

Flow Way

Community Development District

*Adopted Budget
Fiscal Year 2027*

Prepared By:

PFM Management Services, LLC
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Proposed Budget - General Fund
Fiscal Year 2027
Budget Summary

Description	Fiscal Year 2026 Budget	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	Partial Funding 1st Quarter Operations
Assessments - On-Roll	\$ 2,184,483	\$ 2,184,483	\$ 2,184,486	Assessments from Property Owner's
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ 122,450	\$ 89,025	Master HOA Contribution (50% of Actual Costs)
Interest Income - General Account	\$ -	\$ 25,463	\$ 22,917	Florida Municipal Investment Trust
Total Revenue and Other Sources	\$ 2,306,933	\$ 2,332,396	\$ 2,296,427	
Appropriations				
General Government				
Administration	\$ 179,276	\$ 198,035	\$ 203,314	Administration
Legal	\$ 42,000	\$ 32,360	\$ 42,000	General Legal
Engineering	\$ 57,000	\$ 37,962	\$ 57,000	General Engineering
Stormwater Management Services				
Preserve Area Maintenance	\$ 258,800	\$ 261,800	\$ 214,050	Internal Preserves - External Fencing
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 687,110	\$ 697,620	\$ 590,551	Maint. Continued Lake Bank Restoration
Community Wide Irrigation System				
	\$ 133,560	\$ 196,027	\$ 186,339	Maint. Capital for Backup Well
Landscaping Services				
	\$ 651,138	\$ 614,383	\$ 607,989	Maintenance
Reserves & Overall Contingencies:				
	\$ 210,670	\$ 210,670	\$ 306,860	Unforeseen Operations/Natural Disaster
Discounts on Early Payments				
	\$ 87,379	\$ 87,379	\$ 88,324	Discount for Early Payment Tax Bills
Total Expenditures and Other Uses	\$ 2,306,933	\$ 2,336,236	\$ 2,296,427	
Net Increase/(Decrease) in Fund Balance	\$ 0	\$ (3,840)	\$ -	Change from Current Year Operations
Fund Balance - Beginning/Anticipated at October 1st	\$ 889,376	\$ 889,376	\$ 1,096,206	
Additions to Fund	\$ 210,670	\$ 210,670	\$ 306,860	Budgeted Funds for Long Term Capital Planning
Total Fund Balance - Ending /Anticipated at September 30th	\$ 1,100,047	\$ 1,096,206	\$ 1,403,066	Anticipated Cash Balance at FYE
Use of Funds				
Reserved for Operations (1st 2 Months)	\$ 384,489	\$ 389,373	\$ 331,595	Partial Funds 1st Qtr Operations
Asset Reserve	\$ -	\$ -	\$ 85,933	Asset Maintenance Reserve
Storm Event's/Unforeseen Capital/Operations Reserve	\$ 715,558	\$ 706,834	\$ 1,071,472	Long Term Asset Restoration/Hurricane (Est. Balance at FYE)
Total Fund Balance	\$ 1,100,047	\$ 1,096,206	\$ 1,403,066	
Assessment Rate (Current and Proposed)	\$ 1,845.00		\$ 1,845.00	Assessment Rates
Adopted CAP Rate	\$ 2,214.01		\$ 2,214.01	Cap Rate which triggers mailed notices
Total Units Subject to Assessment:	1184		1184	Residential Units subject to Assessment

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Flow Way Community Development District

Proposed Budget - General Fund

Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income - General Account	\$ -	\$ 6,366	\$ 25,463	\$ 22,917	Interest on General Bank Account
Special Assessment Revenue					
Assessments - On-Roll	\$ 2,184,483	\$ 1,829,132	\$ 2,184,483	\$ 2,184,486	Assessments from Property Owner's
Miscellaneous Revenue					
Preserve Contribution - Esplanade Master HOA	\$ 122,450	\$ -	\$ 122,450	\$ 89,025	Master HOA Contribution (50% of Actual Costs)
Total Revenue and Other Sources	\$ 2,306,933	\$ 1,835,498	\$ 2,332,396	\$ 2,296,427	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 2,000	\$ 11,000	\$ 12,000	Statutory Required Fees
Executive					
Professional - Management	\$ 45,200	\$ 11,300	\$ 45,200	\$ 50,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,400	Statutory required audit yearly
Accounting Services	\$ 17,500	\$ 4,375	\$ 17,500	\$ 19,000	All Funds
Assessment Roll Preparation	\$ 17,500	\$ 4,375	\$ 17,500	\$ 19,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 3,500	\$ 257	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,993	\$ 3,950	\$ 25,923	\$ 26,423	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 1,250	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Bond Amortization Schedules	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	
Property Appraiser & Tax Coll. Fees	\$ 15,500	\$ 35,221	\$ 35,221	\$ 30,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services					
Postage, Freight & Messenger	\$ 250	\$ 9	\$ 250	\$ 250	Agenda Mailings and other misc. mail
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web site
Insurance	\$ 22,608	\$ 23,116	\$ 23,116	\$ 23,816	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 1,600	\$ -	\$ 1,200	\$ 1,600	Agenda books and copies
Legal Services					
General Counsel	\$ 40,000	\$ 7,590	\$ 30,360	\$ 40,000	District Attorney
Special Counsel - Preserves Regulatory	\$ 2,000	\$ 526	\$ 2,000	\$ 2,000	Special Counsel - SFWMD Preserve Compliance
Sub-Total	\$ 221,276	\$ 99,444	\$ 230,395	\$ 245,314	
Other General Government Services					
Engineering					
General Engineering	\$ 57,000	\$ 6,991	\$ 37,962	\$ 57,000	Engineer
Sub-Total	\$ 57,000	\$ 6,991	\$ 37,962	\$ 57,000	

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Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Emergency & Disaster Relief Services					
Hurricane Services	\$ -	\$ -	\$ -	\$ -	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ 30,000	\$ 3,249	\$ 30,000	\$ 30,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 15,000	\$ -	\$ 16,000	\$ 18,000	SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	\$ 46,000	\$ 11,330	\$ 45,318	\$ 46,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 2,000	\$ 3,490	\$ 13,961	\$ 14,659	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance					
Pump Station and Wells	\$ 30,000	\$ 71,687	\$ 81,687	\$ 8,000	Preventative Maint./wet well water treatment and pump repairs
Recharge Pumps	\$ 4,000	\$ -	\$ 3,500	\$ 4,000	Pump and Meter Repairs
Main Line Irrigation System	\$ 5,000	\$ -	\$ 4,000	\$ 5,000	Irrigation Main line Repairs
Contingencies	\$ 1,560	\$ -	\$ 1,560	\$ 680	4% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ 60,000	See CIP for Detail (Backup Pum/Motor & Pump Station Imp.)
Sub-Total	\$ 133,560	\$ 89,756	\$ 196,027	\$ 186,339	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 2 - Monthly site visits	\$ 18,000	\$ -	\$ 18,000	\$ 13,500	On-going - anticipated completion in FY 27
Task 3 - Reporting to Regulatory Agencies	\$ 7,500	\$ -	\$ 7,500	\$ -	On-going - anticipated completion in FY 27
Contingencies	\$ -	\$ -	\$ -	\$ -	
Repairs and Maintenance					
Wading Bird Foraging Areas	\$ 6,300	\$ -	\$ 6,300	\$ 4,725	Permit Requirements
Internal Preserves	\$ 7,000	\$ -	\$ 10,000	\$ 5,250	Routine Maintenance of Internal Preserves
Western Preserve	\$ 36,000	\$ -	\$ 36,000	\$ 27,000	External Preserves
Northern Preserve Area 1	\$ 63,800	\$ -	\$ 63,800	\$ 47,850	External Preserves
Northern Preserve Area 2	\$ 106,300	\$ -	\$ 106,300	\$ 79,725	External Preserves
Contingencies	\$ 4,900	\$ 3,071	\$ 4,900	\$ 4,500	Fixed Amount
Capital Outlay					
Internal and External	\$ 9,000	\$ -	\$ 9,000	\$ 31,500	See CIP for Detail
Sub-Total	\$ 258,800	\$ 3,071	\$ 261,800	\$ 214,050	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 50,000	\$ 4,290	\$ 50,000	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	

Flow Way Community Development District

Proposed Budget - General Fund

Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Repairs & Maintenance					
Aquatic Weed Control	\$ 188,000	\$ 40,728	\$ 163,177	\$ 163,177	Weekly spraying Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 43,000	\$ 8,745	\$ 39,980	\$ 43,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 30,000	\$ 2,307	\$ 30,000	\$ 30,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 15,000	\$ -	\$ 11,850	\$ 18,000	Three times/year
Cane Toad Removal Program	\$ 35,000	\$ 12,150	\$ 69,648	\$ 37,000	Joint Pgm with HOA - CDD responsibility for Lakes
Littoral Shelf Maintenance	\$ 25,000	\$ -	\$ 38,600	\$ 15,000	Maint. of Littorals (New Littorals in Capital for FY 2025)
Control Structures, Catch basins & Outfalls	\$ 60,000	\$ -	\$ 60,000	\$ 40,000	Rotating Three Year Program (50% silt Cleaned)
Contingencies	\$ 15,840	\$ -	\$ 15,840	\$ 13,847	4% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements/Fountains	\$ 2,000	\$ -	\$ 2,000	\$ 35,000	See CIP for Detail
Littoral Shelf Planting	\$ 2,000	\$ 2,725	\$ 2,725	\$ 45,000	See CIP for Detail
Lake Bank Erosion Restorations	\$ 187,000	\$ -	\$ 187,000	\$ 86,100	See CIP for Detail
Contingencies & CEI	\$ 32,470	\$ 1,047	\$ 25,000	\$ 22,627	See CIP for Detail
Sub-Total	\$ 687,110	\$ 71,991	\$ 697,620	\$ 590,551	
Landscaping Services					
Professional Services					
Asset Management	\$ 40,000	\$ 9,069	\$ 40,000	\$ 45,000	Field Operations Manager
Utility Services					
Potable Water - Fountains	\$ 3,700	\$ 356	\$ 2,623	\$ 2,754	Two (2 Fountains)
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 178,000	\$ 39,413	\$ 163,060	\$ 178,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	Yearly Trimming of Oak Branches
Landscape Replacements	\$ 35,000	\$ 6,431	\$ 40,000	\$ 40,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 9,997	\$ 19,994	\$ 20,000	Two (2) times/year replacement with touchup
Annuals	\$ 80,000	\$ 29,059	\$ 87,177	\$ 90,000	Three (3) times/year consistent with Master HOA
Annual Holiday Decorations	\$ 33,000	\$ 33,500	\$ 33,500	\$ 35,000	Lighting, Wreaths, etc. at Bridge and Entrance Monuments
Landscape Lighting	\$ 2,000	\$ -	\$ 2,000	\$ 22,000	Periodic repair of Decorative Lighting
Landscape Monuments	\$ 10,000	\$ -	\$ 5,000	\$ -	Periodic Pressure Washing/Repairs
Fountains	\$ 20,000	\$ 1,274	\$ 15,200	\$ 18,000	Weekly Service and Pump Repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 18,000	\$ 850	\$ 7,500	\$ 8,000	Periodic Pressure Washing of Concrete and Brick Paver Repairs
Irrigation System	\$ 6,000	\$ 3,605	\$ 10,330	\$ 10,500	Periodic Repairs
Fertilizations - Palms	\$ 4,200	\$ 327	\$ 5,000	\$ 5,500	Palm Tree Fertilizer Program
Lawn - Rye Seeding	\$ -	\$ -	\$ -	\$ -	Periodic Rye Seeding of Entrance Sod
Bike/Walkway - Sealcoating/Misc. Repairs	\$ 27,000	\$ 1,200	\$ 27,000	\$ 3,000	Miscellaneous Repairs/Sealcoating of Walkway
Miscellaneous Repairs	\$ 6,000	\$ -	\$ 6,000	\$ 10,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 19,088	\$ -	\$ 15,000	\$ 18,600	4% of Repairs and Maintenance

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Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget	Notes
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 8,000	Included in Bridge & Roadway - Main Entrance
Pressure cleaning, sanding and sealing pavers	\$ 55,000	\$ 43,597	\$ 55,000	\$ -	See CIP for Detail
Landscaping	\$ 40,000	\$ -	\$ 40,000	\$ 57,500	See CIP for Detail
Contingencies & CEI	\$ 16,150	\$ 584	\$ 15,000	\$ 11,135	See CIP for Detail
Sub-Total	\$ 651,138	\$ 179,260	\$ 614,383	\$ 607,989	
Reserves & Overall Contingencies:					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 210,670	\$ 52,667	\$ 210,670	\$ 306,860	Reserve Added to Maintain Assessment Rate the Same
Other Fees and Charges					
Discounts on Early Payments	\$ 87,379	\$ -	\$ 87,379	\$ 88,324	Discount on assessments for November early payment - 4%
Total Expenditures and Other Uses	\$ 2,306,933	\$ 503,181	\$ 2,336,236	\$ 2,296,427	
Net Increase/(Decrease) in Fund Balance	\$ 0	\$ 1,332,317	\$ (3,840)	\$ -	Change from Current Year Operations
Fund Balances:					
Fund Balance - *Beginning/Anticipated at October 1st	\$ 889,376	\$ 889,376	\$ 889,376	\$ 1,096,206	
Current Year Reserve Appropriation	\$ 210,670	\$ 52,667	\$ 210,670	\$ 306,860	Budgeted Funds for Long Term Capital Planning
Fund Balance - Ending /Anticipated at September 30th	\$ 1,100,047	\$ 2,274,361	\$ 1,096,206	\$ 1,403,066	
Use of Funds					
Reserved for Operations (1st 2 Months)	\$ 384,489	\$ 83,863	\$ 389,373	\$ 331,595	Reserved for Operations (1st 2 Months)
Asset Reserve	\$ -	\$ -	\$ -	\$ 85,933	Asset Maintenance Reserve
Storm Event's/Unforeseen Capital/Operations Reserve	\$ 715,558	\$ 2,190,497	\$ 706,834	\$ 985,539	Long Term Asset Restoration/Hurricane
Total Fund Balance	\$ 1,100,047	\$ 2,274,361	\$ 1,096,206	\$ 1,403,066	
*Beginning balance at 10/1/2025 per audited financial statements					
Assessment Rate (Current and Proposed)	\$ 1,845.00			\$ 1,845.00	Assessment Rate
Adopted CAP Rate	\$ 2,214.01			\$ 2,214.01	Adopted Cap Rate
Total Units Subject to Assessment:	1184			1184	

Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027
Capital Plan - Fiscal Years 2025 - 2032

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Stormwater Management Services									
Improvements to Water Quality									
Aerator/Fountain/Bubbler	\$ -	\$ -	\$ 33,000	\$ 36,000	\$ 35,000	\$ 38,000	\$ 39,000	\$ 40,000	\$ 221,000
Signage Replacements (Lakes/Perimeter)	\$ 22,725	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 38,725
Littoral Shelf Plantings	\$ 40,000	\$ 2,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 289,000
Sub-Total:	\$ 62,725	\$ 4,000	\$ 47,000	\$ 83,000	\$ 82,000	\$ 12,000	\$ 12,000	\$ 72,000	\$ 548,725
Erosion Restoration									
Lake 1 (No Capital Required)									\$ -
Lake 2			\$ 9,000						\$ 9,000
Lake 3					\$ 6,500				\$ 6,500
Lake 4							\$ 5,000		\$ 5,000
Lake 5A				\$ 3,900					\$ 3,900
Lake 5B (No Capital Required)									\$ -
Lake 6				\$ 4,000					\$ 4,000
Lake 7			\$ 33,300						\$ 33,300
Lake 8				\$ 3,000					\$ 3,000
Lake 9							\$ 11,000		\$ 11,000
Lake 10 (No Capital Required)									\$ -
Lake 11			\$ 12,000						\$ 12,000
Lake 12 (Damage from Hurricane Milton)	\$ 97,000								\$ 97,000
Lake 13				\$ 15,098					\$ 15,098
Lake 14		\$ 98,000							\$ 98,000
Lake 15A						\$ 14,000			\$ 14,000
Lake 15B (No Capital Required)									\$ -
Lake 16				\$ 8,910					\$ 8,910
Lake 17							\$ 43,000		\$ 43,000
Lake 18-19					\$ 15,000				\$ 15,000
Lake 20-21				\$ 11,385					\$ 11,385
Lake 22		\$ 66,000							\$ 66,000
Lake 23		\$ 23,000							\$ 23,000
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	\$ 20,000	\$ 24,000	\$ 27,000	\$ 27,000	\$ 138,000
Sub-Total:	\$ 97,000	\$ 187,000	\$ 86,100	\$ 79,163	\$ 41,500	\$ 38,000	\$ 38,000	\$ 75,000	\$ 641,763
Contingencies (7%)	\$ 11,181	\$ 13,370	\$ 9,317	\$ 11,351	\$ 8,645	\$ 3,500	\$ 3,500	\$ 10,290	\$ 71,434
Construction Engineering (10%)	\$ 15,973	\$ 19,100	\$ 13,310	\$ 16,216	\$ 12,350	\$ 5,000	\$ 5,000	\$ 14,700	\$ 102,049
Total - Stormwater Management System	\$ 186,878	\$ 223,470	\$ 155,727	\$ 189,731	\$ 144,495	\$ 58,500	\$ 58,500	\$ 171,990	\$ 1,363,971

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Flow Way Community Development District
Proposed Budget - General Fund
Fiscal Year 2027
Capital Plan - Fiscal Years 2025 - 2032

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Internal and External Preserves									
Fencing and Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internal: Hazardous Tree Removal	\$ 3,000	\$ 2,000	\$ 2,000	\$ 10,000	\$ 10,000	\$ 2,000	\$ 3,000	\$ 3,500	\$ 35,500
External: Hazardous Tree Removal	\$ 2,500	\$ 12,000	\$ 12,000	\$ 34,000	\$ 34,000	\$ 12,000	\$ 12,000	\$ 4,500	\$ 123,000
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 7,500	\$ 4,000	\$ 4,000	\$ 3,500	\$ 41,500
External: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 2,000	\$ 93,000
Total - External Preserves	\$ 9,000	\$ 39,000	\$ 31,500	\$ 66,500	\$ 66,500	\$ 33,000	\$ 34,000	\$ 13,500	\$ 293,000
Irrigation Pump Station									
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Backup Well Installation	\$ 45,000	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 135,000
Pump Station Improvements	\$ 110,000	\$ -	\$ 35,000	\$ 105,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 330,000
Total - Irrigation Pump Station	\$ 155,000	\$ -	\$ 60,000	\$ 105,000	\$ 65,000	\$ 20,000	\$ 65,000	\$ 20,000	\$ 490,000
Community Entrance									
Bridge (Painting)	\$ -	\$ -	\$ 8,000	\$ 18,000	\$ 8,000	\$ 20,000	\$ 8,000	\$ 22,000	\$ 84,000
Monuments (Painting)	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 15,000
Monuments (Fountains Pumps/Motor Replacer	\$ 120,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000
Pressure Cleaning, Sanding and Sealing Pavers	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ -	\$ 120,000
Landscaping	\$ -	\$ 40,000	\$ 57,500	\$ 57,500	\$ 57,500	\$ 45,000	\$ 40,000	\$ 40,000	\$ 337,500
Lighting - (Replace Underground Electrical)	\$ -	\$ 30,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000	\$ -	\$ 100,000
Fence Replacement - Entrance Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies (7%)	\$ 8,400	\$ 8,750	\$ 4,585	\$ 7,035	\$ 5,985	\$ 10,850	\$ 4,060	\$ 4,690	\$ 54,355
Construction Engineering (10%)	\$ 12,000	\$ 12,500	\$ 6,550	\$ 10,050	\$ 8,550	\$ 15,500	\$ 5,800	\$ 6,700	\$ 77,650
Total - Community Entrance	\$ 140,400	\$ 146,250	\$ 76,635	\$ 117,585	\$ 100,035	\$ 181,350	\$ 67,860	\$ 78,390	\$ 908,505
Total - All Capital	\$ 491,278	\$ 408,720	\$ 323,862	\$ 478,816	\$ 376,030	\$ 292,850	\$ 225,360	\$ 283,880	\$ 3,055,476
Cost Per Residential Unit	\$ 431.53	\$ 359.01	\$ 284.47	\$ 420.58	\$ 330.30	\$ 257.23	\$ 197.95	\$ 249.35	

Capital Plan Summary

Description of Item	2025	2026	2027	2028	2029	2030	2031	2032	Total
Littoral Shelf Plantings	\$ 62,725	\$ 4,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 125,725
Erosion Restoration	\$ 97,000	\$ 187,000	\$ 86,100	\$ 79,163	\$ 41,500	\$ 38,000	\$ 38,000	\$ 75,000	\$ 673,883
Internal and External Preserves	\$ 9,000	\$ 39,000	\$ 31,500	\$ 66,500	\$ 66,500	\$ 33,000	\$ 34,000	\$ 13,500	\$ 209,500
Recharge Wells (Meter 2023 & Well 2024)	\$ 155,000	\$ -	\$ 60,000	\$ 105,000	\$ 65,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 288,000
Community Entrance	\$ 140,400	\$ 146,250	\$ 76,635	\$ 117,585	\$ 100,035	\$ 181,350	\$ 67,860	\$ 78,390	\$ 455,785
Total - All Capital	\$ 491,278	\$ 408,720	\$ 323,862	\$ 478,816	\$ 376,030	\$ 292,850	\$ 225,360	\$ 283,880	\$ 3,055,476

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PFM Management Services, LLC

Flow Way Community Development District
Reserve Allocations
Fiscal Year 2027

										FYE	FYE
										9/30/2026	9/30/2027
										2027	
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE - LOW (years)	USEFUL LIFE - HIGH (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	AMOUNT FUNDED TO DATE	PROP 2027 RESERVE ALLOCATIONS
I. Community Wide Irrigation System											
Irrigation	2" PVC Pipe	4,600	LF	50	100	2010	33	\$6.95	\$31,970.00	\$0.00	\$319.70
Irrigation	4" PVC Pipe	13,500	LF	50	100	2010	33	\$20.01	\$270,135.00	\$0.00	\$2,701.35
Irrigation	6" PVC Pipe	18,300	LF	50	100	2010	33	\$38.54	\$705,282.00	\$0.00	\$7,052.82
Irrigation	8" PVC Pipe	3,100	LF	50	100	2010	33	\$58.30	\$180,730.00	\$0.00	\$1,807.30
Irrigation	10" PVC Pipe	2,230	LF	50	100	2010	33	\$82.01	\$182,882.30	\$0.00	\$1,828.82
Irrigation	12" PVC Pipe	3,240	LF	50	100	2010	33	\$192.37	\$623,278.80	\$0.00	\$6,232.79
Irrigation	16" Cast Iron Pipe	480	LF	50	100	2010	33	\$378.30	\$181,584.00	\$0.00	\$1,815.84
Irrigation	2" Irrigation Valves	39	EA	35	40	2010	18	\$9.10	\$354.90	\$0.00	\$8.87
Irrigation	4" Irrigation Valves	12	EA	35	40	2010	18	\$14.00	\$168.00	\$0.00	\$4.20
Irrigation	6" Irrigation Valves	10	EA	35	40	2010	18	\$168.20	\$1,682.00	\$0.00	\$42.05
Irrigation	8" Irrigation Valves	6	EA	35	40	2010	18	\$162.00	\$972.00	\$0.00	\$24.30
Irrigation	10" Irrigation Valves	4	EA	35	40	2010	18	\$1,494.00	\$5,976.00	\$0.00	\$149.40
Irrigation	12" Irrigation Valves	4	EA	35	40	2010	18	\$1,825.00	\$7,300.00	\$0.00	\$182.50
Irrigation	16" Irrigation Valves	2	EA	35	40	2010	18	\$13,100.00	\$26,200.00	\$0.00	\$655.00
Irrigation	Irrigation System (Wiring, Solenoid, Valves, 12 Hinges and	12	EA	15	30	2010	-2	\$7,504.16	\$90,049.92	\$0.00	\$3,001.66
Irrigation	Hatcher PaRcel - Pump Station	1	LS	15	30	2014	2	\$78,450.00	\$78,450.00	\$0.00	\$2,615.00
Irrigation	Irrigation Pump House - Recharge Pumps	2	EA	10	12	2024	7	\$41,000.00	\$82,000.00	\$0.00	\$6,833.33
Irrigation	Irrigation Pump House - Pump Building and Wet Well	1	LS	50	100	2010	33	\$220,000.00	\$220,000.00	\$0.00	\$2,200.00
Irrigation	Irrigation Pump House - Electrical Panels	4	EA	35	40	2010	18	\$33,250.00	\$133,000.00	\$0.00	\$3,325.00
Irrigation	Irrigation Pump House - Pumps and Motors	5	EA	13	15	2010	-4	\$15,160.00	\$75,800.00	\$0.00	\$5,053.33
Irrigation	Irrigation Pump House - Sediment Filter	2	EA	20	25	2024	17	\$90,000.00	\$180,000.00	\$0.00	\$7,200.00
Irrigation	Irrigation Pump House - 16" to 20" Cast Iron Piping	116	LF	50	100	2010	33	\$98.27	\$11,399.32	\$0.00	\$113.99
Community Wide Irrigation System SUBTOTAL									\$3,089,214.24	\$0.00	\$15,888.99
II. Stormwater Management System											
Stormwater	External Preserves - Barbed Wire Fencing	27,300	LF	10	20	2010	-7	\$14.63	\$399,399.00	0.00	19,969.95
Stormwater	External Preserves - Vinyl Coating 6ft Chain Link Fence	3,300	LF	20	30	2010	3	\$24.00	\$79,200.00	0.00	2,640.00
Stormwater	External Preserves - Concrete Slotted Barrier Fencing	3,400	LF	50	100	2010	33	\$98.05	\$333,370.00	0.00	\$3,333.70
Stormwater	External Preserves - Preserve Access Gate	12	LF	15	20	2010	-2	\$233.33	\$2,799.96	0.00	140.00
Stormwater	Reinforced Concrete Pipe - 15"	3,087	LF	100	100	2010	83	\$50.00	\$154,350.00	0.00	\$1,543.50
Stormwater	Reinforced Concrete Pipe - 18"	6,132	LF	100	100	2010	83	\$73.59	\$451,253.88	0.00	\$4,512.54
Stormwater	Reinforced Concrete Pipe - 24"	9,349	LF	100	100	2010	83	\$146.00	\$1,364,954.00	0.00	\$13,649.54
Stormwater	Reinforced Concrete Pipe - 30"	7,980	LF	100	100	2010	83	\$190.45	\$1,519,791.00	0.00	\$15,197.91
Stormwater	Reinforced Concrete Pipe - 36"	7,406	LF	100	100	2010	83	\$218.59	\$1,618,877.54	0.00	\$16,188.78
Stormwater	Reinforced Concrete Pipe - 42"	2,531	LF	100	100	2010	83	\$349.05	\$883,445.55	0.00	\$8,834.46
Stormwater	Reinforced Concrete Pipe - 48"	288	LF	100	100	2010	83	\$392.09	\$112,921.92	0.00	\$1,129.22
Stormwater	Reinforced Concrete Pipe - 54"	444	LF	100	100	2010	83	\$538.00	\$238,872.00	0.00	\$2,388.72
Stormwater	Drainage Structures - Control Structure	4	EA	30	100	2010	13	\$12,200.00	\$48,800.00	0.00	488.00
Stormwater	Drainage Structures - Yard Drain	31	EA	10	30	2010	-7	\$810.00	\$25,110.00	0.00	837.00
Stormwater	Drainage Structures - Type "C" Catch Basin	46	EA	30	100	2010	13	\$2,365.21	\$108,799.66	0.00	1,088.00
Stormwater	Drainage Structures - Type 5 Curb Inlet	7	EA	30	100	2010	13	\$3,400.00	\$23,800.00	0.00	238.00
Stormwater	Drainage Structures - Type 6 Curb Inlet	34	EA	30	100	2010	13	\$4,950.00	\$168,300.00	0.00	1,683.00
Stormwater	Drainage Structures - Type 9 Curb Inlet	25	EA	30	100	2010	13	\$4,200.00	\$105,000.00	0.00	1,050.00
Stormwater	Drainage Structures - Valley Gutter Inlet	135	EA	30	100	2010	13	\$3,805.56	\$513,750.60	0.00	\$5,137.51
Stormwater	Drainage Structures - Junction Box	26	EA	30	100	2010	13	\$3,885.00	\$101,010.00	0.00	1,010.10
Stormwater	Drainage Structures - Lake Outfall	121	EA	30	100	2010	13	\$1,564.71	\$189,329.91	0.00	1,893.30
Stormwater	Lake Bank Residential (Floritam Sod)	27,330	LF	30	40	2024	27	\$1.05	\$28,696.50	0.00	717.41

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PFM Management Services, LLC

Flow Way Community Development District
Reserve Allocations
Fiscal Year 2027

2027										FYE 9/30/2026	FYE 9/30/2027
ITEM NO.	COMPONENT	QUANTITY	UNIT	USEFUL LIFE - LOW (years)	USEFUL LIFE - HIGH (years)	Est. Date	REMAINING USEFUL LIFE	UNIT PRICE	CURRENT COST	AMOUNT FUNDED TO DATE	PROP 2027 RESERVE ALLOCATIONS
Stormwater	Lank Bank Golf Course (Celebration Sod)	39,770	LF	15	20	2024	12	\$1.90	\$75,563.00	0.00	3,778.15
Stormwater	Lank Bank Flow Way (Bahia Sod)	20,156	LF	30	40	2024	27	\$0.67	\$13,504.52	0.00	337.61
Stormwater	Lank Bank Restoration (Re-Grading)	87,256	LF	3	5	2024	0	\$2.70	\$235,591.20	0.00	47,118.24
Stormwater	Lank Bank Restoration (Geo Tube)	10,895	LF	20	30	2024	17	\$57.50	\$626,462.50	0.00	20,882.08
Stormwater Management System SUBTOTAL									\$9,422,952.74	\$0.00	\$36,174.85
III. Landscaping											
Landscaping	Live Oak trees	145	EA	30	50	2010	13	\$4,000.00	\$580,000.00	\$0.00	\$11,600.00
Landscaping	Ligustrum trees	60	EA	20	30	2010	3	\$1,500.00	\$90,000.00	\$0.00	\$3,000.00
Landscaping	Italian Cypress trees	10	EA	15	25	2010	-2	\$1,000.00	\$10,000.00	\$0.00	\$400.00
Landscaping	Pink Tabebuia trees	2	EA	30	50	2010	13	\$1,000.00	\$2,000.00	\$0.00	\$40.00
Landscaping	Royal Poinciana trees	5	EA	30	50	2010	13	\$2,000.00	\$10,000.00	\$0.00	\$200.00
Landscaping	Golden Shower trees	2	EA	20	30	2010	3	\$1,000.00	\$2,000.00	\$0.00	\$66.67
Landscaping	Seagrape trees	13	EA	30	50	2010	13	\$1,000.00	\$13,000.00	\$0.00	\$260.00
Landscaping	Silk Floss trees	2	EA	15	25	2010	-2	\$1,000.00	\$2,000.00	\$0.00	\$80.00
Landscaping	Slash Pines	110	EA	30	50	2010	13	\$700.00	\$77,000.00	\$0.00	\$1,540.00
Landscaping	Green Buttonwood trees	20	EA	25	35	2010	8	\$1,800.00	\$36,000.00	\$0.00	\$1,028.57
Landscaping	Medjool Date Palms	48	EA	20	30	2010	3	\$15,000.00	\$720,000.00	\$0.00	\$24,000.00
Landscaping	Sabal (Cabbage) Palms	180	EA	20	30	2010	3	\$550.00	\$99,000.00	\$0.00	\$3,300.00
Landscaping	Silver Saw Palmetto	61	EA	15	25	2010	-2	\$450.00	\$27,450.00	\$0.00	\$1,098.00
Landscaping	Veitchia Palms	17	EA	20	30	2010	3	\$1,200.00	\$20,400.00	\$0.00	\$680.00
Landscaping	Ground Cover Total	6,850	EA	1	5	2024	-2	\$6.00	\$41,100.00	\$0.00	\$8,220.00
Landscaping	Shrubs Total Area	39,127	EA	5	10	2024	2	\$50.00	\$1,956,350.00	\$0.00	\$195,635.00
Landscaping SUBTOTAL									\$3,686,300.00	\$0.00	\$0.00
IV Entry Features											
Entry Features	Brick Pavers	116,420	SF	25	50	2010	8	\$5.49	\$639,145.80	\$0.00	\$12,782.92
Entry Features	Concrete "F" and Monument Curb	1,608	LF	20	30	2010	3	\$14.79	\$23,782.32	\$0.00	\$792.74
Entry Features	Decorative Monument	16	EA	30	50	2010	13	\$5,375.00	\$86,000.00	\$0.00	\$1,720.00
Entry Features	Decorative Metal Fencing	1,140	LF	15	20	2010	13	\$80.91	\$92,237.40	\$0.00	\$4,611.87
Entry Features	Asphalt Walkway	3,680	SF	15	30	2010	0	\$14.25	\$52,440.00	\$0.00	\$1,748.00
Entry Features	Street Lights - Double	3	EA	20	30	2010	3	\$8,400.00	\$25,200.00	\$0.00	\$840.00
Entry Features	Roadway Signage	3	EA	20	30	2010	3	\$933.33	\$2,799.99	\$0.00	\$93.33
Entry Features	Landscape Lighting	32	EA	15	20	2010	-2	\$500.00	\$16,000.00	\$0.00	\$800.00
Entry Features	Signage Marguee Mounument	1	LS	35	40	2010	18	\$128,000.00	\$128,000.00	\$0.00	\$3,200.00
Entry Features	Electrical Service Panels	2	EA	20	25	2010	3	\$43,000.00	\$86,000.00	\$0.00	\$3,440.00
Entry Features	Culvert Bridge	1	LS	70	100	2010	53	\$953,000.00	\$953,000.00	\$0.00	\$9,530.00
Entry Features	Bridge Mounted Light Poles	9	EA	30	40	2010	-2	\$4,488.88	\$40,399.92	\$0.00	\$1,010.00
Entry Features	Fountain Concrete Basins	2	EA	30	40	2024	12	\$81,000.00	\$162,000.00	\$0.00	\$4,050.00
Entry Features	Fountain Underground Pump Station	2	EA	15	20	2024	12	\$31,000.00	\$62,000.00	\$0.00	\$3,100.00
Entry Features	Fountain Pumps, Motors, Control Panels	2	EA	15	15	2024	9	\$46,000.00	\$92,000.00	\$0.00	\$6,133.33
Entry Features	Fountain Spray Nozzels	34	EA	10	12	2024	7	\$229.41	\$7,799.94	\$0.00	\$650.00
Entry Features	Fountain Lighting	36	EA	8	10	2024	9	\$944.44	\$33,999.84	\$0.00	\$3,399.98
Entry Features SUBTOTAL									\$2,502,805.21		\$33,869.26

ASSET TOTAL	\$18,701,272.19	Current Year Reserve Allocation	\$85,933.10
		Prior Funding	\$0.00
		Total Asset Reserve Balance	\$85,933.10

**Flow Way Community Development District
Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 10,405	\$ 2,414	\$ 9,658	\$ 8,692
Revenue Account	\$ 15,089	\$ 3,451	\$ 13,804	\$ 12,423
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 223,108	\$ 273,784	\$ 273,784
Total Revenue and Other Sources	\$ 299,277	\$ 228,974	\$ 297,245	\$ 294,899
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 85,000	\$ 85,000	\$ 85,000	\$ 90,000
Interest Expense				
Series A Bonds	\$ 155,938	\$ 78,872	\$ 155,938	\$ 151,881
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Total Expenditures and Other Uses	\$ 258,849	\$ 163,872	\$ 258,849	\$ 259,792
Net Increase/(Decrease) in Fund Balance	\$ 40,429	\$ 65,102	\$ 38,397	\$ 35,107
Fund Balance - Beginning	\$ 637,377	\$ 637,377	\$ 637,377	\$ 675,774
Fund Balance - Ending	\$ 677,806	\$ 702,479	\$ 675,774	\$ 710,881
Restricted Fund Balance:				
Reserve Account Requirement			\$ 244,811	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 95,000	
Interest			\$ 74,816	
Total - Restricted Fund Balance:			\$ 414,627	

Assessment Comparison			
Description	Number of Units	Fiscal Year 2026	Fiscal Year 2027
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	0		
Total:	32		
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:	23		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	90		N/A

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PFM Management Services, LLC

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				
11/1/2021		\$ 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		\$ 3,110,000
5/1/2024				\$ 80,571.88	\$ 242,844	
11/1/2024		\$ 80,000	4.250%	\$ 80,571.88		\$ 3,030,000
5/1/2025				\$ 78,871.88	\$ 239,444	
11/1/2025		\$ 85,000	4.250%	\$ 78,871.88		\$ 2,945,000
5/1/2026				\$ 77,065.63	\$ 240,938	
11/1/2026		\$ 90,000	5.000%	\$ 77,065.63		\$ 2,855,000
5/1/2027				\$ 74,815.63	\$ 241,881	
11/1/2027		\$ 95,000	5.000%	\$ 74,815.63		\$ 2,760,000
5/1/2028				\$ 72,440.63	\$ 242,256	
11/1/2028		\$ 95,000	5.000%	\$ 72,440.63		\$ 2,665,000
5/1/2029				\$ 70,065.63	\$ 237,506	
11/1/2029		\$ 100,000	5.000%	\$ 70,065.63		\$ 2,565,000
5/1/2030				\$ 67,565.63	\$ 237,631	
11/1/2030		\$ 105,000	5.000%	\$ 67,565.63		\$ 2,460,000
5/1/2031				\$ 64,940.63	\$ 237,506	
11/1/2031		\$ 115,000	5.000%	\$ 64,940.63		\$ 2,345,000
5/1/2032				\$ 62,065.63	\$ 242,006	
11/1/2032		\$ 120,000	5.000%	\$ 62,065.63		\$ 2,225,000
5/1/2033				\$ 59,065.63	\$ 241,131	
11/1/2033		\$ 125,000	5.000%	\$ 59,065.63		\$ 2,100,000
5/1/2034				\$ 55,940.63	\$ 240,006	
11/1/2034		\$ 130,000	5.000%	\$ 55,940.63		\$ 1,970,000
5/1/2035				\$ 52,690.63	\$ 238,631	
11/1/2035		\$ 135,000	5.000%	\$ 52,690.63		\$ 1,835,000
5/1/2036				\$ 49,315.63	\$ 237,006	
11/1/2036		\$ 145,000	5.375%	\$ 49,315.63		\$ 1,690,000
5/1/2037				\$ 45,418.75	\$ 239,734	
11/1/2037		\$ 150,000	5.375%	\$ 45,418.75		\$ 1,540,000
5/1/2038				\$ 41,387.50	\$ 236,806	
11/1/2038		\$ 160,000	5.375%	\$ 41,387.50		\$ 1,380,000
5/1/2039				\$ 37,087.50	\$ 238,475	
11/1/2039		\$ 170,000	5.375%	\$ 37,087.50		\$ 1,210,000
5/1/2040				\$ 32,518.75	\$ 239,606	

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PFM Management Services, LLC

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
11/1/2040		\$ 175,000	5.375%	\$ 32,518.75		\$ 1,035,000
5/1/2041				\$ 27,815.63	\$ 235,334	
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63		\$ 850,000
5/1/2042				\$ 22,843.75	\$ 235,659	
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75		\$ 655,000
5/1/2043				\$ 17,603.13	\$ 235,447	
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13		\$ 450,000
5/1/2044				\$ 12,093.75	\$ 234,697	
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75		\$ 230,000
5/1/2044				\$ 6,181.25	\$ 238,275	
11/1/2044		\$ 230,000	5.375%	\$ 6,181.25	\$ 236,181	\$ -

Outstanding at September 30, 2027 \$ 2,855,000

Flow Way Community Development District
Debt Service Fund - Series 2015 Phase IV Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 6,815	\$ 1,578	\$ 6,314	\$ 5,682
Revenue Account	\$ 9,157	\$ 1,973	\$ 7,892	\$ 7,103
Interest Account	\$ 123	\$ 29	\$ 117	\$ 106
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 188,839	\$ 231,388	\$ 231,388
Total Revenue and Other Sources	\$ 247,483	\$ 192,420	\$ 245,711	\$ 244,279
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Interest Expense				
Series A Bonds	\$ 141,094	\$ 71,444	\$ 141,094	\$ 137,506
Other Fees and Charges				
Discounts for Early Payment	\$ 15,046	\$ -	\$ 15,046	\$ 15,046
Total Expenditures and Other Uses	\$ 226,140	\$ 141,444	\$ 226,140	\$ 222,552
Net Increase/(Decrease) in Fund Balance	\$ 21,342	\$ 50,976	\$ 19,571	\$ 21,726
Fund Balance - Beginning	\$ 400,050	\$ 400,050	\$ 400,050	\$ 419,621
Fund Balance - Ending	\$ 421,391	\$ 451,026	\$ 419,621	\$ 441,347

Restricted Fund Balance:

Reserve Account Requirement	\$ 160,448
Restricted for November 1, 2027 Debt Service	
Principal	\$ 75,000
Interest	\$ 67,856
Total - Restricted Fund Balance:	\$ 303,305

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
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				
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		
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294	\$ 1,205,000
5/1/2040			5.375%	\$ 32,384.38		

Prepared by:

PFM Management Services, LLC

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
11/1/2040		\$ 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	\$ -

Outstanding at September 30, 2027 \$ 2,570,000

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 7,390	\$ 1,707	\$ 6,827	\$ 6,145
Revenue Account	\$ 13,263	\$ 2,836	\$ 11,344	\$ 10,210
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 305,212	\$ 374,564	\$ 374,564
Interfund Transfers In	\$ -	\$ 1,165	\$ 1,165	\$ -
Total Revenue and Other Sources	\$ 395,217	\$ 310,920	\$ 393,900	\$ 390,919

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 120,000 \$ 120,000 \$ 120,000 \$ 125,000

Interest Expense

Series A Bonds \$ 220,296 \$ 111,453 \$ 220,296 \$ 214,968

Other Fees and Charges

Discounts for Early Payment \$ 24,504 \$ - \$ 24,504 \$ 24,504

Interfund Transfers Out

\$ - \$ -

Total Expenditures and Other Uses **\$ 364,800** **\$ 231,453** **\$ 364,800** **\$ 364,472**

Net Increase/(Decrease) in Fund Balance \$ 30,417 \$ 79,467 \$ 29,099 \$ 26,447

Fund Balance - Beginning \$ 521,795 \$ 521,795 \$ 521,795 \$ 550,894

Fund Balance - Ending **\$ 552,212** **\$ 601,261** **\$ 550,894** **\$ 577,341**

Restricted Fund Balance:

Reserve Account Requirement \$ 173,500

Restricted for November 1, 2027 Debt Service

Principal \$ 130,000

Interest \$ 106,124

Total - Restricted Fund Balance: **\$ 409,624**

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
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		

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				
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		\$ 4,695,000
11/1/2024	\$ 30,000 \$ 115,000		\$ 114,681.88	\$ 344,486	\$ 4,550,000
5/1/2025		4.350%	\$ 111,453.13		
11/1/2025	\$ 120,000		\$ 111,453.13	\$ 342,906	\$ 4,430,000
5/1/2026		4.350%	\$ 108,843.13		
11/1/2026	\$ 125,000		\$ 108,843.13	\$ 342,686	\$ 4,305,000
5/1/2027		4.350%	\$ 106,124.38		
11/1/2027	\$ 130,000		\$ 106,124.38	\$ 342,249	\$ 4,175,000
5/1/2028		4.350%	\$ 103,296.88		
11/1/2028	\$ 140,000		\$ 103,296.88	\$ 346,594	\$ 4,035,000
5/1/2029		4.875%	\$ 99,884.38		
11/1/2029	\$ 145,000		\$ 99,884.38	\$ 344,769	\$ 3,890,000
5/1/2030		4.875%	\$ 96,350.00		
11/1/2030	\$ 150,000		\$ 96,350.00	\$ 342,700	\$ 3,740,000
5/1/2031		4.875%	\$ 92,693.75		
11/1/2031	\$ 160,000		\$ 92,693.75	\$ 345,388	\$ 3,580,000
5/1/2032		4.875%	\$ 88,793.75		
11/1/2032	\$ 165,000		\$ 88,793.75	\$ 342,588	\$ 3,415,000
5/1/2033		4.875%	\$ 84,771.88		
11/1/2033	\$ 175,000		\$ 84,771.88	\$ 344,544	\$ 3,240,000
5/1/2034		4.875%	\$ 80,506.25		
11/1/2034	\$ 185,000		\$ 80,506.25	\$ 346,013	\$ 3,055,000
5/1/2035		4.875%	\$ 75,996.88		
11/1/2035	\$ 195,000		\$ 75,996.88	\$ 346,994	\$ 2,860,000
5/1/2036		4.875%	\$ 71,243.75		
11/1/2036	\$ 200,000		\$ 71,243.75	\$ 342,488	\$ 2,660,000
5/1/2037		4.875%	\$ 66,368.75		
11/1/2037	\$ 210,000		\$ 66,368.75	\$ 342,738	\$ 2,450,000
5/1/2038		4.875%	\$ 61,250.00		
11/1/2038	\$ 220,000		\$ 61,250.00	\$ 342,500	\$ 2,230,000
5/1/2039		5.000%	\$ 55,750.00		
11/1/2039	\$ 235,000		\$ 55,750.00	\$ 346,500	\$ 1,995,000
5/1/2040		5.000%	\$ 49,875.00		

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		\$ 49,875.00	\$ 344,750	\$ 1,750,000
5/1/2041		5.000%	\$ 43,750.00		
11/1/2041	\$ 255,000		\$ 43,750.00	\$ 342,500	\$ 1,495,000
5/1/2042		5.000%	\$ 37,375.00		
11/1/2042	\$ 270,000		\$ 37,375.00	\$ 344,750	\$ 1,225,000
5/1/2043		5.000%	\$ 30,625.00		
11/1/2043	\$ 285,000		\$ 30,625.00	\$ 346,250	\$ 940,000
5/1/2044		5.000%	\$ 23,500.00		
11/1/2044	\$ 300,000		\$ 23,500.00	\$ 347,000	\$ 640,000
5/1/2045		5.000%	\$ 16,000.00		
11/1/2045	\$ 310,000		\$ 16,000.00	\$ 342,000	\$ 330,000
5/1/2046		5.000%	\$ 8,250.00		
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500	\$ -

Outstanding at September 30, 2027 \$ 4,305,000

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 5,028	\$ 1,165	\$ 4,658	\$ 4,192
Revenue Account	\$ 8,380	\$ 1,696	\$ 6,786	\$ 6,107
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 207,045	\$ 254,231	\$ 254,231
Interfund Transfers In	\$ -	\$ -	\$ -	\$ -
Total Revenue and Other Sources	\$ 267,639	\$ 209,906	\$ 265,675	\$ 264,530
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Interest Expense				
Series A Bonds	\$ 153,300	\$ 77,450	\$ 153,300	\$ 150,100
Other Fees and Charges				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfers Out	\$ -	\$ 1,165	\$ 1,165	\$ -
Total Expenditures and Other Uses	\$ 249,932	\$ 158,615	\$ 251,097	\$ 246,732
Net Increase/(Decrease) in Fund Balance	\$ 17,706	\$ 51,291	\$ 14,578	\$ 17,798
Fund Balance - Beginning	\$ 333,352	\$ 333,352	\$ 333,352	\$ 347,930
Fund Balance - Ending	\$ 351,058	\$ 384,643	\$ 347,930	\$ 365,728

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2027 Debt Service	
Principal	\$ 85,000
Interest	\$ 74,250
Total - Restricted Fund Balance:	\$ 277,625

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
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				
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
5/1/2040				\$ 37,875.00		

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
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	\$ -

Outstanding at September 30, 2027 \$ 3,005,000

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 10,822	\$ 2,506	\$ 10,025	\$ 9,022
Revenue Account	\$ 18,090	\$ 4,044	\$ 16,176	\$ 14,558
Interest Account	\$ 7	\$ 2	\$ 8	\$ 7
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 449,430	\$ 551,562	\$ 551,562
Total Revenue and Other Sources	\$ 580,481	\$ 455,982	\$ 577,770	\$ 575,149
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 185,000	\$ 185,000	\$ 185,000	\$ 190,000
Interest Expense				
Series A Bonds	\$ 319,843	\$ 161,633	\$ 319,843	\$ 312,905
Other Fees and Charges				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Total Expenditures and Other Uses	\$ 540,926	\$ 346,633	\$ 540,926	\$ 538,988
Net Increase/(Decrease) in Fund Balance	\$ 39,555	\$ 109,349	\$ 36,844	\$ 36,161
Fund Balance - Beginning	\$ 755,381	\$ 755,381	\$ 755,381	\$ 792,225
Fund Balance - Ending	\$ 794,936	\$ 864,730	\$ 792,225	\$ 828,386
Restricted Fund Balance:				
Reserve Account Requirement			\$ 254,756	
Restricted for November 1, 2027 Debt Service				
Principal			\$ 200,000	
Interest			\$ 154,695	
Total - Restricted Fund Balance:			\$ 609,451	

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2026	Fiscal Year 2027
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		

Prepared by:

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				
11/1/2021		\$ 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	5/1/2023 \$ 30,000			\$ 168,447.50	\$ 509,743	
11/1/2023	5/1/2024 \$ 5,000	\$ 175,000	3.350%	\$ 167,797.50		\$ 7,885,000
5/1/2024	8/1/2024 \$ 5,000			\$ 164,866.25	\$ 507,664	\$ 7,875,000
11/1/2024		\$ 180,000	3.350%	\$ 164,647.50		\$ 7,695,000
5/1/2025				\$ 161,632.50	\$ 506,280	
11/1/2025		\$ 185,000	3.700%	\$ 161,632.50		\$ 7,510,000
5/1/2026				\$ 158,210.00	\$ 504,843	\$ 7,510,000
11/1/2026		\$ 190,000	3.700%	\$ 158,210.00		\$ 7,320,000
5/1/2027				\$ 154,695.00	\$ 502,905	
11/1/2027		\$ 200,000	3.700%	\$ 154,695.00		\$ 7,120,000
5/1/2028				\$ 150,995.00	\$ 505,690	
11/1/2028		\$ 205,000	3.700%	\$ 150,995.00		\$ 6,915,000
5/1/2029				\$ 147,202.50	\$ 503,198	
11/1/2029		\$ 215,000	3.700%	\$ 147,202.50		\$ 6,700,000
5/1/2030				\$ 143,225.00	\$ 505,428	
11/1/2030		\$ 220,000	4.125%	\$ 143,225.00		\$ 6,480,000
5/1/2031				\$ 138,687.50	\$ 501,913	
11/1/2031		\$ 230,000	4.125%	\$ 138,687.50		\$ 6,250,000
5/1/2032				\$ 133,943.75	\$ 502,631	
11/1/2032		\$ 240,000	4.125%	\$ 133,943.75		\$ 6,010,000
5/1/2033				\$ 128,993.75	\$ 502,938	
11/1/2033		\$ 250,000	4.125%	\$ 128,993.75		\$ 5,760,000
5/1/2034				\$ 123,837.50	\$ 502,831	
11/1/2034		\$ 260,000	4.125%	\$ 123,837.50		\$ 5,500,000
5/1/2035				\$ 118,475.00	\$ 502,313	
11/1/2035		\$ 270,000	4.125%	\$ 118,475.00		\$ 5,230,000
5/1/2036				\$ 112,906.25	\$ 501,381	
11/1/2036		\$ 280,000	4.125%	\$ 112,906.25		\$ 4,950,000
5/1/2037				\$ 107,131.25	\$ 500,038	
11/1/2037		\$ 295,000	4.125%	\$ 107,131.25		\$ 4,655,000
5/1/2038				\$ 101,046.88	\$ 503,178	
11/1/2038		\$ 305,000	4.125%	\$ 101,046.88		\$ 4,350,000
5/1/2039				\$ 94,756.25	\$ 500,803	
11/1/2039		\$ 320,000	4.125%	\$ 94,756.25		\$ 4,030,000
5/1/2040				\$ 88,156.25	\$ 502,913	
11/1/2040		\$ 330,000	4.375%	\$ 88,156.25		\$ 3,700,000

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
5/1/2041				\$ 80,937.50	\$ 499,094	
11/1/2041		\$ 345,000	4.375%	\$ 80,937.50		\$ 3,355,000
5/1/2042				\$ 73,390.63	\$ 499,328	
11/1/2042		\$ 360,000	4.375%	\$ 73,390.63		\$ 2,995,000
5/1/2043				\$ 65,515.63	\$ 498,906	
11/1/2043		\$ 375,000	4.375%	\$ 65,515.63		\$ 2,620,000
5/1/2044				\$ 57,312.50	\$ 497,828	
11/1/2044		\$ 390,000	4.375%	\$ 57,312.50		\$ 2,230,000
5/1/2045				\$ 48,781.25	\$ 496,094	
11/1/2045		\$ 410,000	4.375%	\$ 48,781.25		\$ 1,820,000
5/1/2046				\$ 39,812.50	\$ 498,594	
11/1/2046		\$ 425,000	4.375%	\$ 39,812.50		\$ 1,395,000
5/1/2047				\$ 30,515.63	\$ 495,328	
11/1/2047		\$ 445,000	4.375%	\$ 30,515.63		\$ 950,000
5/1/2048				\$ 20,781.25	\$ 496,297	
11/1/2048		\$ 465,000	4.375%	\$ 20,781.25		\$ 485,000
5/1/2049				\$ 10,609.35	\$ 496,391	
11/1/2049		\$ 485,000	4.375%	\$ 10,609.35		\$ -

Outstanding at September 30, 2027 \$ 7,320,000

**Debt Service Fund - Series 2024 Bonds (Refinanced Series 2013) - Budget
Fiscal Year 2027**

Description	Fiscal Year 2026 Budget	Actual At 12/31/2025	Anticipated FYE 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 300	\$ 98	\$ 394	\$ 354
Revenue Account	\$ 5,000	\$ 2,372	\$ 9,488	\$ 8,539
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 450,337	\$ 366,969	\$ 450,337	\$ 450,337
Interfund Transfers In	\$ -	\$ 3,229	\$ 3,229	\$ -
Total Revenue and Other Sources	\$ 455,637	\$ 372,668	\$ 463,448	\$ 459,231
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 165,000	\$ -	\$ 165,000	\$ 175,000
Interest Expense				
Series A Bonds	\$ 256,750	\$ 128,375	\$ 256,750	\$ 248,500
Other Fees and Charges				
Fees/Discounts for Early Payment	\$ 29,461	\$ -	\$ 29,461	\$ 29,461
Interfund Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 451,211	\$ 128,375	\$ 451,211	\$ 452,961
Net Increase/(Decrease) in Fund Balance	\$ 4,426	\$ 244,293	\$ 12,237	\$ 6,269
Fund Balance - Beginning	\$ 279,598	\$ 279,598	\$ 279,598	\$ 291,834
Fund Balance - Ending	\$ 284,024	\$ 523,891	\$ 291,834	\$ 298,104

Restricted Fund Balance:

Reserve Account Requirement	\$ 10,000
Restricted for November 1, 2027 Interest Payment	\$ 119,875
Total - Restricted Fund Balance:	\$ 129,875

Assessment Comparison

Description	Number of Units	Fiscal Year 2026	Yearly Savings in FY 2026 and Future Years	Fiscal Year 2027 (Reflects Savings)
SF - 52'	69	\$ 960.09	\$ 269.29	\$ 960.09
SF - 62'	82	\$ 1,556.30	\$ 436.52	\$ 1,556.30
SF - 76'	62	\$ 2,563.80	\$ 719.10	\$ 2,563.80
SF - 90'	7	\$ 2,451.01	\$ 747.47	\$ 2,451.01
Multi-Family	96	\$ 837.10	\$ 234.79	\$ 837.10
Total:	316			

The Series 2024 Bonds are a refinance of the Series 2013 Bonds - The Assessment Rates have been reduced to reflect the yearly Savings

Flow Way Community Development District
Debt Service Fund - Series 2024 Bonds (Refinanced Series 2013) - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
Par Amount Issued:	\$ 5,295,000	5.00%			
11/1/2024		5.00%	\$ 31,622.92		
5/1/2025	\$ 160,000		\$ 132,375.00	\$ 323,998	\$ 5,135,000
11/1/2025		5.00%	\$ 128,375.00		
5/1/2026	\$ 165,000		\$ 128,375.00	\$ 421,750	\$ 4,970,000
11/1/2026		5.00%	\$ 124,250.00		
5/1/2027	\$ 175,000		\$ 124,250.00	\$ 423,500	\$ 4,795,000
11/1/2027		5.00%	\$ 119,875.00		
5/1/2028	\$ 185,000		\$ 119,875.00	\$ 424,750	\$ 4,610,000
11/1/2028		5.00%	\$ 115,250.00		
5/1/2029	\$ 190,000		\$ 115,250.00	\$ 420,500	\$ 4,420,000
11/1/2029		5.00%	\$ 110,500.00		
5/1/2030	\$ 205,000		\$ 110,500.00	\$ 426,000	\$ 4,215,000
11/1/2030		5.00%	\$ 105,375.00		
5/1/2031	\$ 210,000		\$ 105,375.00	\$ 420,750	\$ 4,005,000
11/1/2031		5.00%	\$ 100,125.00		
5/1/2032	\$ 220,000		\$ 100,125.00	\$ 420,250	\$ 3,785,000
11/1/2032		5.00%	\$ 94,625.00		
5/1/2033	\$ 235,000		\$ 94,625.00	\$ 424,250	\$ 3,550,000
11/1/2033		5.00%	\$ 88,750.00		
5/1/2034	\$ 250,000		\$ 88,750.00	\$ 427,500	\$ 3,300,000
11/1/2034		5.00%	\$ 82,500.00		
5/1/2035	\$ 260,000		\$ 82,500.00	\$ 425,000	\$ 3,040,000
11/1/2035		5.00%	\$ 76,000.00		
5/1/2036	\$ 275,000		\$ 76,000.00	\$ 427,000	\$ 2,765,000
11/1/2036		5.00%	\$ 69,125.00		
5/1/2037	\$ 290,000		\$ 69,125.00	\$ 428,250	\$ 2,475,000
11/1/2037		5.00%	\$ 61,875.00		
5/1/2038	\$ 300,000		\$ 61,875.00	\$ 423,750	\$ 2,175,000
11/1/2038		5.00%	\$ 54,375.00		
5/1/2039	\$ 320,000		\$ 54,375.00	\$ 428,750	\$ 1,855,000
11/1/2039		5.00%	\$ 46,375.00		
5/1/2040	\$ 335,000		\$ 46,375.00	\$ 427,750	\$ 1,520,000
11/1/2040		5.00%	\$ 38,000.00		
5/1/2041	\$ 350,000		\$ 38,000.00	\$ 426,000	\$ 1,170,000
11/1/2041		5.00%	\$ 29,250.00		
5/1/2042	\$ 370,000		\$ 29,250.00	\$ 428,500	\$ 800,000
11/1/2042		5.00%	\$ 20,000.00		
5/1/2043	\$ 390,000		\$ 20,000.00	\$ 430,000	\$ 410,000
11/1/2043		5.00%	\$ 10,250.00		
5/1/2044	\$ 410,000		\$ 10,250.00	\$ 430,500	\$ -
	\$ 5,295,000		\$ 3,113,748	\$ 8,408,748	

Outstanding at September 30, 2027 \$ 4,795,000

Prepared by:

PFM Management Services, LLC

Flow Way Community Development District
Assessment Comparison - Budget
Fiscal Year 2027

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2026	FY 2027	FY 2026	FY 2027	FY 2026	FY 2027
Series 2024 Refinanced Bonds - (Series 2013 Bonds - Phase 1 and 2)							
SF - 52'	69	\$ 1,845.00	\$ 1,845.00	\$ 960.09	\$ 960.09	\$ 2,805.09	\$ 2,805.09
SF - 62'	82	\$ 1,845.00	\$ 1,845.00	\$ 1,556.30	\$ 1,556.30	\$ 3,401.30	\$ 3,401.30
SF - 76'	62	\$ 1,845.00	\$ 1,845.00	\$ 2,563.80	\$ 2,563.80	\$ 4,408.80	\$ 4,408.80
SF - 90'	7	\$ 1,845.00	\$ 1,845.00	\$ 2,451.01	\$ 2,451.01	\$ 4,296.01	\$ 4,296.01
Multi-Family	96	\$ 1,845.00	\$ 1,845.00	\$ 837.10	\$ 837.10	\$ 2,682.10	\$ 2,682.10
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 1,845.00	\$ 1,845.00	\$ 1,313.66	\$ 1,313.66	\$ 3,158.66	\$ 3,158.67
Partial Phase buydown	28	\$ 1,845.00	\$ 1,845.00	\$ 1,492.80	\$ 1,492.80	\$ 3,337.80	\$ 3,337.80
SF - 76'							
Partial Phase buydown	11	\$ 1,845.00	\$ 1,845.00	\$ 3,745.36	\$ 3,745.36	\$ 5,590.36	\$ 5,590.37
Partial Phase buydown	12	\$ 1,845.00	\$ 1,845.00	\$ 3,901.42	\$ 3,901.42	\$ 5,746.42	\$ 5,746.42
SF - 90'	18	\$ 1,845.00	\$ 1,845.00	\$ 3,866.11	\$ 3,866.11	\$ 5,711.11	\$ 5,711.12
SF - 100'	17	\$ 1,845.00	\$ 1,845.00	\$ 4,066.15	\$ 4,066.15	\$ 5,911.15	\$ 5,911.15
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 1,845.00	\$ 1,845.00	\$ 1,398.88	\$ 1,398.88	\$ 3,243.88	\$ 3,243.88
SF - 62'	31	\$ 1,845.00	\$ 1,845.00	\$ 2,184.02	\$ 2,184.02	\$ 4,029.02	\$ 4,029.02
MF - Esplanade	30	\$ 1,845.00	\$ 1,845.00	\$ 1,178.68	\$ 1,178.68	\$ 3,023.68	\$ 3,023.68
MF - Vercelli	56	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 1,845.00	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 3,285.78	\$ 3,285.78
SF - 62'	52	\$ 1,845.00	\$ 1,845.00	\$ 2,176.05	\$ 2,176.05	\$ 4,021.05	\$ 4,021.05
SF - 76'	24	\$ 1,845.00	\$ 1,845.00	\$ 3,538.95	\$ 3,538.95	\$ 5,383.95	\$ 5,383.95
MF - Vercelli	46	\$ 1,845.00	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,862.51	\$ 2,862.51
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 1,845.00	\$ 1,845.00	\$ 1,782.60	\$ 1,782.60	\$ 3,627.60	\$ 3,627.60
SF - 62'	44	\$ 1,845.00	\$ 1,845.00	\$ 2,690.48	\$ 2,690.48	\$ 4,535.48	\$ 4,535.49
SF - 76'	25	\$ 1,845.00	\$ 1,845.00	\$ 4,425.12	\$ 4,425.12	\$ 6,270.12	\$ 6,270.13
MF - Esplanade	14	\$ 1,845.00	\$ 1,845.00	\$ 1,370.23	\$ 1,370.23	\$ 3,215.23	\$ 3,215.24
MF - Vercelli	2	\$ 1,845.00	\$ 1,845.00	\$ 1,236.39	\$ 1,236.39	\$ 3,081.39	\$ 3,081.39
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 62'	29	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
SF - 76'	23	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (Phase 8)	72	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Vercelli	64	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
MF - Esplanade (phase 7)	36	\$ 1,845.00	\$ 1,845.00	\$ -	\$ -	\$ 1,845.00	\$ 1,845.00
Total:	311						
Total Debt Units	1150						
Total General Fund Units	1184						

Prepared by:

PFM Management Services, LLC