,089	0%
Capital Outlay - Pressure Clean/Sand/Seal	-	43,597	55,000	79%
Capital Outlay - Landscaping	-	-	40,000	0%
Capital Outlay - Contingencies & CEI	32	584	16,150	4%
Reserve Allocations				
District Asset Restoration	17,556	52,667	210,670	25%
Total Expenditures and Other Uses:	\$ 138,712	\$ 503,181	\$ 2,219,555	23%
Net Increase/ (Decrease) in Fund Balance	854,883	1,332,317	-	
Fund Balance - Beginning	700,596	889,376	889,376	
Current Reserve Allocation	17,556	52,667	210,670	
Fund Balance - Ending	\$ 872,439	\$ 2,274,361	\$ 210,670	

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	754	2,410	10,405	23%
Prepayment Account	1	5	-	0%
Revenue Account	796	3,451	15,089	23%
Special Assessment Revenue				
Special Assessments - On-Roll	120,778	223,108	273,784	81%
Other Fees and Charges				
Discounts for Early Payment	-	-	(17,911)	0%
Intragovernmental Transfers In	-	-	-	0%
Total Revenue and Other Sources:	\$ 122,329	\$ 228,974	\$ 281,367	81%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 3)	-	85,000	85,000	100%
Interest Expense				
Series 2015 Bonds (Phase 3)	-	78,872	155,938	51%
Intragovernmental Transfers Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 163,872	\$ 240,938	68%
Net Increase/ (Decrease) in Fund Balance	122,329	65,102	40,429	
Fund Balance - Beginning	580,150	637,377	637,377	
Fund Balance - Ending	\$ 702,479	\$ 702,479	\$ 677,806	

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income		-		
Interest Account	-	-	123	0%
Reserve Account	494	1,578	6,815	23%
Prepayment Account	1	2	-	0%
Revenue Account	370	1,973	9,157	22%
General Redemption Account	9	27	-	0%
Special Assessment Revenue				
Special Assessments - On-Roll	102,227	188,839	231,388	82%
Other Fees and Charges		-		
Discounts for Early Payment	-	-	(15,046)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 103,100	\$ 192,420	\$ 232,437	83%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds (Phase 4)	-	70,000	70,000	100%
Interest Expense				
Series 2015 Bonds (Phase 4)	-	71,444	141,094	51%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 141,444	\$ 211,094	67%
Net Increase/ (Decrease) in Fund Balance	103,100	50,976	21,343	
Fund Balance - Beginning	347,926	400,050	400,050	
Fund Balance - Ending	\$ 451,026	\$ 451,026	\$ 421,393	

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	534	1,707	7,390	23%
Revenue Account	481	2,836	13,263	21%
Special Assessment Revenue				
Special Assessments - On-Roll	165,225	305,212	374,564	81%
Other Fees and Charges				
Discounts for Early Payment	-	-	(24,504)	0%
Operating Transfers In (To Other Funds)	365	1,165	-	0%
Total Revenue and Other Sources:	\$ 166,605	\$ 310,920	\$ 370,713	84%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2016 Bonds (Phase 5)	-	120,000	120,000	100%
Interest Expense				
Series 2016 Bonds (Phase 5)	-	111,453	220,296	51%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 231,453	\$ 340,296	68%
Net Increase/ (Decrease) in Fund Balance	166,605	79,467	30,417	
Fund Balance - Beginning	434,656	521,795	521,795	
Fund Balance - Ending	\$ 601,261	\$ 601,261	\$ 552,212	

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

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	365	1,165	5,028	23%
Revenue Account	252	1,696	8,380	20%
Special Assessment Revenue				
Special Assessments - On-Roll	112,082	207,045	254,231	81%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,632)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 112,699	209,906	\$ 251,007	84%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2017 Bonds (Phase 6)	-	80,000	80,000	100%
Interest Expense				
Series 2017 Bonds (Phase 6)	-	77,450	153,300	51%
Operating Transfers Out (To Other Funds)	365	1,165	-	0%
Total Expenditures and Other Uses:	\$ 365	\$ 158,615	\$ 233,300	68%
Net Increase/ (Decrease) in Fund Balance	112,334	51,291	17,707	
Fund Balance - Beginning	272,308	333,352	333,352	
Fund Balance - Ending	\$ 384,643	\$ 384,643	\$ 351,059	

Flow Way Community Development District
Debt Service Fund - Series 2019 (Phase 7, Phase 8 and Hatcher)
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Interest Account	-	-	7	0%
Reserve Account	784	2,506	10,822	23%
Prepayment Account	1	2	-	0%
Revenue Account	654	4,044	18,090	22%
Special Assessment Revenue				
Special Assessments - On-Roll	243,296	449,430	551,562	81%
Other Fees and Charges				
Discounts for Early Payment	-	-	(36,083)	0%
Operating Transfers In (To Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	\$ 244,735	\$ 455,982	\$ 544,398	84%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	185,000	185,000	100%
Interest Expense				
Series 2019 Bonds (Phase 7,8,Hatcher)	-	161,633	319,843	51%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 346,633	\$ 504,843	69%
Net Increase/ (Decrease) in Fund Balance	244,735	109,349	39,555	
Fund Balance - Beginning	619,995	755,381	755,381	
Fund Balance - Ending	\$ 864,730	\$ 864,730	\$ 794,936	

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

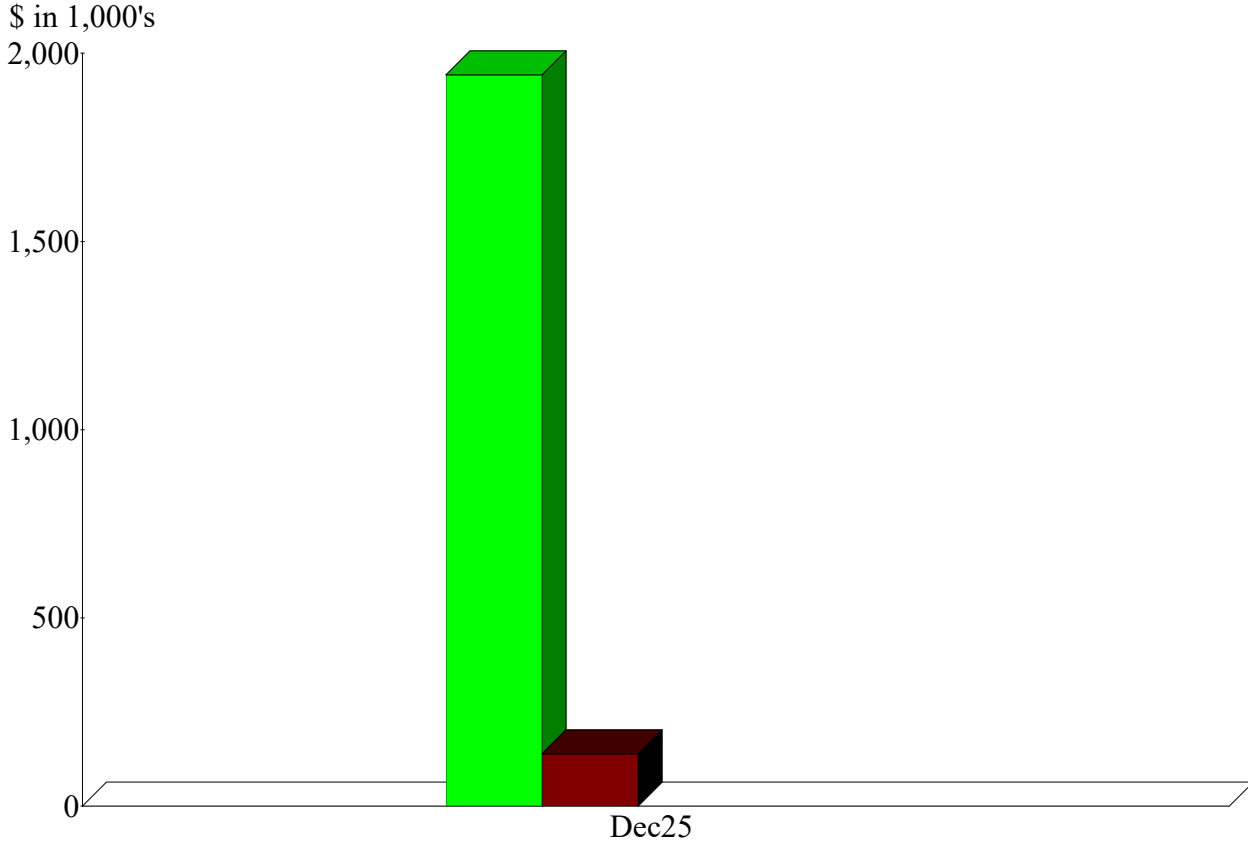
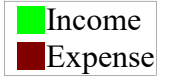
Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Capitalized Interest	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	31	98	300	33%
Revenue Account	547	2,372	5,000	47%
Special Assessment Revenue				
Special Assessments - On-Roll	198,656	366,969	450,337	81%
Other Fees and Charges				
Discounts for Early Payment	-	-	(29,461)	0%
Operating Transfers In (To Other Funds)	-	3,229	-	0%
Total Revenue and Other Sources:	\$ 199,234	\$ 372,668	\$ 426,176	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	-	165,000	0%
Interest Expense				
Series 2024 Bonds (Refinanced 2013 Bonds)	-	128,375	256,750	50%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 128,375	\$ 421,750	0%
Net Increase/ (Decrease) in Fund Balance	199,234	244,293	4,426	
Fund Balance - Beginning	324,657	279,598	279,598	
Fund Balance - Ending	\$ 523,891	\$ 523,891	\$ 284,024	

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

Description	December	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	\$ -	\$ -
Interest Income			
Cost of Issuance	7	28	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 7	\$ 28	\$ -
Expenditures and Other Uses			
Capital Outlay			
Operating Transfers Out (To Other Funds)	-	3,229	-
Total Expenditures and Other Uses:	\$ -	\$ 3,229	\$ -
Net Increase/ (Decrease) in Fund Balance	7	(3,201)	-
Fund Balance - Beginning	(152,054)	(148,847)	-
Fund Balance - Ending	\$ (152,048)	\$ (152,048)	\$ -

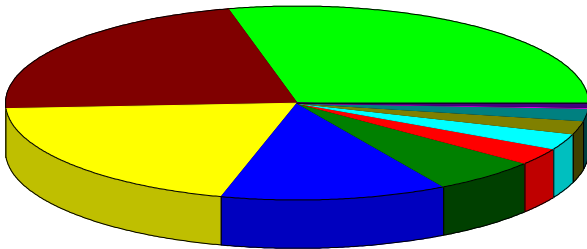
Flow Way Community Development District

Income and Expense by Month
December 2025



Expense Summary
December 2025

5790000 · Landscaping Services	28.84%
5370000 · Community Wide Irrigation Syst	22.20
5384650 · Lake, Lake Bank & Littoral She	19.97
9099000 · Reserve Allocations	12.62
5130000 · Financial and Administrative	5.91
5190000 · Other General Government Serv.	2.90
5120000 · Executive	2.71
5140000 · Legal Services	2.37
5380000 · Stormwater Management	2.21
5810000 · Interfund Transfer Out	0.26
5134100 · Communicatons & Freight Serv.	0.01
Total	\$139,076.35



By Account