

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

| Description | REVISED BUDGET FY 2024 | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget | Notes |
|--|------------------------------|-------------------------|---------------------------------------|----------------------------|--|
| Revenues and Other Sources | | | | | |
| Carryforward | \$ (143,755) | \$ - | \$ - | \$ - | Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations |
| Interest Income - General Account | \$ - | | | | Interest on General Bank Account |
| Assessment Revenue | \$ - | | | | |
| Assessments - On-Roll | \$ 1,988,811 | \$ 1,915,674 | \$ 1,988,811 | \$ 2,184,477 | Assessments from Property Owner's |
| Assessments - Off-Roll | \$ - | | | | |
| Miscellaneous Revenue | | | | | |
| Preserve Contribution - Esplanade Master HOA | \$ - | \$ 25,336 | \$ 114,923 | \$ 122,450 | Master HOA Contribution (50% of Actual Costs) |
| Truist - Loan Proceeds | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ - | Short Term Bank Loan to Fund Operations (Repaid in Full in FY 2024) |
| Total Revenue & Other Sources | <u>\$ 2,345,056</u> | <u>\$ 2,441,009</u> | <u>\$ 2,603,734</u> | <u>\$ 2,306,927</u> | |
| Appropriations | | | | | |
| Legislative | | | | | |
| Board of Supervisor's Fees | \$ 12,000 | \$ 6,200 | \$ 12,000 | \$ 12,000 | Statutory Required Fees |
| Board of Supervisor's - FICA | \$ - | \$ - | \$ - | \$ - | FICA (if applicable) |
| Executive | | | | | |
| Professional - Management | \$ 43,000 | \$ 32,250 | \$ 43,000 | \$ 45,200 | District Manager |
| Financial and Administrative | | | | | |
| Audit Services | \$ 5,700 | \$ 5,700 | \$ 5,700 | \$ 5,800 | Statutory required audit yearly |
| Accounting Services | \$ 16,000 | \$ 12,000 | \$ 16,000 | \$ 17,500 | All Funds |
| Assessment Roll Preparation | \$ 16,000 | \$ 12,000 | \$ 16,000 | \$ 17,500 | Par Outstanding and yearly work with Property Appraiser |
| Arbitrage Rebate Fees | \$ 3,000 | \$ 2,500 | \$ 3,000 | \$ 3,000 | IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds |
| Other Contractual Services | | | | | |
| Recording and Transcription | \$ - | | | | Transcription of Board Meeting |
| Legal Advertising | \$ 3,500 | \$ 1,111 | \$ 3,500 | \$ 3,500 | Statutory Required Legal Advertising |
| Trustee Services | \$ 26,665 | \$ 21,177 | \$ 26,665 | \$ 26,665 | Trust Fees for Bonds |
| Dissemination Agent Services | \$ 5,500 | \$ 5,500 | \$ 5,500 | \$ 5,500 | Required Reporting for Bonds |
| Bond Amortizaiton Schedules | \$ - | \$ 100 | \$ 300 | \$ - | |
| Property Appraiser & Tax Coll. Fees | \$ 5,000 | \$ 15,526 | \$ 15,526 | \$ 15,500 | Fees to place assessments on the tax bills |
| Bank Service Fees | \$ 300 | \$ 104 | \$ 300 | \$ 300 | Bank Fees - Governmental Bank Account |
| Travel and Per Diem | \$ - | \$ - | \$ 600 | \$ - | |
| Communications and Freight Services | | | | | |
| Telephone | \$ - | | | | |
| Postage, Freight & Messenger | \$ 250 | \$ 708 | \$ 750 | \$ 250 | Agenda Mailings and other misc mail |
| Rentals and Leases | | | | | |
| Meeting Room Rental | \$ - | | | | |
| Computer Services (Web Site) | \$ 2,000 | \$ 300 | \$ 2,000 | \$ 2,000 | Statutory Maintenance of District Web site |
| Insurance | \$ 15,000 | \$ 59,212 | \$ 59,212 | \$ 59,912 | General Liability and D&O Liability Insurance |
| Subscriptions and Memberships | \$ 175 | \$ 175 | \$ 175 | \$ 175 | Department of Economic Opportunity Fee |
| Printing and Binding | \$ 250 | \$ 1,557 | \$ 1,600 | \$ 200 | Agenda books and copies |
| Office Supplies | \$ - | \$ - | \$ - | \$ - | |

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

| Description | REVISED BUDGET FY 2024 | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget | Notes |
|---|------------------------------|-------------------------|---------------------------------------|----------------------------|---|
| Legal Services | | | | | |
| General Counsel | \$ 40,000 | \$ 34,775 | \$ 40,000 | \$ 40,000 | District Attorney |
| Special Counsel - Litigation | \$ - | \$ 1,640 | \$ 3,306 | \$ - | - Special Counsel |
| Special Counsel - Court Reporter/Arbitrator | \$ - | \$ - | \$ - | \$ - | - Court Reporter & Arbitrator's Fees |
| Special Counsel - Experts for Legal Fees | \$ - | \$ - | \$ - | \$ - | - Special Counsel - To Be Determined |
| Special Counsel - Appellate Court | \$ - | \$ 233 | \$ 233 | \$ - | - Special Counsel |
| Truist Loan - Legal Fees | \$ - | \$ - | \$ - | \$ - | - Truist - Operating Loan Closing Fees |
| Special Counsel - Preserves Regulatory | \$ 7,500 | \$ 3,303 | \$ 5,000 | \$ 3,000 | Special Counsel - SFWMD Preserve Compliance |
| Special Counsel - Other | \$ - | \$ - | \$ - | \$ - | |
| Sub-Total: | \$ 201,840 | \$ 216,071 | \$ 260,367 | \$ 258,002 | |
| Other General Government Services | | | | | |
| Engineering | | | | | |
| General Engineering | \$ 50,000 | \$ 28,894 | \$ 50,000 | \$ 57,000 | Engineer |
| Bonita Springs - Stormwater Discharge to Preserves | \$ 10,000 | \$ - | \$ - | \$ 1,500 | On-going project to evaluate Bonita Springs Plan for stormwater discharge |
| 20 yr Stormwater Analysis | \$ - | \$ - | \$ - | \$ - | Completed FY 2022 |
| Sub-Total: | \$ 60,000 | \$ 28,894 | \$ 50,000 | \$ 58,500 | |
| Community Wide Irrigation System | | | | | |
| Professional Services | | | | | |
| Asset Management | \$ 15,700 | \$ 10,467 | \$ 15,700 | \$ 20,000 | Field Operations Manager |
| Consumptive Use Permit Monitoring | \$ 16,000 | \$ - | \$ 16,000 | \$ 16,000 | SFWMD Permit Compliance Requirments |
| Utility Services | | | | | |
| Electric - Pump Station | \$ 32,000 | \$ 23,061 | \$ 39,533 | \$ 36,000 | Pumps Station Electric |
| Electric - Recharge Pumps | \$ 8,000 | \$ 25,400 | \$ 43,543 | \$ 42,000 | Two pumps; for water withdrawal from aquifer/irrigation lake |
| Wireless - Pump Station | \$ - | \$ 559 | \$ 559 | \$ 1,350 | |
| Repairs and Maintenance | | | | | |
| Pump Station and Wells | \$ 30,000 | \$ 20,113 | \$ 22,093 | \$ 30,000 | Preventative Maint./wet well water treatment and pump repairs |
| Recharge Pumps | \$ 8,500 | \$ - | \$ 8,500 | \$ 8,500 | Pump and Meter Repairs |
| Main Line Irrigation System | \$ 6,600 | \$ - | \$ 6,600 | \$ 7,500 | Irrigaion Main line Repairs |
| Contingencies | \$ 6,808 | \$ - | \$ - | \$ 6,900 | 8% of Repairs and Maintenance |
| Capital Outlay | | | | | |
| Irrigation Pump Station | \$ - | \$ - | \$ - | \$ - | |
| | \$ 45,000 | \$ 250 | \$ 51,000 | \$ 155,000 | See CIP for Detail (Backup Well moved to FY 25) |
| Sub-Total: | \$ 168,608 | \$ 79,850 | \$ 203,529 | \$ 323,250 | |
| Stormwater Management Services | | | | | |
| Preserve Area Maintenance | | | | | |
| Enviromental Engineering Consultant | | | | | |
| Task 1 - Bid Documents | \$ 15,000 | \$ - | \$ 6,000 | \$ - | - Task Completed in FY 2024 |
| Task 2 - Monthly site visits | \$ 13,350 | \$ - | \$ 18,000 | \$ 18,000 | On-going - anticipated completion in FY 27 |
| Taxk 3 - Reporting to Regulatory Agencies | \$ 8,000 | \$ - | \$ 7,500 | \$ 7,500 | On-going - anticipated completion in FY 27 |
| Task 4 - Fish Sampling to US Fish and Wildlife | \$ 13,350 | \$ - | \$ - | \$ - | - Environmental Consultant |
| Task 5 - Attendance at Board Meeting | \$ - | \$ - | \$ - | \$ - | - Environmental Consultant |
| Clearing Downed Trees/Cleanup (Internal/External Preserves) | \$ - | \$ - | \$ - | \$ - | - Included in Capital for FY 2025 |
| Code Enforcement for Incursion into Preserve | \$ - | \$ - | \$ - | \$ - | - District Engineer - On-going engineering |
| Contingencies | \$ - | \$ - | \$ - | \$ - | N/A |

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

| Description | REVISED BUDGET FY 2024 | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget | Notes |
|---|------------------------------|-------------------------|---------------------------------------|----------------------------|--|
| Repairs and Maintenance | | | | | |
| Wading Bird Foraging Areas | \$ 1,600 | \$ - | \$ 6,223 | \$ 6,300 | Permit Requirments Completed |
| Internal Preserves | \$ 7,000 | \$ 11,357 | \$ 14,319 | \$ 7,000 | Routine Maintenance of Internal Preserves |
| Western Preserve | \$ 4,000 | \$ - | \$ 35,587 | \$ 36,000 | External Preserves |
| Northern Preserve Area 1 | \$ 68,000 | \$ 63,771 | \$ 63,771 | \$ 63,800 | External Preserves |
| Northern Preserve Area 2 | \$ 120,000 | \$ 20,855 | \$ 106,265 | \$ 106,300 | External Preserves |
| Clearing Downed Trees/Cleanup (Internal/External Preserves) | \$ 6,000 | \$ 203 | \$ 5,000 | \$ - | Included in Capital for FY 2025 |
| Code Enforcement for Incursion into Preserve | \$ - | \$ - | \$ - | \$ - | Preserves Maintenance |
| Installation - No Trespassing Signs | \$ - | \$ - | \$ - | \$ - | External Preserves for routine repairs during the year |
| Contingencies | \$ - | \$ - | \$ - | \$ 4,900 | |
| Capital Outlay | | | | | |
| Internal and External | \$ - | \$ - | \$ - | \$ 9,000 | See CIP for Detail |
| Sub-Total: | \$ 256,300 | \$ 96,185 | \$ 262,665 | \$ 258,800 | |
| Lake, Lake Bank and Littoral Shelf Maintenance | | | | | |
| Professional Services | | | | | |
| Asset Management | \$ 27,100 | \$ 18,067 | \$ 27,100 | \$ 40,000 | Field Operations Manager |
| NPDES Monitoring | \$ - | \$ 1,800 | \$ 1,800 | \$ 1,800 | |
| Repairs & Maintenance | | | | | |
| Aquatic Weed Control | \$ 120,000 | \$ 88,604 | \$ 147,420 | \$ 186,104 | Weekly spraying Lakes |
| Littoral Shelf - Invasive Plant Control/Monitoring | \$ 35,000 | \$ 37,066 | \$ 47,092 | \$ 55,000 | Monthly control of Invasives, maintain littoral areas, Qtr Reporting |
| Lake Bank Maintenance | \$ 15,000 | \$ 2,615 | \$ 15,000 | \$ 30,000 | Periodic maintenance of lake banks |
| Water Quality Testing | \$ 14,500 | \$ 7,850 | \$ 11,775 | \$ 15,000 | Three times/year |
| Littoral Shelf Maintenance | \$ 20,000 | \$ 4,048 | \$ 20,000 | \$ 25,000 | Maint. of Littorals (New Littorals in Capital for FY 2025) |
| Aerations System | \$ - | \$ - | \$ - | \$ - | Aeration (Fountains) or below water aeration |
| Control Structures, Catch basins & Outfalls | \$ 28,000 | \$ 43,250 | \$ 50,000 | \$ 70,000 | Rotating Three Year Program (50% silt Cleaned) |
| Tree Removal/Miscellaneous Cleaning | \$ 20,000 | \$ - | \$ 10,000 | \$ - | Moved To Preserve Maintenance in FY 2025 |
| Contingencies | \$ 18,600 | \$ - | \$ - | \$ 19,055 | 5% of Repairs and Maintenance |
| Capital Outlay | | | | | |
| Improvement to Water Quality/sign replacements | \$ - | \$ - | \$ - | \$ 22,725 | See CIP for Detail |
| Littoral Shelf Planting | \$ 10,000 | \$ 1,800 | \$ 17,000 | \$ 40,000 | See CIP for Detail |
| Lake Bank Restorations | \$ 172,298 | \$ 218,520 | \$ 220,000 | \$ 90,982 | See CIP for Detail |
| Water Control Structures | \$ - | \$ - | \$ - | \$ - | See CIP for Detail |
| Contingencies & CEI | \$ - | \$ - | \$ - | \$ 26,130 | See CIP for Detail |
| Sub-Total: | \$ 480,498 | \$ 423,620 | \$ 567,187 | \$ 621,796 | |
| Landscaping Services | | | | | |
| Professional Services | | | | | |
| Asset Management | \$ 14,000 | \$ 9,333 | \$ 14,000 | \$ 30,000 | Field Operations Manager |
| Utility Services | | | | | |
| Electric - Landscape Lighting | \$ 19,600 | \$ - | \$ - | \$ - | In Ground Lighting and Street Lights |
| Potable Water - Fountains | \$ 2,400 | \$ 3,999 | \$ 5,331 | \$ 3,700 | Two (2 Fountains) |

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

| Description | REVISED BUDGET FY 2024 | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget | Notes |
|--|------------------------------|-------------------------|---------------------------------------|----------------------------|---|
| Community Entrance (Landscaping) | | | | | |
| Repairs & Maintenance | | | | | |
| Landscaping Maintenance | \$ 101,000 | \$ 80,841 | \$ 162,272 | \$ 174,000 | Turf, Hedges, groundcover, trees, fertilizer, etc. |
| Tree Trimming | \$ 15,500 | \$ 9,053 | \$ 18,000 | \$ 25,000 | Yearly Trimming of oak branches |
| Landscape Replacements | \$ 27,500 | \$ 54,858 | \$ 64,858 | \$ 38,000 | Yearly Replacements as needed |
| Mulch Installation | \$ 33,000 | \$ 25,158 | \$ 30,000 | \$ 33,000 | Two (2) times/year replacement with touchup |
| Annuals | \$ 50,000 | \$ 50,512 | \$ 60,000 | \$ 60,000 | Two (2) times/year consistent with Master HOA |
| Annual Holiday Decorations | \$ 18,000 | \$ 15,300 | \$ 15,300 | \$ 22,000 | Lighting, wreaths, etc. at bridge and entrance sign |
| Landscape Lighting | \$ 3,600 | \$ 340 | \$ 3,600 | \$ 4,000 | Periodic repair of decorative lighting fixtures |
| Landscape Monuments | \$ 9,000 | \$ 1,201 | \$ 7,500 | \$ 10,000 | Periodic Pressure Washing/Repairs |
| Fountains | \$ 22,500 | \$ 11,551 | \$ 14,551 | \$ 20,000 | Weekly Service and pump repairs (as needed) |
| Bridge & Roadway - Main Entrance | \$ 13,500 | \$ 35,429 | \$ 40,000 | \$ 18,000 | Periodic Pressure Washing of concrete and brick paver repairs |
| Irrigation System | \$ - | \$ 6,209 | \$ 7,209 | \$ 6,000 | Added to Budget |
| Well System | \$ - | \$ 1,493 | \$ 1,493 | \$ - | Line Item if needed |
| Fertilizations - Palms | \$ - | \$ - | \$ - | \$ 4,000 | Palm Tree Fertilizer Program |
| Lawn - Rye Seeding | \$ - | \$ - | \$ - | \$ 5,000 | Periodic Rye Seeding of Entrance Sod |
| Bike/Walkway - Sealcoating/Misc Repairs | \$ - | \$ - | \$ - | \$ 2,000 | Miscellaneous Repairs/Sealcoating of Walkway |
| Miscellaneous Repairs | \$ 3,000 | \$ 13,254 | \$ 3,000 | \$ 6,000 | Other Miscellaneous items not accounted for separately |
| Contingencies | \$ 23,728 | \$ - | \$ - | \$ 21,350 | 5% of Repairs and Maintenance |
| Capital Outlay | | | | | |
| Bridge (Painting) | \$ - | \$ - | \$ - | \$ - | Included in Bridge & Roadway - Main Entrance |
| Mounments (Painting) | \$ - | \$ - | \$ 5,000 | \$ - | - |
| Mounments (Fountains Pumps/Motor Replacement) | \$ - | \$ - | \$ - | \$ 120,000 | See CIP for Detail |
| Landscaping | \$ 82,500 | \$ 79,363 | \$ 122,500 | \$ - | See CIP for Detail |
| Lighting - Entrance Berm | \$ - | \$ - | \$ - | \$ - | See CIP for Detail |
| Fence Replacement - Entrance Berm | \$ - | \$ - | \$ 15,000 | \$ - | See CIP for Detail |
| Contingencies & CEI | \$ - | \$ - | \$ - | \$ 20,400 | See CIP for Detail |
| Sub-Total: | \$ 438,828 | \$ 397,895 | \$ 589,615 | \$ 622,450 | |
| Reserves & Overall Contingencies: | | | | | |
| Long Term Capital Planning/Hurricane Cleanup/Restoration | \$ 127,230 | \$ - | \$ - | \$ 76,750 | Long Term Capital Planning Tool - in FY 2025 a complete analysis is needed to establish a reserve/capital improvement program for the long term stability of District |
| Contingencies | \$ - | \$ - | \$ - | \$ - | Moved to Departments |
| Debt Service | | | | | |
| Principal Repayment - Mandatory (Truist Loan) | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ - | Operating Loan Required to Fund Operatons -Repaid in Full in FY 24 |
| Interest Expense - Mandatory (Truist Loan) | \$ 12,200 | \$ 10,182 | \$ 10,182 | \$ - | Interest Expense - Operating Loan |
| Sub-Total: | \$ 512,200 | \$ 510,182 | \$ 510,182 | \$ - | |
| Other Fees and Charges | | | | | |
| Discounts on Early Payments | \$ 99,552 | \$ - | \$ 99,552 | \$ 87,379 | Discount on assessments for November early payment - 4% |
| Total Appropriations | \$ 2,345,056 | \$ 1,752,696 | \$ 2,543,097 | \$ 2,306,927 | |

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025

| Description | REVISED BUDGET FY 2024 | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget | Notes |
|--|------------------------------|-------------------------|---------------------------------------|----------------------------|--|
| Net Increase/(Decrease) in Fund Balance | | | \$ 60,637 | \$ 76,750 | Projected 2025 is Cash Added to meet operating needs plus Long Term Capital Planning |
| Components of Fund Balance | | | | | |
| Beginning - Projected Ending Fund Balance | \$ 211,538 | \$ 211,538 | \$ 211,538 | \$ 348,925 | |
| Reserved for Operations (2 Months) | N/A | N/A | N/A | \$ 371,696 | Reserved for Operations (2 Months) |
| Storm Event's/Unforseen Capital/Reserves/Future Operations | N/A | N/A | N/A | \$ (22,771) | Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2025) |
| Total Fund Balance | \$ 211,538 | N/A | \$ 272,175 | \$ 348,925 | |

Note: Based on Total Budget for FY 2024 - Cash Required to meet Operations Requirments for the 1st three Months:

| | | | | |
|--|--------------------|--------------------|--------------------|---|
| Assessment Rate: | \$ 1,679.74 | \$ 1,679.74 | \$ 1,845.00 | |
| CAP Rate - Adopted by Resolution 2022-6 | \$ 1,679.78 | \$ 1,679.78 | \$ 1,679.78 | Current Maximum Rate without sending mailed notices |
| CAP Rate - New Cap Rate For Fiscal 2026 on | | | \$ 2,214.00 | New Cap Rate after Adoption of FY 2025 Budget |
| Total Units Subject to Assessment: (Includes Hatcher) | 1184 | | 1184 | |

**Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025
Capital Plan - Fiscal Years 2025 - 2029**

| Description of Item | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|-------------------|-------------------|-------------------|--------------------------------------|------------------|------------------|-------------------|
| Stormwater Management Services | | | | | | | |
| Improvements to Water Quality | | | | | | | |
| Aerator/Fountain/Bubbler | \$ - | \$ - | \$ 23,000 | <i>Implementation after Analysis</i> | | | \$ - |
| Signage Replacements (Lakes/Perimeter) | | \$ 22,725 | \$ - | \$ - | \$ - | \$ - | \$ 22,725 |
| Littoral Shelf Plantings | \$ 10,000 | \$ 40,000 | \$ 40,000 | \$ 40,000 | \$ 30,000 | \$ 30,000 | \$ 194,000 |
| Sub-Total: | \$ 10,000 | \$ 62,725 | \$ 63,000 | \$ 40,000 | \$ 30,000 | \$ 30,000 | \$ 216,725 |
| Erosion Restoration | | | | | | | |
| Lake 1 (No Capital Required) | | | | | | | \$ - |
| Lake 2 | \$ 33,165 | | | | | | \$ - |
| Lake 3 | | \$ 19,058 | | | | | \$ 19,058 |
| Lake 4 (No Capital Required) | | | | | | | \$ - |
| Lake 5A | | | | \$ 3,465 | | | \$ 3,465 |
| Lake 5B (No Capital Required) | | | | | | | \$ - |
| Lake 6 | | | | \$ 1,485 | | | \$ 1,485 |
| Lake 7 | \$ 30,443 | | | | | | \$ - |
| Lake 8 | | | | \$ 1,485 | | | \$ 1,485 |
| Lake 9 | \$ 20,790 | | | | | | \$ - |
| Lake 10 (No Capital Required) | | | | | | | \$ - |
| Lake 11 | | \$ 5,198 | | | | | \$ 5,198 |
| Lake 12 | | | | | | | \$ - |
| Lake 13 | | | | \$ 15,098 | | | \$ 15,098 |
| Lake 14 | | \$ 21,780 | | | | | \$ 21,780 |
| Lake 15A | | \$ 22,770 | | | | | \$ 22,770 |
| Lake 15B (No Capital Required) | | | | | | | \$ - |
| Lake 16 | | | | \$ 8,910 | | | \$ 8,910 |
| Lake 17 | \$ 62,865 | | | | | | \$ - |
| Lake 18-19 | | \$ 22,176 | | | | | \$ 22,176 |
| Lake 20-21 | | | | \$ 11,385 | | | \$ 11,385 |
| Lake 22 | | | \$ 53,213 | | | | \$ 53,213 |
| Lake 23 | | | \$ 16,830 | | | | \$ 16,830 |
| Lake 24 (No Capital Required) | | | | | | | \$ - |
| Lake 25 | | | | \$ 12,870 | | | \$ 12,870 |
| Lake 26 (No Capital Required) | | | | | | | \$ - |
| Lake 27 (No Capital Required) | | | | | | | \$ - |
| Flow-Way | | | \$ 11,800 | | | | \$ 11,800 |
| Miscellaneous Repairs | | | \$ 20,000 | \$ 20,000 | \$ - | \$ - | \$ 40,000 |
| Sub-Total: | \$ 147,263 | \$ 90,982 | \$ 101,843 | \$ 74,698 | \$ - | \$ - | \$ 267,523 |
| Contingencies (7%) | \$ 10,308 | \$ 10,759 | \$ 11,539 | \$ 8,029 | \$ 2,100 | \$ 2,100 | \$ 33,897 |
| Construction Engineering (10%) | \$ 14,726 | \$ 15,371 | \$ 16,484 | \$ 11,470 | \$ 3,000 | \$ 3,000 | \$ 48,425 |
| Total - Stormwater Management System | \$ 182,297 | \$ 179,837 | \$ 192,866 | \$ 134,197 | \$ 35,100 | \$ 35,100 | \$ 566,570 |

In Fiscal Year 2025/2026, the District will authorize an analysis of the Lake Banks within the District to determine over the five year period from FY 2028 through FY 2032 a lake bank restoration

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2025
Capital Plan - Fiscal Years 2025 - 2029

| Description of Item | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| Internal and External Preserves | | | | | | | |
| Fencing and Gates | \$ 60,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 85,000 |
| Internal: Hazardous Tree Removal | \$ 4,000 | \$ 3,000 | \$ 2,000 | \$ 2,000 | \$ 3,500 | \$ 2,000 | \$ 21,500 |
| External: Hazardous Tree Removal | \$ 7,500 | \$ 2,500 | \$ 2,500 | \$ 2,500 | \$ 4,500 | \$ 3,500 | \$ 30,500 |
| Internal: Cleaning Out - Fire Prevention | \$ 2,500 | \$ 2,500 | \$ 10,000 | \$ 2,500 | \$ 7,500 | \$ 2,500 | \$ 42,500 |
| Exernal: - Cleaning Out - Fire Prevention | \$ 1,000 | \$ 1,000 | \$ 2,500 | \$ 1,000 | \$ 2,000 | \$ 1,000 | \$ 11,000 |
| Total - External Preserves | \$ 75,000 | \$ 9,000 | \$ 17,000 | \$ 8,000 | \$ 17,500 | \$ 9,000 | \$ 190,500 |
| Irrigation Pump Station | | | | | | | |
| Recharge Wells (Meter 2023 & Well 2024) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,000 |
| Backup Pump/Motor | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,000 |
| Backup Well Installation | \$ 45,000 | \$ 45,000 | \$ - | \$ 45,000 | \$ - | \$ - | \$ 135,000 |
| Pump Station Improvements | \$ - | \$ 110,000 | \$ 40,000 | \$ 40,000 | \$ 40,000 | \$ 40,000 | \$ 270,000 |
| Total - Irrigation Pump Station | \$ 45,000 | \$ 155,000 | \$ 40,000 | \$ 85,000 | \$ 40,000 | \$ 40,000 | \$ 433,000 |
| Community Entrance | | | | | | | |
| Bridge (Painting) | \$ - | \$ - | \$ - | \$ - | \$ 18,000 | \$ - | \$ 18,000 |
| Mounments (Painting) | \$ - | \$ - | \$ - | \$ - | \$ 5,000 | \$ - | \$ 5,000 |
| Mounments (Fountains Pumps/Motor Replacement) | \$ - | \$ 120,000 | \$ - | \$ - | \$ - | \$ - | \$ 120,000 |
| Landscaping | \$ 82,500 | \$ - | \$ 80,000 | \$ 57,500 | \$ 57,500 | \$ 57,500 | \$ 345,000 |
| Lighting - Entrance Berm | \$ - | \$ - | \$ 80,000 | \$ - | \$ - | \$ - | \$ 80,000 |
| Fence Replacement - Entrance Berm | \$ - | \$ - | \$ 80,000 | \$ - | \$ - | \$ - | \$ 80,000 |
| | | | | | | | \$ - |
| Contingencies (7%) | \$ - | \$ 8,400 | \$ 16,800 | \$ 4,025 | \$ 5,635 | \$ 4,025 | \$ 38,885 |
| Construction Engineering (10%) | \$ - | \$ 12,000 | \$ 24,000 | \$ 5,750 | \$ 8,050 | \$ 5,750 | \$ 55,550 |
| Total - Community Entrance | \$ 82,500 | \$ 140,400 | \$ 280,800 | \$ 67,275 | \$ 94,185 | \$ 67,275 | \$ 742,435 |
| Total - All Capital | \$ 384,797 | \$ 484,237 | \$ 530,666 | \$ 294,472 | \$ 186,785 | \$ 151,375 | \$ 1,932,505 |
| Cost Per Residentl Unit | \$ 338.00 | \$ 425.34 | \$ 466.13 | \$ 258.66 | \$ 164.07 | \$ 132.96 | |

**Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget
Fiscal Year 2025**

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|--|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Reserve Account | \$ 15,000 | \$ 15,987 | \$ 21,316 | \$ 19,185 |
| Revenue Account | \$ 9,000 | \$ 21,747 | \$ 28,996 | \$ 26,097 |
| Interest Account | \$ - | \$ 0 | \$ - | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 577,069 | \$ 546,698 | \$ 577,069 | \$ 577,069 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2013 Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 601,069 | \$ 584,432 | \$ 627,382 | \$ 622,350 |

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 135,000 \$ 135,000 \$ 135,000 \$ 145,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series A Bonds \$ 395,075 \$ 395,075 \$ 395,075 \$ 386,675

Other Fees and Charges

Fees/Discounts for Early Payment \$ 37,725 \$ - \$ 37,725 \$ 37,725

Total Expenditures and Other Uses **\$ 567,800** **\$ 530,075** **\$ 567,800** **\$ 569,400**

| | | | | |
|--|---------------------|---------------------|---------------------|---------------------|
| Net Increase/(Decrease) in Fund Balance | \$ 33,270 | \$ 54,357 | \$ 59,582 | \$ 52,951 |
| Fund Balance - Beginning | \$ 1,028,586 | \$ 1,028,586 | \$ 1,028,586 | \$ 1,088,168 |
| Fund Balance - Ending | \$ 1,061,855 | \$ 1,082,943 | \$ 1,088,168 | \$ 1,141,119 |

Restricted Fund Balance:

Reserve Account Requirement \$ 539,000

Restricted for November 1, 2025 Principal & Interest Payment \$ 346,163

Total - Restricted Fund Balance: **\$ 885,163**

Assessment Comparison

| Description | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
|---------------|-----------------|---------------------|---------------------|
| SF - 52' | 69 | \$ 1,229.38 | \$ 1,229.38 |
| SF - 62' | 82 | \$ 1,992.82 | \$ 1,992.82 |
| SF - 76' | 62 | \$ 3,282.90 | \$ 3,282.90 |
| SF - 90' | 7 | \$ 3,198.48 | \$ 3,198.48 |
| Multi-Family | 96 | \$ 1,071.89 | \$ 1,071.89 |
| Total: | 316 | | |

**Flow Way Community Development District
Debt Service Fund - Series 2013 Bonds - Budget**

| Description | Principal | Coupon Rate | Interest | Annual Debt Service | Part Outstanding |
|---------------------------|---------------------|--------------|---------------|---------------------|------------------|
| Par Amount Issued: | \$ 7,050,000 | 6.00% | | | |
| 11/1/2023 | \$ 135,000 | 6.00% | \$ 199,562.50 | | \$ 6,065,000 |
| 5/1/2024 | | | \$ 195,512.50 | \$ 530,075 | |
| 11/1/2024 | \$ 145,000 | 6.00% | \$ 195,512.50 | | \$ 5,920,000 |
| 5/1/2025 | | | \$ 191,162.50 | \$ 531,675 | |
| 11/1/2025 | \$ 155,000 | 6.00% | \$ 191,162.50 | | \$ 5,765,000 |
| 5/1/2026 | | | \$ 186,512.50 | \$ 532,675 | |
| 11/1/2026 | \$ 165,000 | 6.00% | \$ 186,512.50 | | \$ 5,600,000 |
| 5/1/2027 | | | \$ 181,562.50 | \$ 533,075 | |
| 11/1/2027 | \$ 175,000 | 6.00% | \$ 181,562.50 | | \$ 5,425,000 |
| 5/1/2028 | | | \$ 176,312.50 | \$ 532,875 | |
| 11/1/2028 | \$ 185,000 | 6.50% | \$ 176,312.50 | | \$ 5,240,000 |
| 5/1/2029 | | | \$ 170,300.00 | \$ 531,613 | |
| 11/1/2029 | \$ 195,000 | 6.50% | \$ 170,300.00 | | \$ 5,045,000 |
| 5/1/2030 | | | \$ 163,962.50 | \$ 529,263 | |
| 11/1/2030 | \$ 210,000 | 6.50% | \$ 163,962.50 | | \$ 4,835,000 |
| 5/1/2031 | | | \$ 157,137.50 | \$ 531,100 | |
| 11/1/2031 | \$ 220,000 | 6.50% | \$ 157,137.50 | | \$ 4,615,000 |
| 5/1/2032 | | | \$ 149,987.50 | \$ 527,125 | |
| 11/1/2032 | \$ 235,000 | 6.50% | \$ 149,987.50 | | \$ 4,380,000 |
| 5/1/2033 | | | \$ 142,350.00 | \$ 527,338 | |
| 11/1/2033 | \$ 250,000 | 6.50% | \$ 142,350.00 | | \$ 4,130,000 |
| 5/1/2034 | | | \$ 134,225.00 | \$ 526,575 | |
| 11/1/2034 | \$ 270,000 | 6.50% | \$ 134,225.00 | | \$ 3,860,000 |
| 5/1/2035 | | | \$ 125,450.00 | \$ 529,675 | |
| 11/1/2035 | \$ 285,000 | 6.50% | \$ 125,450.00 | | \$ 3,575,000 |
| 5/1/2036 | | | \$ 116,187.50 | \$ 526,638 | |
| 11/1/2036 | \$ 305,000 | 6.50% | \$ 116,187.50 | | \$ 3,270,000 |
| 5/1/2037 | | | \$ 106,275.00 | \$ 527,463 | |
| 11/1/2037 | \$ 325,000 | 6.50% | \$ 106,275.00 | | \$ 2,945,000 |
| 5/1/2038 | | | \$ 95,712.50 | \$ 526,988 | |
| 11/1/2038 | \$ 345,000 | 6.50% | \$ 95,712.50 | | \$ 2,600,000 |
| 5/1/2039 | | | \$ 84,500.00 | \$ 525,213 | |
| 11/1/2039 | \$ 370,000 | 6.50% | \$ 84,500.00 | | \$ 2,230,000 |
| 5/1/2040 | | | \$ 72,475.00 | \$ 526,975 | |
| 11/1/2040 | \$ 390,000 | 6.50% | \$ 72,475.00 | | \$ 1,840,000 |
| 5/1/2041 | | | \$ 59,800.00 | \$ 522,275 | |
| 11/1/2041 | \$ 415,000 | 6.50% | \$ 59,800.00 | | \$ 1,425,000 |
| 5/1/2042 | | | \$ 46,312.50 | \$ 521,113 | |
| 11/1/2042 | \$ 445,000 | 6.50% | \$ 46,312.50 | | \$ 980,000 |
| 5/1/2043 | | | \$ 31,850.00 | \$ 523,163 | |
| 11/1/2043 | \$ 475,000 | 6.50% | \$ 31,850.00 | | \$ 505,000 |
| 5/1/2044 | | | \$ 16,412.50 | \$ 523,263 | |
| 11/1/2044 | \$ 505,000 | 6.50% | \$ 16,412.50 | | |

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2025

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|---|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | | | | |
| Amount Required for 11/1/2016 Debt Service | \$ - | \$ - | \$ - | \$ - |
| Capitalized Interest Available | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Reserve Account | \$ 11,000 | \$ 7,250 | \$ 9,667 | \$ 8,701 |
| Revenue Account | \$ 7,500 | \$ 13,127 | \$ 17,502 | \$ 15,752 |
| Interest Account | \$ - | \$ - | \$ - | \$ - |
| Prepayment Account | \$ - | \$ 18 | \$ 23 | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 273,784 | \$ 259,346 | \$ 273,784 | \$ 273,784 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2015 Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 292,284 | \$ 279,741 | \$ 300,977 | \$ 298,236 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series A Bonds | \$ 80,000 | \$ 80,000 | \$ 80,000 | \$ 80,000 |
| Principal Debt Service - Early Redemptions | | | | |
| Series A Bonds | \$ - | \$ - | \$ - | \$ - |
| Interest Expense | | | | |
| Series A Bonds | \$ 162,844 | \$ 162,844 | \$ 162,844 | \$ 159,444 |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 17,911 | \$ - | \$ 17,911 | \$ 17,911 |
| Interfund Transfer Out | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures and Other Uses | \$ 260,755 | \$ 242,844 | \$ 260,755 | \$ 257,355 |

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2025**

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|--|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Net Increase/(Decrease) in Fund Balance | \$ 31,529 | \$ 36,897 | \$ 40,222 | \$ 40,881 |
| Fund Balance - Beginning | \$ 548,851 | \$ 548,851 | \$ 548,851 | \$ 589,073 |
| Fund Balance - Ending | <u>\$ 580,380</u> | <u>\$ 585,748</u> | <u>\$ 589,073</u> | <u>\$ 629,954</u> |

Restricted Fund Balance:

| | |
|--|--------------------------|
| Reserve Account Requirement | \$ 246,188 |
| Restricted for November 1, 2025 Debt Service | |
| Principal | \$ 85,000 |
| Interest | <u>\$ 78,872</u> |
| Total - Restricted Fund Balance: | <u><u>\$ 410,059</u></u> |

Assessment Comparison

| Description | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
|--------------------------------------|------------------|---------------------|------------------|
| SF - 52' | | | |
| Partial Phase buydown | 4 | \$ 1,313.66 | \$ 1,313.66 |
| Partial Phase buydown | 28 | \$ 1,492.80 | \$ 1,492.80 |
| Remaining Lots with Standard Buydown | 0 | | |
| Total: | <u>32</u> | | |
| SF - 76' | | | |
| Partial Phase buydown | 11 | \$ 3,745.36 | \$ 3,745.36 |
| Partial Phase buydown | 12 | \$ 3,901.42 | \$ 3,901.42 |
| Remaining Lots with Standard Buydown | 0 | | |
| Total: | <u>23</u> | | |
| SF - 90' | 18 | \$ 3,866.11 | \$ 3,866.11 |
| SF - 100' | 17 | \$ 4,066.15 | \$ 4,066.15 |
| Total: All Lots | <u>90</u> | | N/A |

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget**

| Description | Prepayment | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|--------------------|------------|--------------|-------------|---------------|---------------------|----------------------|
| Par Amount Issued: | | \$ 3,950,000 | | | | |
| 11/1/2015 | | | | \$ 111,776.84 | | |
| 5/1/2016 | | | | \$ 99,603.13 | \$ 211,380 | |
| 11/1/2016 | | \$ 65,000 | 4.250% | \$ 99,603.13 | | \$ 3,885,000 |
| 5/1/2017 | \$ 260,000 | | | \$ 97,328.13 | \$ 261,931 | |
| 11/1/2017 | | \$ 65,000 | 4.250% | \$ 97,328.13 | | \$ 3,560,000 |
| 5/1/2018 | \$ 20,000 | | | \$ 95,946.88 | \$ 258,275 | |
| 11/1/2018 | | \$ 60,000 | 4.250% | \$ 89,756.25 | | \$ 3,480,000 |
| 5/1/2019 | | | | \$ 88,462.50 | \$ 238,219 | |
| 11/1/2019 | | \$ 70,000 | 4.250% | \$ 88,462.50 | | \$ 3,410,000 |
| 5/1/2020 | | | | \$ 86,975.00 | \$ 245,438 | |
| 11/1/2020 | | \$ 70,000 | 4.250% | \$ 86,975.00 | | \$ 3,340,000 |
| 5/1/2021 | | | | \$ 85,487.50 | \$ 242,463 | |
| 11/1/2021 | | \$ 70,000 | 4.250% | \$ 85,487.50 | | \$ 3,270,000 |
| 5/1/2022 | | | | \$ 84,000.00 | \$ 239,488 | |
| 11/1/2022 | | \$ 75,000 | 4.250% | \$ 84,000.00 | | \$ 3,195,000 |
| 5/1/2023 | \$ 5,000 | | | \$ 82,406.25 | \$ 241,406 | |
| 11/1/2023 | | \$ 80,000 | 4.250% | \$ 82,271.88 | | \$ 3,115,000 |
| 5/1/2024 | | | | \$ 80,571.88 | \$ 242,844 | |
| 11/1/2024 | | \$ 80,000 | 4.250% | \$ 80,571.88 | | \$ 3,035,000 |
| 5/1/2025 | | | | \$ 78,871.88 | \$ 239,444 | |
| 11/1/2025 | | \$ 85,000 | 4.250% | \$ 78,871.88 | | \$ 2,950,000 |
| 5/1/2026 | | | | \$ 77,065.63 | \$ 240,938 | |
| 11/1/2026 | | \$ 90,000 | 5.000% | \$ 77,065.63 | | \$ 2,860,000 |
| 5/1/2027 | | | | \$ 74,815.63 | \$ 241,881 | |
| 11/1/2027 | | \$ 95,000 | 5.000% | \$ 74,815.63 | | \$ 2,765,000 |
| 5/1/2028 | | | | \$ 72,440.63 | \$ 242,256 | |
| 11/1/2028 | | \$ 95,000 | 5.000% | \$ 72,440.63 | | \$ 2,670,000 |
| 5/1/2029 | | | | \$ 70,065.63 | \$ 237,506 | |
| 11/1/2029 | | \$ 100,000 | 5.000% | \$ 70,065.63 | | \$ 2,570,000 |
| 5/1/2030 | | | | \$ 67,565.63 | \$ 237,631 | |
| 11/1/2030 | | \$ 105,000 | 5.000% | \$ 67,565.63 | | \$ 2,465,000 |
| 5/1/2031 | | | | \$ 64,940.63 | \$ 237,506 | |
| 11/1/2031 | | \$ 115,000 | 5.000% | \$ 64,940.63 | | \$ 2,350,000 |
| 5/1/2032 | | | | \$ 62,065.63 | \$ 242,006 | |
| 11/1/2032 | | \$ 120,000 | 5.000% | \$ 62,065.63 | | \$ 2,230,000 |
| 5/1/2033 | | | | \$ 59,065.63 | \$ 241,131 | |
| 11/1/2033 | | \$ 125,000 | 5.000% | \$ 59,065.63 | | \$ 2,105,000 |
| 5/1/2034 | | | | \$ 55,940.63 | \$ 240,006 | |
| 11/1/2034 | | \$ 130,000 | 5.000% | \$ 55,940.63 | | \$ 1,975,000 |
| 5/1/2035 | | | | \$ 52,690.63 | \$ 238,631 | |
| 11/1/2035 | | \$ 135,000 | 5.000% | \$ 52,690.63 | | \$ 1,840,000 |
| 5/1/2036 | | | | \$ 49,315.63 | \$ 237,006 | |
| 11/1/2036 | | \$ 145,000 | 5.375% | \$ 49,315.63 | | \$ 1,695,000 |
| 5/1/2037 | | | | \$ 45,418.75 | \$ 239,734 | |
| 11/1/2037 | | \$ 150,000 | 5.375% | \$ 45,418.75 | | \$ 1,545,000 |
| 5/1/2038 | | | | \$ 41,387.50 | \$ 236,806 | |
| 11/1/2038 | | \$ 160,000 | 5.375% | \$ 41,387.50 | | \$ 1,385,000 |

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget**

| Description | Prepayment | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|-------------|------------|------------|-------------|--------------|---------------------|----------------------|
| 5/1/2039 | | | | \$ 37,087.50 | \$ 238,475 | |
| 11/1/2039 | | \$ 170,000 | 5.375% | \$ 37,087.50 | | \$ 1,215,000 |
| 5/1/2040 | | | | \$ 32,518.75 | \$ 239,606 | |
| 11/1/2040 | | \$ 175,000 | 5.375% | \$ 32,518.75 | | \$ 1,040,000 |
| 5/1/2041 | | | | \$ 27,815.63 | \$ 235,334 | |
| 11/1/2041 | | \$ 185,000 | 5.375% | \$ 27,815.63 | | \$ 855,000 |
| 5/1/2042 | | | | \$ 22,843.75 | \$ 235,659 | |
| 11/1/2042 | | \$ 195,000 | 5.375% | \$ 22,843.75 | | \$ 660,000 |
| 5/1/2043 | | | | \$ 17,603.13 | \$ 235,447 | |
| 11/1/2043 | | \$ 205,000 | 5.375% | \$ 17,603.13 | | \$ 455,000 |
| 5/1/2044 | | | | \$ 12,093.75 | \$ 234,697 | |
| 11/1/2043 | | \$ 220,000 | 5.375% | \$ 12,093.75 | | \$ 235,000 |
| 5/1/2044 | | | | \$ 6,181.25 | \$ 238,275 | |
| 11/1/2044 | | \$ 230,000 | 5.375% | \$ 6,181.25 | | |

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2025

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|--|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | |
| Interest Income | | | | |
| Reserve Account | \$ 7,000 | \$ 4,742 | \$ 6,322 | \$ 5,690 |
| Revenue Account | \$ 3,500 | \$ 8,183 | \$ 10,911 | \$ 9,820 |
| Interest Account | \$ - | \$ 109 | \$ 146 | \$ - |
| Special Assessment Revenue | - | | | - |
| Special Assessment - On-Roll | \$ 231,388 | \$ 219,166 | \$ 231,388 | \$ 231,388 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2015 Phase IV Issuance Proceeds | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 241,888 | \$ 232,200 | \$ 248,767 | \$ 246,898 |

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 60,000 \$ 60,000 \$ 60,000 \$ 65,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ - \$ - \$ -

Interest Expense

Series A Bonds \$ 147,756 \$ 147,756 \$ 147,756 \$ 144,553

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 15,046 \$ - \$ 15,046 \$ 15,046

Interfund Transfer Out \$ - \$ - \$ - \$ -

Total Expenditures and Other Uses \$ **222,802** \$ **207,756** \$ **222,802** \$ **224,599**

Net Increase/(Decrease) in Fund Balance \$ 19,086 \$ 24,444 \$ 25,965 \$ 22,298

Fund Balance - Beginning \$ 346,521 \$ 346,521 \$ 346,521 \$ 372,486

Fund Balance - Ending \$ **365,607** \$ **370,965** \$ **372,486** \$ **394,784**

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2025 Debt Service

Principal \$ 70,000

Interest \$ 71,444

Total - Restricted Fund Balance: \$ **303,373**

| Assessment Comparison | | | |
|-----------------------|-----------------|---------------------|------------------|
| Description | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
| SF - 52' | 50 | \$ 1,398.88 | \$ 1,398.88 |
| SF - 62' | 31 | \$ 2,184.02 | \$ 2,184.02 |
| MF - Esplanade | 30 | \$ 1,178.68 | \$ 1,178.68 |
| MF - Vercelli | 56 | \$ 1,017.51 | \$ 1,017.51 |
| Total: | 167 | | |

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget

| Description | Prepayment | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|--------------------|------------|--------------|-------------|--------------|---------------------|----------------------|
| Par Amount Issued: | | \$ 3,190,000 | | | | |
| 5/1/2016 | | | | \$ 65,365.40 | | |
| 11/1/2016 | | | | \$ 82,278.13 | \$ 147,644 | |
| 5/1/2017 | | | 5.375% | \$ 82,278.13 | | |
| 11/1/2017 | \$ 50,000 | | | \$ 82,278.13 | \$ 214,556 | \$ 3,140,000 |
| 5/1/2018 | | | 5.375% | \$ 81,278.13 | | |
| 11/1/2018 | \$ 50,000 | | | \$ 81,278.13 | \$ 212,556 | \$ 3,090,000 |
| 5/1/2019 | | | 5.375% | \$ 80,278.13 | | |
| 11/1/2019 | \$ 55,000 | | | \$ 80,278.13 | \$ 215,556 | \$ 3,035,000 |
| 5/1/2020 | | | 5.375% | \$ 79,178.13 | | |
| 11/1/2020 | \$ 20,000 | \$ 55,000 | | \$ 79,178.13 | \$ 213,356 | \$ 2,960,000 |
| 5/1/2021 | \$ 5,000 | | 5.375% | \$ 77,546.88 | | |
| 11/1/2021 | | \$ 55,000 | | \$ 77,546.88 | \$ 210,094 | \$ 2,900,000 |
| 5/1/2022 | | | 5.375% | \$ 76,446.88 | | |
| 11/1/2022 | \$ 60,000 | | | \$ 76,446.88 | \$ 212,894 | \$ 2,840,000 |
| 5/1/2023 | \$ 5,000 | | 5.375% | \$ 74,909.38 | | |
| 11/1/2023 | | \$ 60,000 | | \$ 74,646.88 | \$ 209,556 | \$ 2,775,000 |
| 5/1/2024 | | | 5.375% | \$ 73,109.38 | | |
| 11/1/2024 | \$ 65,000 | | | \$ 73,109.38 | \$ 211,219 | \$ 2,710,000 |
| 5/1/2025 | | | 5.375% | \$ 71,443.75 | | |
| 11/1/2025 | \$ 70,000 | | | \$ 71,443.75 | \$ 212,888 | \$ 2,640,000 |
| 5/1/2026 | | | 5.375% | \$ 69,650.00 | | |
| 11/1/2026 | \$ 70,000 | | | \$ 69,650.00 | \$ 209,300 | \$ 2,570,000 |
| 5/1/2027 | | | 5.375% | \$ 67,856.25 | | |
| 11/1/2027 | \$ 75,000 | | | \$ 67,856.25 | \$ 210,713 | \$ 2,495,000 |
| 5/1/2028 | | | 5.375% | \$ 65,934.38 | | |
| 11/1/2028 | \$ 80,000 | | | \$ 65,934.38 | \$ 211,869 | \$ 2,415,000 |
| 5/1/2029 | | | 5.375% | \$ 63,884.38 | | |
| 11/1/2029 | \$ 85,000 | | | \$ 63,884.38 | \$ 212,769 | \$ 2,330,000 |
| 5/1/2030 | | | 5.375% | \$ 61,706.25 | | |
| 11/1/2030 | \$ 90,000 | | | \$ 61,706.25 | \$ 213,413 | \$ 2,240,000 |
| 5/1/2031 | | | 5.375% | \$ 59,400.00 | | |
| 11/1/2031 | \$ 95,000 | | | \$ 59,400.00 | \$ 213,800 | \$ 2,145,000 |
| 5/1/2032 | | | 5.375% | \$ 56,965.63 | | |
| 11/1/2032 | \$ 100,000 | | | \$ 56,965.63 | \$ 213,931 | \$ 2,045,000 |
| 5/1/2033 | | | 5.375% | \$ 54,403.13 | | |
| 11/1/2033 | \$ 100,000 | | | \$ 54,403.13 | \$ 208,806 | \$ 1,945,000 |
| 5/1/2034 | | | 5.375% | \$ 51,840.63 | | |
| 11/1/2034 | \$ 110,000 | | | \$ 51,840.63 | \$ 213,681 | \$ 1,835,000 |
| 5/1/2035 | | | 5.375% | \$ 49,021.88 | | |
| 11/1/2035 | \$ 115,000 | | | \$ 49,021.88 | \$ 213,044 | \$ 1,720,000 |
| 5/1/2036 | | | 5.375% | \$ 46,075.00 | | |
| 11/1/2036 | \$ 120,000 | | | \$ 46,075.00 | \$ 212,150 | \$ 1,600,000 |
| 5/1/2037 | | | 5.375% | \$ 43,000.00 | | |
| 11/1/2037 | \$ 125,000 | | | \$ 43,000.00 | \$ 211,000 | \$ 1,475,000 |
| 5/1/2038 | | | 5.375% | \$ 39,640.63 | | |
| 11/1/2038 | \$ 130,000 | | | \$ 39,640.63 | \$ 209,281 | \$ 1,345,000 |
| 5/1/2039 | | | 5.375% | \$ 36,146.88 | | |

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget**

| Description | Prepayment | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|-------------|------------|------------|-------------|--------------|---------------------|----------------------|
| 11/1/2039 | | \$ 140,000 | | \$ 36,146.88 | \$ 212,294 | \$ 1,205,000 |
| 5/1/2040 | | | 5.375% | \$ 32,384.38 | | |
| 11/1/2040 | \$ | 145,000 | | \$ 32,384.38 | \$ 209,769 | \$ 1,060,000 |
| 5/1/2041 | | | 5.375% | \$ 28,487.50 | | |
| 11/1/2041 | \$ | 155,000 | | \$ 28,487.50 | \$ 211,975 | \$ 905,000 |
| 5/1/2042 | | | 5.375% | \$ 24,321.88 | | |
| 11/1/2042 | \$ | 165,000 | | \$ 24,321.88 | \$ 213,644 | \$ 740,000 |
| 5/1/2043 | | | 5.375% | \$ 19,887.50 | | |
| 11/1/2043 | \$ | 170,000 | | \$ 19,887.50 | \$ 209,775 | \$ 570,000 |
| 5/1/2044 | | | 5.375% | \$ 15,318.75 | | |
| 11/1/2044 | \$ | 180,000 | | \$ 15,318.75 | \$ 210,638 | \$ 390,000 |
| 5/1/2045 | | | 5.375% | \$ 10,481.25 | | |
| 11/1/2045 | \$ | 190,000 | | \$ 10,481.25 | \$ 210,963 | \$ 200,000 |
| 5/1/2046 | | | 5.375% | \$ 5,375.00 | | |
| 11/1/2046 | \$ | 200,000 | | \$ 5,375.00 | \$ 210,750 | \$ - |

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2025

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|--|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | | | | |
| Interest Income | | | | |
| Reserve Account | \$ 8,000 | \$ 5,175 | \$ 6,901 | \$ 6,211 |
| Revenue Account | \$ 6,000 | \$ 12,129 | \$ 16,171 | \$ 14,554 |
| Interest Account | \$ - | \$ 0 | \$ - | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 374,564 | \$ 354,724 | \$ 374,564 | \$ 374,564 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 388,564 | \$ 372,028 | \$ 397,636 | \$ 395,329 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series A Bonds | \$ 110,000 | \$ 110,000 | \$ 110,000 | \$ 115,000 |
| Principal Debt Service - Early Redemptions | | | | |
| Series A Bonds | \$ - | \$ - | \$ - | \$ - |
| Interest Expense | | | | |
| Series A Bonds | \$ 232,000 | \$ 232,000 | \$ 232,000 | \$ 226,863 |
| Other Uses of Funds | | | | |
| Amount Available in Capitalized Interest | | | | |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 24,504 | \$ - | \$ 24,504 | \$ 24,504 |
| Interfund Transfer Out | | \$ (2,325) | \$ (2,325) | |
| Total Expenditures and Other Uses | \$ 366,504 | \$ 339,675 | \$ 364,179 | \$ 366,367 |
| Net Increase/(Decrease) in Fund Balance | \$ 22,060 | \$ 32,353 | \$ 33,457 | \$ 28,963 |
| Fund Balance - Beginning | \$ 452,770 | \$ 452,770 | \$ 452,770 | \$ 486,227 |
| Fund Balance - Ending | \$ 474,830 | \$ 485,123 | \$ 486,227 | \$ 515,189 |

Restricted Fund Balance:

| | |
|--|-------------------|
| Reserve Account Requirement | \$ 174,589 |
| Restricted for November 1, 2025 Debt Service | |
| Principal | \$ 120,000 |
| Interest | \$ 112,181 |
| Total - Restricted Fund Balance: | \$ 406,769 |

| Assessment Comparison | | | |
|-----------------------|-----------------|---------------------|---------------------|
| Description | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
| SF - 52' | 90 | \$ 1,440.78 | \$ 1,440.78 |
| SF - 62' | 52 | \$ 2,176.05 | \$ 2,176.05 |
| SF - 76' | 24 | \$ 3,538.95 | \$ 3,538.95 |
| MF - Vercelli | 46 | \$ 1,017.51 | \$ 1,017.51 |
| Total: | 212 | N/A | N/A |

**Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

| Description | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|---------------------------|---------------------|-------------|---------------|---------------------|----------------------|
| Par Amount Issued: | \$ 5,425,000 | | | | |
| 5/1/2017 | | 3.400% | \$ 108,235.61 | | |
| 11/1/2017 | \$ 110,000 | | \$ 128,173.75 | \$ 346,409 | \$ 5,315,000 |
| 5/1/2018 | | 3.400% | \$ 126,303.75 | | |
| 11/1/2018 | \$ 95,000 | | \$ 126,303.75 | \$ 347,608 | \$ 5,220,000 |
| 5/1/2019 | | 3.400% | \$ 124,688.75 | | |
| 11/1/2019 | \$ 95,000 | | \$ 124,688.75 | \$ 344,378 | \$ 5,125,000 |
| 5/1/2020 | | 3.400% | \$ 123,073.75 | | |
| 11/1/2020 | \$ 100,000 | | \$ 123,073.75 | \$ 346,148 | \$ 5,025,000 |
| 5/1/2021 | | 3.400% | \$ 121,373.75 | | |
| 11/1/2021 | \$ 105,000 | | \$ 121,373.75 | \$ 347,748 | \$ 4,920,000 |
| 5/1/2022 | | 3.400% | \$ 119,588.75 | | |
| 11/1/2022 | \$ 110,000 | | \$ 119,588.75 | \$ 349,178 | \$ 4,810,000 |
| 5/1/2023 | | 4.350% | \$ 117,196.25 | | |
| 11/1/2023 | \$ 110,000 | | \$ 117,196.25 | \$ 344,393 | \$ 4,700,000 |
| 5/1/2024 (8/1/24 prepay) | \$ 5,000 | 4.350% | \$ 114,803.75 | | |
| 11/1/2024 | \$ 115,000 | | \$ 114,681.88 | \$ 344,486 | \$ 4,580,000 |
| 5/1/2025 | | 4.350% | \$ 112,180.63 | | |
| 11/1/2025 | \$ 120,000 | | \$ 112,180.63 | \$ 344,361 | \$ 4,460,000 |
| 5/1/2026 | | 4.350% | \$ 109,570.63 | | |
| 11/1/2026 | \$ 125,000 | | \$ 109,570.63 | \$ 344,141 | \$ 4,335,000 |
| 5/1/2027 | | 4.350% | \$ 106,851.88 | | |
| 11/1/2027 | \$ 135,000 | | \$ 106,851.88 | \$ 348,704 | \$ 4,200,000 |
| 5/1/2028 | | 4.350% | \$ 103,915.63 | | |
| 11/1/2028 | \$ 140,000 | | \$ 103,915.63 | \$ 347,831 | \$ 4,060,000 |
| 5/1/2029 | | 4.875% | \$ 100,503.13 | | |
| 11/1/2029 | \$ 145,000 | | \$ 100,503.13 | \$ 346,006 | \$ 3,915,000 |
| 5/1/2030 | | 4.875% | \$ 96,968.75 | | |
| 11/1/2030 | \$ 150,000 | | \$ 96,968.75 | \$ 343,938 | \$ 3,765,000 |
| 5/1/2031 | | 4.875% | \$ 93,312.50 | | |
| 11/1/2031 | \$ 160,000 | | \$ 93,312.50 | \$ 346,625 | \$ 3,605,000 |
| 5/1/2032 | | 4.875% | \$ 89,412.50 | | |
| 11/1/2032 | \$ 165,000 | | \$ 89,412.50 | \$ 343,825 | \$ 3,440,000 |
| 5/1/2033 | | 4.875% | \$ 85,390.63 | | |
| 11/1/2033 | \$ 175,000 | | \$ 85,390.63 | \$ 345,781 | \$ 3,265,000 |
| 5/1/2034 | | 4.875% | \$ 81,125.00 | | |
| 11/1/2034 | \$ 185,000 | | \$ 81,125.00 | \$ 347,250 | \$ 3,080,000 |
| 5/1/2035 | | 4.875% | \$ 76,615.63 | | |
| 11/1/2035 | \$ 195,000 | | \$ 76,615.63 | \$ 348,231 | \$ 2,885,000 |
| 5/1/2036 | | 4.875% | \$ 71,862.50 | | |
| 11/1/2036 | \$ 205,000 | | \$ 71,862.50 | \$ 348,725 | \$ 2,680,000 |
| 5/1/2037 | | 4.875% | \$ 66,865.63 | | |
| 11/1/2037 | \$ 215,000 | | \$ 66,865.63 | \$ 348,731 | \$ 2,465,000 |
| 5/1/2038 | | 4.875% | \$ 61,625.00 | | |
| 11/1/2038 | \$ 225,000 | | \$ 61,625.00 | \$ 348,250 | \$ 2,240,000 |
| 5/1/2039 | | 5.000% | \$ 56,000.00 | | |
| 11/1/2039 | \$ 235,000 | | \$ 56,000.00 | \$ 347,000 | \$ 2,005,000 |
| 5/1/2040 | | 5.000% | \$ 50,125.00 | | |

**Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget**

| Description | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|-------------|------------|----------------|--------------|---------------------|-------------------------|
| 11/1/2040 | \$ 245,000 | | \$ 50,125.00 | \$ 345,250 | \$ 1,760,000 |
| 5/1/2041 | | 5.000% | \$ 44,000.00 | | |
| 11/1/2041 | \$ 260,000 | | \$ 44,000.00 | \$ 348,000 | \$ 1,500,000 |
| 5/1/2042 | | 5.000% | \$ 37,500.00 | | |
| 11/1/2042 | \$ 270,000 | | \$ 37,500.00 | \$ 345,000 | \$ 1,230,000 |
| 5/1/2043 | | 5.000% | \$ 30,750.00 | | |
| 11/1/2043 | \$ 285,000 | | \$ 30,750.00 | \$ 346,500 | \$ 945,000 |
| 5/1/2044 | | 5.000% | \$ 23,625.00 | | |
| 11/1/2044 | \$ 300,000 | | \$ 23,625.00 | \$ 347,250 | \$ 645,000 |
| 5/1/2045 | | 5.000% | \$ 16,125.00 | | |
| 11/1/2045 | \$ 315,000 | | \$ 16,125.00 | \$ 347,250 | \$ 330,000 |
| 5/1/2046 | | 5.000% | \$ 8,250.00 | | |
| 11/1/2046 | \$ 330,000 | | \$ 8,250.00 | \$ 346,500 | \$ - |

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2025

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|--|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | | | | |
| Interest Income | | | | |
| Reserve Account | \$ 3,500 | \$ 3,509 | \$ 4,679 | \$ 4,211 |
| Revenue Account | \$ 3,500 | \$ 7,864 | \$ 10,485 | \$ 9,437 |
| Interest Account | \$ - | - | \$ - | \$ - |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 254,231 | \$ 240,677 | \$ 254,231 | \$ 254,231 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Debt Proceeds | | | | |
| Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 261,231 | \$ 252,050 | \$ 269,395 | \$ 267,878 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | | | | |
| Series A Bonds | \$ 75,000 | \$ 75,000 | \$ 75,000 | \$ 75,000 |
| Principal Debt Service - Early Redemptions | | | | |
| Series A Bonds | \$ - | \$ - | \$ - | \$ - |
| Interest Expense | | | | |
| Series A Bonds | \$ 159,213 | \$ 159,213 | \$ 159,213 | \$ 156,400 |
| Other Uses of Funds | | | | |
| Amount Available in Capitalized Interest | | | | |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 16,632 | \$ - | \$ 16,632 | \$ 16,632 |
| Interfund Transfer Out | | \$ 1,894 | \$ 1,894 | |
| Total Expenditures and Other Uses | \$ 250,844 | \$ 236,107 | \$ 252,739 | \$ 248,032 |
| Net Increase/(Decrease) in Fund Balance | \$ 10,386 | \$ 15,943 | \$ 16,656 | \$ 19,846 |
| Fund Balance - Beginning | \$ 299,435 | \$ 299,435 | \$ 299,435 | \$ 316,091 |
| Fund Balance - Ending | \$ 309,821 | \$ 315,378 | \$ 316,091 | \$ 335,937 |

Restricted Fund Balance:

| | |
|--|-------------------|
| Reserve Account Requirement | \$ 118,375 |
| Restricted for November 1, 2025 Debt Service | |
| Principal | \$ 80,000 |
| Interest | \$ 77,450 |
| Total - Restricted Fund Balance: | \$ 275,825 |

| Assessment Comparison | | | |
|-----------------------|-----------------|---------------------|------------------|
| Description | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
| SF - 52' | 2 | \$ 1,782.60 | \$ 1,782.60 |
| SF - 62' | 44 | \$ 2,690.48 | \$ 2,690.48 |
| SF - 76' | 25 | \$ 4,425.12 | \$ 4,425.12 |
| MF - Esplanade | 14 | \$ 1,370.23 | \$ 1,370.23 |
| MF - Vercelli | 2 | \$ 1,236.39 | \$ 1,236.39 |
| Total: | 87 | | |

**Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

| Description | Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|--------------------|-------------|--------------|-------------|--------------|---------------------|----------------------|
| Par Amount Issued: | | \$ 3,665,000 | | | | |
| 5/1/2018 | | | | \$ 70,069.86 | | |
| 11/1/2018 | \$ 80,000 | | 3.500% | \$ 86,387.50 | \$ 236,457 | \$ 3,585,000 |
| 5/1/2019 | | | | \$ 84,987.50 | | |
| 11/1/2019 | \$ 65,000 | | 3.500% | \$ 84,987.50 | \$ 234,975 | \$ 3,520,000 |
| 5/1/2020 | | | | \$ 83,850.00 | | |
| 11/1/2020 | \$ 65,000 | | 3.500% | \$ 83,850.00 | \$ 232,700 | \$ 3,455,000 |
| 5/1/2021 | | | | \$ 82,712.50 | | |
| 11/1/2021 | \$ 70,000 | | 3.500% | \$ 82,712.50 | \$ 235,425 | \$ 3,385,000 |
| 5/1/2022 | | | | \$ 81,487.50 | | |
| 11/1/2022 | \$ 70,000 | | 3.500% | \$ 81,487.50 | \$ 232,975 | \$ 3,315,000 |
| 5/1/2023 | | | | \$ 80,262.50 | | |
| 11/1/2023 | \$ 75,000 | | 3.500% | \$ 80,262.50 | \$ 235,525 | \$ 3,240,000 |
| 5/1/2024 | | | | \$ 78,950.00 | | |
| 11/1/2024 | \$ 75,000 | | 4.000% | \$ 78,950.00 | \$ 232,900 | \$ 3,165,000 |
| 5/1/2025 | | | | \$ 77,450.00 | | |
| 11/1/2025 | \$ 80,000 | | 4.000% | \$ 77,450.00 | \$ 234,900 | \$ 3,085,000 |
| 5/1/2026 | | | | \$ 75,850.00 | | |
| 11/1/2026 | \$ 80,000 | | 4.000% | \$ 75,850.00 | \$ 231,700 | \$ 3,005,000 |
| 5/1/2027 | | | | \$ 74,250.00 | | |
| 11/1/2027 | \$ 85,000 | | 4.000% | \$ 74,250.00 | \$ 233,500 | \$ 2,920,000 |
| 5/1/2028 | | | | \$ 72,550.00 | | |
| 11/1/2028 | \$ 90,000 | | 4.000% | \$ 72,550.00 | \$ 235,100 | \$ 2,830,000 |
| 5/1/2029 | | | | \$ 70,750.00 | | |
| 11/1/2029 | \$ 95,000 | | 5.000% | \$ 70,750.00 | \$ 236,500 | \$ 2,735,000 |
| 5/1/2030 | | | | \$ 68,375.00 | | |
| 11/1/2030 | \$ 95,000 | | 5.000% | \$ 68,375.00 | \$ 231,750 | \$ 2,640,000 |
| 5/1/2031 | | | | \$ 66,000.00 | | |
| 11/1/2031 | \$ 100,000 | | 5.000% | \$ 66,000.00 | \$ 232,000 | \$ 2,540,000 |
| 5/1/2032 | | | | \$ 63,500.00 | | |
| 11/1/2032 | \$ 105,000 | | 5.000% | \$ 63,500.00 | \$ 232,000 | \$ 2,435,000 |
| 5/1/2033 | | | | \$ 60,875.00 | | |
| 11/1/2033 | \$ 115,000 | | 5.000% | \$ 60,875.00 | \$ 236,750 | \$ 2,320,000 |
| 5/1/2034 | | | | \$ 58,000.00 | | |
| 11/1/2034 | \$ 120,000 | | 5.000% | \$ 58,000.00 | \$ 236,000 | \$ 2,200,000 |
| 5/1/2035 | | | | \$ 55,000.00 | | |
| 11/1/2035 | \$ 125,000 | | 5.000% | \$ 55,000.00 | \$ 235,000 | \$ 2,075,000 |
| 5/1/2036 | | | | \$ 51,875.00 | | |
| 11/1/2036 | \$ 130,000 | | 5.000% | \$ 51,875.00 | \$ 233,750 | \$ 1,945,000 |
| 5/1/2037 | | | | \$ 48,625.00 | | |
| 11/1/2037 | \$ 135,000 | | 5.000% | \$ 48,625.00 | \$ 232,250 | \$ 1,810,000 |
| 5/1/2038 | | | | \$ 45,250.00 | | |
| 11/1/2038 | \$ 145,000 | | 5.000% | \$ 45,250.00 | \$ 235,500 | \$ 1,665,000 |
| 5/1/2039 | | | | \$ 41,625.00 | | |
| 11/1/2039 | \$ 150,000 | | 5.000% | \$ 41,625.00 | \$ 233,250 | \$ 1,515,000 |

**Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget**

| Description | Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|-------------|-------------|-----------|-------------|--------------|---------------------|----------------------|
| 5/1/2040 | | | | \$ 37,875.00 | | |
| 11/1/2040 | \$ | 160,000 | 5.000% | \$ 37,875.00 | \$ 235,750 | \$ 1,355,000 |
| 5/1/2041 | | | | \$ 33,875.00 | | |
| 11/1/2041 | \$ | 165,000 | 5.000% | \$ 33,875.00 | \$ 232,750 | \$ 1,190,000 |
| 5/1/2042 | | | | \$ 29,750.00 | | |
| 11/1/2042 | \$ | 175,000 | 5.000% | \$ 29,750.00 | \$ 234,500 | \$ 1,015,000 |
| 5/1/2043 | | | | \$ 25,375.00 | | |
| 11/1/2043 | \$ | 185,000 | 5.000% | \$ 25,375.00 | \$ 235,750 | \$ 830,000 |
| 5/1/2044 | | | | \$ 20,750.00 | | |
| 11/1/2044 | \$ | 195,000 | 5.000% | \$ 20,750.00 | \$ 236,500 | \$ 635,000 |
| 5/1/2045 | | | | \$ 15,875.00 | | |
| 11/1/2045 | \$ | 200,000 | 5.000% | \$ 15,875.00 | \$ 231,750 | \$ 435,000 |
| 5/1/2046 | | | | \$ 10,875.00 | | |
| 11/1/2046 | \$ | 210,000 | 5.000% | \$ 10,875.00 | \$ 231,750 | \$ 225,000 |
| 5/1/2047 | | | | \$ 5,625.00 | | |
| 11/1/2047 | \$ | 225,000 | 5.000% | \$ 5,625.00 | \$ 236,250 | \$ - |

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2025

| Description | Fiscal Year 2024 Budget | Actual At 06/30/2024 | Anticipated Year End 09/30/2024 | Fiscal Year 2025 Budget |
|--|----------------------------|-------------------------|---------------------------------------|----------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | | | | |
| Capitalized Interest | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Reserve Account | \$ 5,000 | \$ 10,100 | \$ 13,466 | \$ 12,119 |
| Revenue Account | \$ 8,000 | \$ 17,814 | \$ 23,752 | \$ 21,377 |
| Interest Account | \$ - | \$ 172 | \$ 229 | \$ 206 |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 551,562 | \$ 522,346 | \$ 551,562 | \$ 551,562 |
| Special Assessment - Off-Roll | \$ - | \$ - | \$ - | \$ - |
| Special Assessment - Prepayment | \$ - | \$ - | \$ - | \$ - |
| Intrafund Transfers In | | | | |
| Transfer from Sub-Construction(Hatcher) | \$ - | \$ - | \$ - | \$ - |
| Total Revenue & Other Sources | \$ 564,562 | \$ 550,431 | \$ 589,009 | \$ 585,264 |

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 175,000 \$ 175,000 \$ 175,000 \$ 180,000

Principal Debt Service - Early Redemptions

Series A Bonds \$ - \$ 5,000 \$ 5,000 \$ -

Interest Expense

Series A Bonds \$ 332,664 \$ 332,664 \$ 332,664 \$ 326,280

Other Uses of Funds

Amount Available in Capitalized Interest \$ - \$ - \$ - \$ -

Other Fees and Charges

Discounts for Early Payment \$ 36,083 \$ - \$ 36,083 \$ 36,083

Interfund Transfer Out \$ - \$ (2,229) \$ (2,229) \$ -

Total Expenditures and Other Uses **\$ 543,747** **\$ 510,434** **\$ 546,518** **\$ 542,363**

Net Increase/(Decrease) in Fund Balance \$ 20,815 \$ 39,997 \$ 42,491 \$ 42,901

Fund Balance - Beginning \$ 670,044 \$ 670,044 \$ 670,044 \$ 712,535

Fund Balance - Ending **\$ 690,859** **\$ 710,041** **\$ 712,535** **\$ 755,436**

Restricted Fund Balance:

Reserve Account Requirement \$ 256,422

Restricted for November 1, 2025 Debt Service

Principal \$ 185,000

Interest \$ 161,633

Total - Restricted Fund Balance: **\$ 603,054**

| Assessment Comparison | | | |
|--------------------------|-----------------|---------------------|---------------------|
| Description | Number of Units | Fiscal Year 2024 | Fiscal Year 2025 |
| SF - 52' | 53 | \$ 1,991.94 | \$ 1,991.94 |
| SF - 62' | 29 | \$ 2,925.95 | \$ 2,925.95 |
| SF - 76' | 23 | \$ 4,673.82 | \$ 4,673.82 |
| MF - Esplanade (Phase 8) | 72 | \$ 1,571.81 | \$ 1,571.81 |
| MF - Vercelli | 64 | \$ 1,416.74 | \$ 1,416.74 |
| MF - Esplanade (phase 7) | 36 | \$ 1,388.23 | \$ 1,383.23 |
| Total: | 277 | | |

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

| Description | Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|--------------------|-------------------|--------------|-------------|---------------|---------------------|----------------------|
| Par Amount Issued: | | \$ 9,685,000 | | | | |
| 11/1/2019 | | | | \$ 100,801.14 | | |
| 5/1/2020 | | | | \$ 199,386.88 | \$ 300,188 | \$ 9,685,000 |
| 11/1/2020 | | \$ 180,000 | 3.350% | \$ 199,386.88 | | \$ 9,505,000 |
| 5/1/2021 | \$ 1,075,000 | | | \$ 196,371.88 | \$ 575,759 | \$ 8,430,000 |
| 11/1/2021 | | \$ 170,000 | 3.350% | \$ 174,142.50 | | \$ 8,260,000 |
| 5/1/2022 | | | | \$ 171,295.00 | \$ 515,438 | |
| 11/1/2022 | | \$ 170,000 | 3.350% | \$ 171,295.00 | | \$ 8,090,000 |
| 5/1/2023 | \$ 30,000 | | | \$ 168,447.50 | \$ 509,743 | |
| 11/1/2023 | | \$ 175,000 | 3.350% | \$ 167,797.50 | | \$ 7,885,000 |
| 5/1/2024 | 8/1/2024 \$ 5,000 | | | \$ 164,866.25 | \$ 507,664 | |
| 11/1/2024 | | \$ 180,000 | 3.350% | \$ 164,647.50 | | \$ 7,700,000 |
| 5/1/2025 | | | | \$ 161,632.50 | \$ 506,280 | |
| 11/1/2025 | | \$ 185,000 | 3.700% | \$ 161,632.50 | | \$ 7,515,000 |
| 5/1/2026 | | | | \$ 158,210.00 | \$ 504,843 | |
| 11/1/2026 | | \$ 190,000 | 3.700% | \$ 158,210.00 | | \$ 7,325,000 |
| 5/1/2027 | | | | \$ 154,695.00 | \$ 502,905 | |
| 11/1/2027 | | \$ 200,000 | 3.700% | \$ 154,695.00 | | \$ 7,125,000 |
| 5/1/2028 | | | | \$ 150,995.00 | \$ 505,690 | |
| 11/1/2028 | | \$ 205,000 | 3.700% | \$ 150,995.00 | | \$ 6,920,000 |
| 5/1/2029 | | | | \$ 147,202.50 | \$ 503,198 | |
| 11/1/2029 | | \$ 215,000 | 3.700% | \$ 147,202.50 | | \$ 6,705,000 |
| 5/1/2030 | | | | \$ 143,225.00 | \$ 505,428 | |
| 11/1/2030 | | \$ 220,000 | 4.125% | \$ 143,225.00 | | \$ 6,485,000 |
| 5/1/2031 | | | | \$ 138,687.50 | \$ 501,913 | |
| 11/1/2031 | | \$ 230,000 | 4.125% | \$ 138,687.50 | | \$ 6,255,000 |
| 5/1/2032 | | | | \$ 133,943.75 | \$ 502,631 | |
| 11/1/2032 | | \$ 240,000 | 4.125% | \$ 133,943.75 | | \$ 6,015,000 |
| 5/1/2033 | | | | \$ 128,993.75 | \$ 502,938 | |
| 11/1/2033 | | \$ 250,000 | 4.125% | \$ 128,993.75 | | \$ 5,765,000 |
| 5/1/2034 | | | | \$ 123,837.50 | \$ 502,831 | |
| 11/1/2034 | | \$ 260,000 | 4.125% | \$ 123,837.50 | | \$ 5,505,000 |
| 5/1/2035 | | | | \$ 118,475.00 | \$ 502,313 | |
| 11/1/2035 | | \$ 270,000 | 4.125% | \$ 118,475.00 | | \$ 5,235,000 |
| 5/1/2036 | | | | \$ 112,906.25 | \$ 501,381 | |
| 11/1/2036 | | \$ 280,000 | 4.125% | \$ 112,906.25 | | \$ 4,955,000 |
| 5/1/2037 | | | | \$ 107,131.25 | \$ 500,038 | |
| 11/1/2037 | | \$ 295,000 | 4.125% | \$ 107,131.25 | | \$ 4,660,000 |
| 5/1/2038 | | | | \$ 101,046.88 | \$ 503,178 | |
| 11/1/2038 | | \$ 305,000 | 4.125% | \$ 101,046.88 | | \$ 4,355,000 |
| 5/1/2039 | | | | \$ 94,756.25 | \$ 500,803 | |
| 11/1/2039 | | \$ 320,000 | 4.125% | \$ 94,756.25 | | \$ 4,035,000 |
| 5/1/2040 | | | | \$ 88,156.25 | \$ 502,913 | |
| 11/1/2040 | | \$ 330,000 | 4.375% | \$ 88,156.25 | | \$ 3,705,000 |
| 5/1/2041 | | | | \$ 80,937.50 | \$ 499,094 | |
| 11/1/2041 | | \$ 345,000 | 4.375% | \$ 80,937.50 | | \$ 3,360,000 |
| 5/1/2042 | | | | \$ 73,390.63 | \$ 499,328 | |
| 11/1/2042 | | \$ 360,000 | 4.375% | \$ 73,390.63 | | \$ 3,000,000 |
| 5/1/2043 | | | | \$ 65,515.63 | \$ 498,906 | |
| 11/1/2043 | | \$ 375,000 | 4.375% | \$ 65,515.63 | | \$ 2,625,000 |
| 5/1/2044 | | | | \$ 57,312.50 | \$ 497,828 | |

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

| Description | Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Debt Outstanding |
|-------------|-------------|------------|----------------|--------------|------------------------|-------------------------|
| 11/1/2044 | | \$ 390,000 | 4.375% | \$ 57,312.50 | | \$ 2,235,000 |
| 5/1/2045 | | | | \$ 48,781.25 | \$ 496,094 | |
| 11/1/2045 | | \$ 410,000 | 4.375% | \$ 48,781.25 | | \$ 1,825,000 |
| 5/1/2046 | | | | \$ 39,812.50 | \$ 498,594 | |
| 11/1/2046 | | \$ 425,000 | 4.375% | \$ 39,812.50 | | \$ 1,400,000 |
| 5/1/2047 | | | | \$ 30,515.63 | \$ 495,328 | |
| 11/1/2047 | | \$ 445,000 | 4.375% | \$ 30,515.63 | | \$ 955,000 |
| 5/1/2048 | | | | \$ 20,781.25 | \$ 496,297 | |
| 11/1/2048 | | \$ 465,000 | 4.375% | \$ 20,781.25 | | \$ 490,000 |
| 5/1/2049 | | | | \$ 10,609.35 | \$ 496,391 | |
| 11/1/2049 | | \$ 485,000 | 4.375% | \$ 10,609.35 | | \$ 5,000 |

**Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2025**

| Description | Number of Units | General Fund | | Debt Service Fund | | Total | |
|--|--------------------|--------------|-------------|-------------------|-------------|-------------|-------------|
| | | FY 2024 | FY 2025 | FY 2024 | FY 2025 | FY 2024 | FY 2025 |
| Series 2013 Bonds - Phase 1 and 2 | | | | | | | |
| SF - 52' | 69 | \$ 1,679.74 | \$ 1,845.00 | \$ 1,229.38 | \$ 1,229.38 | \$ 2,909.12 | \$ 3,074.38 |
| SF - 62' | 82 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,992.82 | \$ 1,992.82 | \$ 3,392.63 | \$ 3,837.82 |
| SF - 76' | 62 | \$ 1,399.81 | \$ 1,845.00 | \$ 3,282.90 | \$ 3,282.90 | \$ 4,682.71 | \$ 5,127.90 |
| SF - 90' | 7 | \$ 1,399.81 | \$ 1,845.00 | \$ 3,198.48 | \$ 3,198.48 | \$ 4,598.29 | \$ 5,043.48 |
| Multi-Family | 96 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,071.89 | \$ 1,071.89 | \$ 2,471.70 | \$ 2,916.89 |
| Total: | 316 | | | | | | |
| Series 2015 Bonds - Phase 3 | | | | | | | |
| SF - 52' | | | | | | | |
| Partial Phase buydown | 4 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,313.66 | \$ 1,313.66 | \$ 2,713.47 | \$ 3,158.66 |
| Partial Phase buydown | 28 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,492.80 | \$ 1,492.80 | \$ 2,892.61 | \$ 3,337.80 |
| SF - 76' | | | | | | | |
| Partial Phase buydown | 11 | \$ 1,399.81 | \$ 1,845.00 | \$ 3,745.36 | \$ 3,745.36 | \$ 5,145.17 | \$ 5,590.36 |
| Partial Phase buydown | 12 | \$ 1,399.81 | \$ 1,845.00 | \$ 3,901.42 | \$ 3,901.42 | \$ 5,301.23 | \$ 5,746.42 |
| SF - 90' | 18 | \$ 1,399.81 | \$ 1,845.00 | \$ 3,866.11 | \$ 3,866.11 | \$ 5,265.92 | \$ 5,711.11 |
| SF - 100' | 17 | \$ 1,399.81 | \$ 1,845.00 | \$ 4,066.15 | \$ 4,066.15 | \$ 5,465.96 | \$ 5,911.15 |
| Total: | 90 | | | | | | |
| Series 2015 Bonds - Phase 4 | | | | | | | |
| SF - 52' | 51 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,398.88 | \$ 1,398.88 | \$ 2,798.69 | \$ 3,243.87 |
| SF - 62' | 31 | \$ 1,399.81 | \$ 1,845.00 | \$ 2,184.02 | \$ 2,184.02 | \$ 3,583.83 | \$ 4,029.02 |
| MF - Esplanade | 30 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,178.68 | \$ 1,178.68 | \$ 2,578.49 | \$ 3,023.68 |
| MF - Vercelli | 56 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,017.51 | \$ 1,017.51 | \$ 2,417.32 | \$ 2,862.50 |
| Total: | 168 | | | | | | |
| Series 2016 Bonds - Phase 5 | | | | | | | |
| SF - 52' | 90 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,440.78 | \$ 1,440.78 | \$ 2,840.59 | \$ 3,285.77 |
| SF - 62' | 52 | \$ 1,399.81 | \$ 1,845.00 | \$ 2,176.05 | \$ 2,176.05 | \$ 3,575.86 | \$ 4,021.05 |
| SF - 76' | 24 | \$ 1,399.81 | \$ 1,845.00 | \$ 3,538.95 | \$ 3,538.95 | \$ 4,938.76 | \$ 5,383.95 |
| MF - Vercelli | 46 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,017.51 | \$ 1,017.51 | \$ 2,417.32 | \$ 2,862.50 |
| Total: | 212 | | | | | | |
| Series 2017 Bonds - Phase 6 | | | | | | | |
| SF - 52' | 2 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,782.60 | \$ 1,782.60 | \$ 3,182.41 | \$ 3,627.60 |
| SF - 62' | 44 | \$ 1,399.81 | \$ 1,845.00 | \$ 2,690.48 | \$ 2,690.48 | \$ 4,090.29 | \$ 4,535.48 |
| SF - 76' | 25 | \$ 1,399.81 | \$ 1,845.00 | \$ 4,425.12 | \$ 4,425.12 | \$ 5,824.93 | \$ 6,270.12 |
| MF - Esplanade | 14 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,370.23 | \$ 1,370.23 | \$ 2,770.04 | \$ 3,215.23 |
| MF - Vercelli | 2 | \$ 1,399.81 | \$ 1,845.00 | \$ 1,236.39 | \$ 1,236.39 | \$ 2,636.20 | \$ 3,081.38 |
| Total: | 87 | | | | | | |
| Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund) | | | | | | | |
| SF - 52' | 87 | \$ 1,399.81 | \$ 1,845.00 | \$ - | \$ - | \$ 1,845.00 | \$ 1,845.00 |
| SF - 62' | 29 | \$ 1,399.81 | \$ 1,845.00 | \$ - | \$ - | \$ 1,845.00 | \$ 1,845.00 |
| SF - 76' | 23 | \$ 1,399.81 | \$ 1,845.00 | \$ - | \$ - | \$ 1,845.00 | \$ 1,845.00 |
| MF - Esplanade (Phase 8) | 72 | \$ 1,399.81 | \$ 1,845.00 | \$ - | \$ - | \$ 1,845.00 | \$ 1,845.00 |
| MF - Vercelli | 64 | \$ 1,399.81 | \$ 1,845.00 | \$ - | \$ - | \$ 1,845.00 | \$ 1,845.00 |
| MF - Esplanade (phase 7) | 36 | \$ 1,399.81 | \$ 1,845.00 | \$ - | \$ - | \$ 1,845.00 | \$ 1,845.00 |
| Total: | 311 | | | | | | |
| Total Debt Units | 1150 | | | | | | |
| Total Units subject to General Fund Assessment: | 1184 | | | | | | |