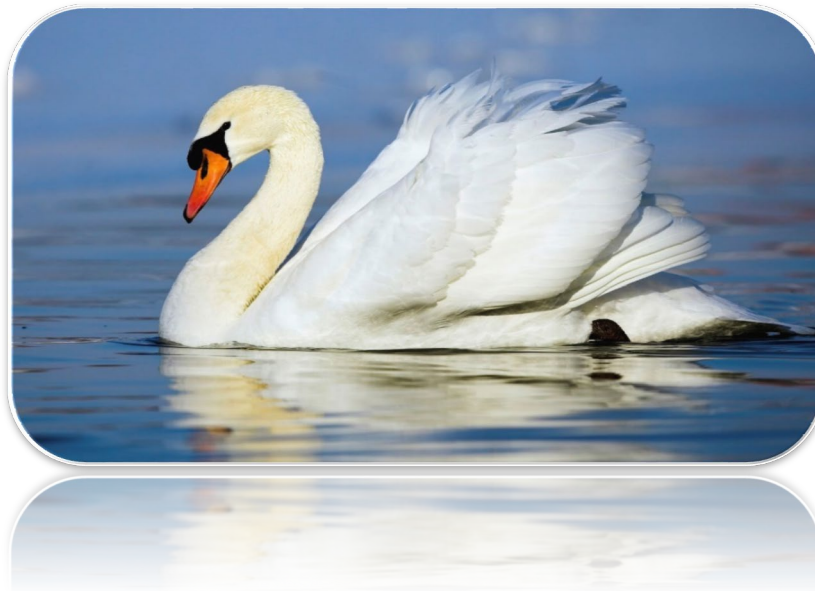


# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **PROPOSED BUDGET**

FISCAL YEAR 2025

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**PREPARED BY:**

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

<i>Description</i>	REVISED BUDGET FY 2024	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
<b>Revenues and Other Sources</b>					
<b>Carryforward</b>	\$ (143,755)	\$ -	\$ -	\$ -	Negative Number is Added Cash Required to Partially Fund 1st Quarter Operations
<b>Interest Income - General Account</b>	\$ -				Interest on General Bank Account
<b>Assessment Revenue</b>	\$ -				
Assessments - On-Roll	\$ 1,988,811	\$ 1,894,973	\$ 1,988,811	\$ 2,184,481	Assessments from Property Owner's
Assessments - Off-Roll	\$ -				
<b>Miscellaneous Revenue</b>					
Preserve Contribution - Esplanade Master HOA	\$ -	\$ -	\$ -	\$ 122,450	Master HOA Contribution (50% of Actual Costs)
<b>Truist - Loan Proceeds</b>	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	Short Term Bank Loan to Fund Operations (Repaid in Full in FY 2024)
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 2,345,056</b>	<b>\$ 2,394,973</b>	<b>\$ 2,488,811</b>	<b>\$ 2,306,931</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 12,000	\$ 5,200	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>					
Professional - Management	\$ 43,000	\$ 25,083	\$ 43,000	\$ 45,200	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 9,333	\$ 16,000	\$ 17,500	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 9,333	\$ 16,000	\$ 17,500	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,000	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -				Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ 858	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 26,665	\$ 12,523	\$ 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	\$ -		
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	\$ 500	\$ 300	Bank Fees - Governmental Bank Account
<b>Travel and Per Diem</b>	\$ -	\$ -	\$ 600	\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -				
Postage, Freight & Messenger	\$ 250	\$ 27	\$ 250	\$ 250	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>					
Meeting Room Rental	\$ -				
Computer Services (Web Site)	\$ 2,000	\$ 300	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
<b>Insurance</b>	\$ 15,000	\$ 97,258	\$ 97,258	\$ 98,000	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 250	\$ -	\$ -	\$ 200	Agenda books and copies
<b>Office Supplies</b>	\$ -	\$ -	\$ -		
<b>Legal Services</b>					

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

Description	REVISED BUDGET FY 2024	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
General Counsel	\$ 40,000	\$ 28,565	\$ 40,000	\$ 40,000	District Attorney
Special Counsel - Litigation	\$ -	\$ 3,306	\$ 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	\$ 1,637	\$ 3,000	\$ 3,000	Special Counsel - SFWMD Preserve Compliance
Special Counsel - Other	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 201,840</b>	<b>\$ 222,762</b>	<b>\$ 294,213</b>	<b>\$ 296,090</b>	
<b>Other General Government Services</b>					
Engineering					
General Engineering	\$ 50,000	\$ 24,056	\$ 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
<b>Sub-Total:</b>	<b>\$ 60,000</b>	<b>\$ 24,056</b>	<b>\$ 50,000</b>	<b>\$ 58,500</b>	
<b>Stormwater Management Services</b>					
<b>Preserve Area Maintenance</b>					
<b>Environmental Engineering Consultant</b>					
Task 1 - Bid Documents	\$ 15,000	\$ -	\$ 10,000	\$ -	- Task Completed in FY 2024
Task 2 Monthly site visits	\$ 13,350	\$ -	\$ 18,000	\$ 18,000	On-going - anticipated completion in FY 27
Task 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
<b>Repairs and Maintenance</b>					
Wading Bird Foraging Areas	\$ 1,600	\$ -	\$ 6,300	\$ 6,300	Permit Requirments Completed
Internal Preserves	\$ 7,000	\$ 11,357	\$ 14,319	\$ 7,000	Routine Maintenance of Internal Preserves
Western Preserve	\$ 4,000	\$ -	\$ 36,000	\$ 36,000	External Preserves
Northern Preserve Area 1	\$ 68,000	\$ -	\$ 63,800	\$ 63,800	External Preserves
Northern Preserve Area 2	\$ 120,000	\$ -	\$ 106,300	\$ 106,300	External Preserves
Clearing Downed Trees/Cleanup (Internal/External Preserves)	\$ 6,000	\$ -	\$ 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	
<b>Capital Outlay</b>					
Internal and External	\$ -	\$ -	\$ -	\$ 9,000	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 256,300</b>	<b>\$ 11,357</b>	<b>\$ 267,219</b>	<b>\$ 258,800</b>	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>					
Professional Services					
Asset Management	\$ 27,100	\$ 13,550	\$ 27,100	\$ 40,000	Field Operations Manager
NPDES Monitoring	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	

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

Description	REVISED BUDGET FY 2024	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Aquatic Weed Control	\$ 120,000	\$ 84,604	\$ 147,420	\$ 145,420	Weekly spraying Lakes w/(added treatments as needed)
Littoral Shelf - Invasive Plant Control/Monitoring	\$ 35,000	\$ 18,382	\$ 30,000	\$ 35,000	Monthly control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ 2,615	\$ 15,000	\$ 16,170	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,500	\$ 7,850	\$ 11,775	\$ 15,000	Three times/year
Littoral Shelf Maintenance	\$ 20,000	\$ -	\$ 30,000	\$ 12,500	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	\$ -	\$ -	\$ 14,705	5% of Repairs and Maintenance
Capital Outlay					
Improvement to Water Quality/sign replacements	\$ -	\$ -	\$ -	\$ 22,725	See CIP for Detail
Littoral Shelf Planting	\$ 10,000	\$ 300	\$ 10,000	\$ 40,000	See CIP for Detail
Lake Bank Restorations	\$ 172,298	\$ 108,897	\$ 155,000	\$ 90,982	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 26,130	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 480,498</b>	<b>\$ 281,248</b>	<b>\$ 488,095</b>	<b>\$ 530,432</b>	
<b>Community Wide Irrigation System</b>					
Professional Services					
Asset Management	\$ 15,700	\$ 7,850	\$ 15,700	\$ 20,000	Field Operations Manager
Consumptive Use Permit Monitoring	\$ 16,000	\$ -	\$ 16,000	\$ 16,000	SFWM Permit Compliance Requirements
Utility Services				\$ -	
Electric - Pump Station	\$ 32,000	\$ 14,535	\$ 34,884	\$ 36,000	Pumps Station Electric
Electric - Recharge Pumps	\$ 8,000	\$ 16,071	\$ 38,570	\$ 42,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Wireless - Pump Station	\$ -	\$ 559	\$ 958	\$ 1,350	
Repairs and Maintenance				\$ -	
Pump Station and Wells	\$ 30,000	\$ 11,998	\$ 14,968	\$ 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	\$ 22,000	\$ 155,000	See CIP for Detail (Backup Well moved to FY 25)
<b>Sub-Total:</b>	<b>\$ 168,608</b>	<b>\$ 51,263</b>	<b>\$ 158,180</b>	<b>\$ 323,250</b>	
<b>Landscaping Services</b>					
Professional Services					
Asset Management	\$ 14,000	\$ 7,000	\$ 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	\$ 3,281	\$ 5,624	\$ 3,700	Two (2 Fountains)
Community Entrance (Landscaping)					
Repairs & Maintenance					
Landscaping Maintenance	\$ 101,000	\$ 60,713	\$ 162,272	\$ 174,000	Turf, Hedges, groundcover, trees, fertilizer, etc.
Tree Trimming	\$ 15,500	\$ 2,619	\$ 18,000	\$ 25,000	Yearly Trimming of oak branches
Landscape Replacements	\$ 27,500	\$ 38,806	\$ 53,806	\$ 28,000	Yearly Replacements as needed
Mulch Installation	\$ 33,000	\$ 14,739	\$ 30,000	\$ 33,000	Two (2) times/year replacement with touchup

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

Description	REVISED BUDGET FY 2024	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Annuals	\$ 50,000	\$ 38,622	\$ 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	\$ 9,966	\$ 20,000	\$ 20,000	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ 13,500	\$ 5,467	\$ 15,000	\$ 18,000	Periodic Pressure Washing of concrete and brick paver repairs
Irrigation System	\$ -	\$ 5,520	\$ 6,000	\$ 6,000	Added to Budget
Well System	\$ -	\$ -	\$ -	\$ -	- 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	\$ -	\$ 3,000	\$ 6,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ 23,728	\$ -	\$ -	\$ 20,850	5% of Repairs and Maintenance
Capital Outlay					
Bridge (Painting)	\$ -	\$ -	\$ 18,000	\$ -	
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	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 20,400	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 438,828</b>	<b>\$ 282,936</b>	<b>\$ 559,602</b>	<b>\$ 611,950</b>	
<b>Reserves &amp; Overall Contingencies:</b>					
Long Term Capital Planning/Hurricane Cleanup/Restoration	\$ 127,230	\$ -	\$ -	\$ 140,530	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
<b>Debt Service</b>					
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
<b>Sub-Total:</b>	<b>\$ 512,200</b>	<b>\$ 510,182</b>	<b>\$ 510,182</b>	<b>\$ -</b>	
<b>Other Fees and Charges</b>					
Discounts on Early Payments	\$ 99,552	\$ -	\$ 99,552	\$ 87,379	Discout on assessments for November early payment - 4%
<b>Total Appropriations</b>	<b>\$ 2,345,056</b>	<b>\$ 1,383,803</b>	<b>\$ 2,427,044</b>	<b>\$ 2,306,931</b>	

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

Description	REVISED BUDGET FY 2024	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget	Notes
Net Increase/(Decrease) in Fund Balance			\$ 61,767	\$ 60,530	Projected 2025 is Cash Added to meet operating needs plus Long Term Capital Planning
<b>Components of Fund Balance</b>					
Beginning - Projected Ending Fund Balance	\$ 211,538	\$ 211,538	\$ 273,305	\$ 333,835	
Reserved for Operations (2 Months)	N/A	N/A	N/A	\$ 384,489	Reserved for Operations (2 Months)
Storm Event's/Unforseen Capital/Reserves/Future Operations	N/A	N/A	N/A	\$ (50,653)	Long Term Asset Restoration/Hurricane (Est. Balance at 09/30/2025)
<b>Total Fund Balance</b>	<b>\$ 211,538</b>	<b>N/A</b>	<b>\$ 273,305</b>	<b>\$ 333,835</b>	

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

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

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

Description of Item	2025	2026	2027	2028	2029	Total
<b>Stormwater Management Services</b>						
<b>Improvements to Water Quality</b>						
Aerator/Fountain/Bubbler	\$ -	\$ 23,000	<i>Implementation after Analysis</i>			\$ -
Signage Replacements (Lakes/Perimeter)	\$ 22,725	\$ -	\$ -	\$ -	\$ -	\$ 22,725
Littoral Shelf Plantings	\$ 40,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 30,000	\$ 194,000
<b>Sub-Total:</b>	<b>\$ 62,725</b>	<b>\$ 63,000</b>	<b>\$ 40,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>	<b>\$ 216,725</b>
<b>Erosion Restoration</b>						
Lake 1 (No Capital Required)						\$ -
Lake 2						\$ -
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						\$ -
Lake 8			\$ 1,485			\$ 1,485
Lake 9						\$ -
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						\$ -
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
<b>Sub-Total:</b>	<b>\$ 90,982</b>	<b>\$ 101,843</b>	<b>\$ 74,698</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 267,523</b>
Contingencies (7%)	\$ 10,759	\$ 11,539	\$ 8,029	\$ 2,100	\$ 2,100	\$ 33,897
Construction Engineering (10%)	\$ 15,371	\$ 16,484	\$ 11,470	\$ 3,000	\$ 3,000	\$ 48,425
<b>Total - Stormwater Management System</b>	<b>\$ 179,837</b>	<b>\$ 192,866</b>	<b>\$ 134,197</b>	<b>\$ 35,100</b>	<b>\$ 35,100</b>	<b>\$ 566,570</b>

*In Fiscal Year 2025/2026, the District will authorize an analysis fo 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	2025	2026	2027	2028	2029	Total
<b>Internal and External Preserves</b>						
Fencing and Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Internal: Hazardous Tree Removal	\$ 3,000	\$ 2,000	\$ 2,000	\$ 3,500	\$ 2,000	\$ 21,500
External: Hazardous Tree Removal	\$ 2,500	\$ 2,500	\$ 2,500	\$ 4,500	\$ 3,500	\$ 30,500
Internal: Cleaning Out - Fire Prevention	\$ 2,500	\$ 10,000	\$ 2,500	\$ 7,500	\$ 2,500	\$ 42,500
External: - Cleaning Out - Fire Prevention	\$ 1,000	\$ 2,500	\$ 1,000	\$ 2,000	\$ 1,000	\$ 11,000
<b>Total - External Preserves</b>	<b>\$ 9,000</b>	<b>\$ 17,000</b>	<b>\$ 8,000</b>	<b>\$ 17,500</b>	<b>\$ 9,000</b>	<b>\$ 190,500</b>
<b>Irrigation Pump Station</b>						
Recharge Wells (Meter 2023 & Well 2024)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Backup Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Backup Well Installation	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ -	\$ 135,000
Pump Station Improvements	\$ 110,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 270,000
<b>Total - Irrigation Pump Station</b>	<b>\$ 155,000</b>	<b>\$ 40,000</b>	<b>\$ 85,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 433,000</b>
<b>Community Entrance</b>						
Bridge (Painting)		\$ -		\$ 18,000		\$ 18,000
Mounments (Painting)	\$ -	\$ -		\$ 5,000		\$ 5,000
Mounments (Fountains Pumps/Motor Replacement)	\$ 120,000					\$ 120,000
Landscaping	\$ -	\$ 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
<b>Total - Community Entrance</b>	<b>\$ 140,400</b>	<b>\$ 280,800</b>	<b>\$ 67,275</b>	<b>\$ 94,185</b>	<b>\$ 67,275</b>	<b>\$ 742,435</b>
<b>Total - All Capital</b>	<b>\$ 484,237</b>	<b>\$ 530,666</b>	<b>\$ 294,472</b>	<b>\$ 186,785</b>	<b>\$ 151,375</b>	<b>\$ 1,932,505</b>
<b>Cost Per Resident/Unit</b>	<b>\$ 425.34</b>	<b>\$ 466.13</b>	<b>\$ 258.66</b>	<b>\$ 164.07</b>	<b>\$ 132.96</b>	



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

Description	Fiscal Year 2024 Budget	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 15,000	\$ 7,513	\$ 12,879	\$ 11,591
Revenue Account	\$ 9,000	\$ 16,292	\$ 27,929	\$ 25,137
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 577,069	\$ 540,790	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 601,069</b>	<b>\$ 564,595</b>	<b>\$ 617,878</b>	<b>\$ 613,797</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 135,000	\$ 135,000	\$ 135,000	\$ 145,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 395,075	\$ 199,563	\$ 395,075	\$ 386,675
<b>Other Fees and Charges</b>				
Fees/Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
<b>Total Expenditures and Other Uses</b>	<b>\$ 567,800</b>	<b>\$ 334,563</b>	<b>\$ 567,800</b>	<b>\$ 569,400</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 33,270	\$ 230,033	\$ 50,078	\$ 44,398
<b>Fund Balance - Beginning</b>	<b>\$ 1,028,586</b>	<b>\$ 1,028,586</b>	<b>\$ 1,028,586</b>	<b>\$ 1,078,664</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,061,855</b>	<b>\$ 1,258,619</b>	<b>\$ 1,078,664</b>	<b>\$ 1,123,062</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2025 Principal & Interest Payment	<u>\$ 346,163</u>
<b>Total - Restricted Fund Balance:</b>	<b><u>\$ 885,163</u></b>

**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
<b>Total:</b>	<b>316</b>		

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Part Outstanding
<b>Par Amount Issued:</b>	<b>\$ 7,050,000</b>	<b>6.00%</b>			
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 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 11,000	\$ 3,391	\$ 5,814	\$ 5,232
Revenue Account	\$ 7,500	\$ 9,874	\$ 16,927	\$ 15,234
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ 14	\$ 23	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 273,784	\$ 256,544	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 292,284</b>	<b>\$ 269,823</b>	<b>\$ 296,548</b>	<b>\$ 294,250</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 162,844	\$ 82,272	\$ 162,844	\$ 159,444
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 260,755</b>	<b>\$ 162,272</b>	<b>\$ 260,755</b>	<b>\$ 257,355</b>

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

Description	Fiscal Year 2024 Budget	Actual At 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 31,529	\$ 107,551	\$ 35,793	\$ 36,895
<b>Fund Balance - Beginning</b>	\$ 548,851	\$ 548,851	\$ 548,851	\$ 584,644
<b>Fund Balance - Ending</b>	<u>\$ 580,380</u>	<u>\$ 656,402</u>	<u>\$ 584,644</u>	<u>\$ 621,539</u>

**Restricted Fund Balance:**

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

**Assessment Comparison**

Description	Number of Units	Fiscal Year 2024	Fiscal Year 2025
<b>SF - 52'</b>			
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		
<b>Total:</b>	<u>32</u>		
<b>SF - 76'</b>			
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		
<b>Total:</b>	<u>23</u>		
<b>SF - 90'</b>	18	\$ 3,866.11	\$ 3,866.11
<b>SF - 100'</b>	17	\$ 4,066.15	\$ 4,066.15
<b>Total: All Lots</b>	<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 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Reserve Account	\$ 7,000	\$ 2,210	\$ 3,789	\$ 3,410
Revenue Account	\$ 3,500	\$ 6,102	\$ 10,461	\$ 9,415
Interest Account	\$ -	\$ 85	\$ 145	\$ -
<b>Special Assessment Revenue</b>	-			-
Special Assessment - On-Roll	\$ 231,388	\$ 216,798	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 241,888</b>	<b>\$ 225,195</b>	<b>\$ 245,783</b>	<b>\$ 244,213</b>

**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 \$ 74,647 \$ 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** \$ **134,647** \$ **222,802** \$ **224,599**

**Net Increase/(Decrease) in Fund Balance** \$ 19,086 \$ 90,548 \$ 22,981 \$ 19,614

**Fund Balance - Beginning** \$ 346,521 \$ 346,521 \$ 346,521 \$ 369,502

**Fund Balance - Ending** \$ **365,607** \$ **437,069** \$ **369,502** \$ **389,116**

**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	\$ 1,396.98	\$ 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
<b>Total:</b>	<b>167</b>		

**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 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Reserve Account	\$ 8,000	\$ 2,432	\$ 4,170	\$ 3,753
Revenue Account	\$ 6,000	\$ 9,022	\$ 15,466	\$ 13,919
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 374,564	\$ 350,891	\$ 374,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 388,564</b>	<b>\$ 362,345</b>	<b>\$ 394,200</b>	<b>\$ 392,237</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 110,000	\$ 110,000	\$ 110,000	\$ 115,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 232,000	\$ 117,196	\$ 232,000	\$ 227,106
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ (465)	\$ (465)	
<b>Total Expenditures and Other Uses</b>	<b>\$ 366,504</b>	<b>\$ 226,732</b>	<b>\$ 366,039</b>	<b>\$ 366,610</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 22,060</b>	<b>\$ 135,614</b>	<b>\$ 28,160</b>	<b>\$ 25,626</b>
<b>Fund Balance - Beginning</b>	<b>\$ 452,770</b>	<b>\$ 452,770</b>	<b>\$ 452,770</b>	<b>\$ 480,931</b>
<b>Fund Balance - Ending</b>	<b>\$ 474,830</b>	<b>\$ 588,384</b>	<b>\$ 480,931</b>	<b>\$ 506,557</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2025 Debt Service	
Principal	\$ 120,000
Interest	\$ 112,303
<b>Total - Restricted Fund Balance:</b>	<b>\$ 406,891</b>

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	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
<b>Total:</b>	<b>212</b>	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
<b>Par Amount Issued:</b>	<b>\$ 5,425,000</b>				
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		4.350%	\$ 114,803.75		
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608	\$ 4,585,000
5/1/2025		4.350%	\$ 112,302.50		
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605	\$ 4,465,000
5/1/2026		4.350%	\$ 109,692.50		
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385	\$ 4,340,000
5/1/2027		4.350%	\$ 106,973.75		
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948	\$ 4,205,000
5/1/2028		4.350%	\$ 104,037.50		
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075	\$ 4,065,000
5/1/2029		4.875%	\$ 100,625.00		
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250	\$ 3,920,000
5/1/2030		4.875%	\$ 97,090.63		
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181	\$ 3,770,000
5/1/2031		4.875%	\$ 93,434.38		
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869	\$ 3,610,000
5/1/2032		4.875%	\$ 89,534.38		
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069	\$ 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 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Reserve Account	\$ 3,500	\$ 1,649	\$ 2,827	\$ 2,544
Revenue Account	\$ 3,500	\$ 5,853	\$ 10,034	\$ 9,031
Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 254,231	\$ 238,076	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Debt Proceeds</b>				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 261,231</b>	<b>\$ 245,578</b>	<b>\$ 267,092</b>	<b>\$ 265,806</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 159,213	\$ 80,263	\$ 159,213	\$ 156,400
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest				
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 16,632	\$ -	\$ 16,632	\$ 16,632
Interfund Transfer Out		\$ 34	\$ 34	
<b>Total Expenditures and Other Uses</b>	<b>\$ 250,844</b>	<b>\$ 155,297</b>	<b>\$ 250,879</b>	<b>\$ 248,032</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 10,386	\$ 90,282	\$ 16,213	\$ 17,774
<b>Fund Balance - Beginning</b>	\$ 299,435	\$ 299,435	\$ 299,435	\$ 315,648
<b>Fund Balance - Ending</b>	<b>\$ 309,821</b>	<b>\$ 389,717</b>	<b>\$ 315,648</b>	<b>\$ 333,422</b>

**Restricted Fund Balance:**

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

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
<b>Total:</b>	<b>87</b>		

**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 04/24/2024	Anticipated Year End 09/30/2024	Fiscal Year 2025 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 5,000	\$ 7,868	\$ 13,488	\$ 12,139
Revenue Account	\$ 8,000	\$ 13,244	\$ 22,705	\$ 20,434
Interest Account	\$ -	\$ 130	\$ 223	\$ 201
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 551,562	\$ 516,701	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Intrafund Transfers In</b>				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 564,562</b>	<b>\$ 537,943</b>	<b>\$ 587,977</b>	<b>\$ 584,336</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 175,000	\$ 175,000	\$ 175,000	\$ 180,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 332,664	\$ 167,798	\$ 332,664	\$ 326,718
<b>Other Uses of Funds</b>				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Interfund Transfer Out	\$ -	\$ (2,229)	\$ (2,229)	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 543,747</b>	<b>\$ 340,568</b>	<b>\$ 541,518</b>	<b>\$ 542,801</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ 20,815	\$ 197,375	\$ 46,460	\$ 41,535
<b>Fund Balance - Beginning</b>	\$ 670,044	\$ 670,044	\$ 670,044	\$ 716,504
<b>Fund Balance - Ending</b>	<b>\$ 690,859</b>	<b>\$ 867,419</b>	<b>\$ 716,504</b>	<b>\$ 758,038</b>

<b>Restricted Fund Balance:</b>	
Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2025 Debt Service	
Principal	\$ 185,000
Interest	\$ 161,851
<b>Total - Restricted Fund Balance:</b>	<b>\$ 603,273</b>

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
<b>Total:</b>	<b>277</b>		



**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				\$ 164,866.25	\$ 507,664	
11/1/2024		\$ 180,000	3.350%	\$ 164,866.25		\$ 7,705,000
5/1/2025				\$ 161,851.25	\$ 506,718	
11/1/2025		\$ 185,000	3.700%	\$ 161,851.25		\$ 7,520,000
5/1/2026				\$ 158,428.75	\$ 505,280	
11/1/2026		\$ 190,000	3.700%	\$ 158,428.75		\$ 7,330,000
5/1/2027				\$ 154,913.75	\$ 503,343	
11/1/2027		\$ 200,000	3.700%	\$ 154,913.75		\$ 7,130,000
5/1/2028				\$ 151,213.75	\$ 506,128	
11/1/2028		\$ 205,000	3.700%	\$ 151,213.75		\$ 6,925,000
5/1/2029				\$ 147,421.25	\$ 503,635	
11/1/2029		\$ 215,000	3.700%	\$ 147,421.25		\$ 6,710,000
5/1/2030				\$ 143,443.75	\$ 505,865	
11/1/2030		\$ 220,000	4.125%	\$ 143,443.75		\$ 6,490,000
5/1/2031				\$ 138,906.25	\$ 502,350	
11/1/2031		\$ 230,000	4.125%	\$ 138,906.25		\$ 6,260,000
5/1/2032				\$ 134,162.50	\$ 503,069	
11/1/2032		\$ 240,000	4.125%	\$ 134,162.50		\$ 6,020,000
5/1/2033				\$ 129,212.50	\$ 503,375	
11/1/2033		\$ 250,000	4.125%	\$ 129,212.50		\$ 5,770,000
5/1/2034				\$ 124,056.25	\$ 503,269	
11/1/2034		\$ 260,000	4.125%	\$ 124,056.25		\$ 5,510,000
5/1/2035				\$ 118,693.75	\$ 502,750	
11/1/2035		\$ 270,000	4.125%	\$ 118,693.75		\$ 5,240,000
5/1/2036				\$ 113,125.00	\$ 501,819	
11/1/2036		\$ 280,000	4.125%	\$ 113,125.00		\$ 4,960,000
5/1/2037				\$ 107,350.00	\$ 500,475	
11/1/2037		\$ 295,000	4.125%	\$ 107,350.00		\$ 4,665,000
5/1/2038				\$ 101,265.63	\$ 503,616	
11/1/2038		\$ 305,000	4.125%	\$ 101,265.63		\$ 4,360,000
5/1/2039				\$ 94,975.00	\$ 501,241	
11/1/2039		\$ 320,000	4.125%	\$ 94,975.00		\$ 4,040,000
5/1/2040				\$ 88,375.00	\$ 503,350	
11/1/2040		\$ 330,000	4.375%	\$ 88,375.00		\$ 3,710,000
5/1/2041				\$ 81,156.25	\$ 499,531	
11/1/2041		\$ 345,000	4.375%	\$ 81,156.25		\$ 3,365,000
5/1/2042				\$ 73,609.38	\$ 499,766	
11/1/2042		\$ 360,000	4.375%	\$ 73,609.38		\$ 3,005,000
5/1/2043				\$ 65,734.38	\$ 499,344	
11/1/2043		\$ 375,000	4.375%	\$ 65,734.38		\$ 2,630,000
5/1/2044				\$ 57,531.25	\$ 498,266	

**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		\$ 395,000	4.375%	\$ 57,531.25		\$ 2,235,000
5/1/2045				\$ 48,890.63	\$ 501,422	
11/1/2045		\$ 410,000	4.375%	\$ 48,890.63		\$ 1,825,000
5/1/2046				\$ 39,921.88	\$ 498,813	
11/1/2046		\$ 430,000	4.375%	\$ 39,921.88		\$ 1,395,000
5/1/2047				\$ 30,515.63	\$ 500,438	
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		\$ -

**Flow Way Community Development District  
Assessment Comparison - Budget  
Fiscal Year 2024**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2024	FY 2025	FY 2024	FY 2025	FY 2024	FY 2025
<b>Series 2013 Bonds - Phase 1 and 2</b>							
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
<b>Total:</b>	<b>316</b>						
<b>Series 2015 Bonds - Phase 3</b>							
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
<b>Total:</b>	<b>90</b>						
<b>Series 2015 Bonds - Phase 4</b>							
SF - 52'	51	\$ 1,399.81	\$ 1,845.00	\$ 1,396.98	\$ 1,396.98	\$ 2,796.79	\$ 3,241.98
SF - 62'	31	\$ 1,399.81	\$ 1,845.00	\$ 2,181.28	\$ 2,181.28	\$ 3,581.09	\$ 4,026.28
MF - Esplanade	30	\$ 1,399.81	\$ 1,845.00	\$ 1,016.34	\$ 1,016.34	\$ 2,416.15	\$ 2,861.34
MF - Vercelli	56	\$ 1,399.81	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,862.51
<b>Total:</b>	<b>168</b>						
<b>Series 2016 Bonds - Phase 5</b>							
SF - 52'	90	\$ 1,399.81	\$ 1,845.00	\$ 1,440.78	\$ 1,440.78	\$ 2,840.59	\$ 3,285.78
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	\$ 3,535.95	\$ 3,535.95	\$ 4,935.76	\$ 5,380.95
MF - Vercelli	46	\$ 1,399.81	\$ 1,845.00	\$ 1,017.51	\$ 1,017.51	\$ 2,417.32	\$ 2,862.51
<b>Total:</b>	<b>212</b>						
<b>Series 2017 Bonds - Phase 6</b>							
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	\$ 3,081.39
<b>Total:</b>	<b>87</b>						
<b>Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)</b>							
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
<b>Total:</b>	<b>311</b>						
<b>Total Debt Units</b>	<b>1150</b>						
<b>Total Units subject to General Fund Assessment:</b>	<b>1184</b>						