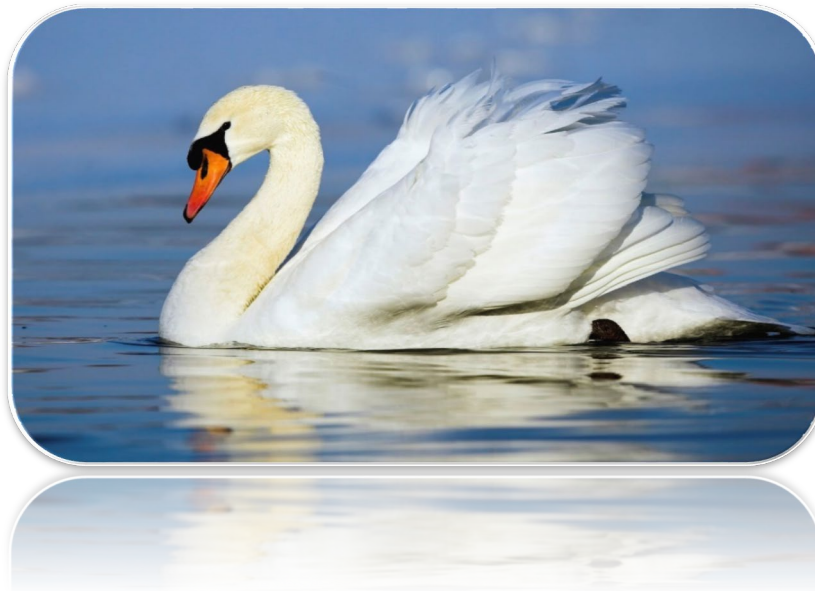


# **FLOW WAY COMMUNITY DEVELOPMENT DISTRICT**

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## **ADOPTED BUDGET**

FISCAL YEAR 2023

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**PREPARED BY:**

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**Flow Way Community Development District  
Proposed Budget - General Fund  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
<b>Revenues and Other Sources</b>							
Carryforward	\$ 156,760	\$ 86,785	\$ 243,545	N/A	N/A	\$ (85,253)	Negative Number is Added Cash Required to Fund 1st 2.7 Months Operations (3 year plan to restore cash balance) FY 2023 is 1st year funding
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue							
Assessments - On-Roll	\$ 621,646	\$ -	\$ 621,646	\$ 553,239	\$ 621,646	\$ 1,657,379	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 778,406</b>	<b>\$ 86,785</b>	<b>\$ 865,191</b>	<b>\$ 553,239</b>	<b>\$ 621,646</b>	<b>\$ 1,572,126</b>	
<b>Appropriations</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
<b>Executive</b>							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000	District Manager
<b>Financial and Administrative</b>							
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ 5,500	\$ 5,500	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 500	\$ 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	\$ -	\$ 3,500	\$ 924	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ -	\$ 25,450	\$ 3,450	\$ 25,450	\$ 26,665	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 9,800	\$ 10,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ -	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Communications and Freight Services</b>							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ -	\$ 600	\$ 46	\$ 100	\$ 250	Agenda Mailings and other misc mail
<b>Rentals and Leases</b>							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance	\$ 6,700	\$ -	\$ 6,700	\$ 10,331	\$ 10,331	\$ 15,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 500	\$ -	\$ 500	\$ 3	\$ 250	\$ 250	Agenda books and copies
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>							
General Counsel	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 20,000	District Attorney
Special Counsel - SFWMD	\$ 10,000	\$ (10,000)	\$ -	\$ -	\$ -	\$ -	District Attorney
Special Counsel/Experts - Litigation	\$ 100,000	\$ 125,000	\$ 225,000	\$ 11,498	\$ 185,000	\$ 175,000	District Attorney
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Series 2016 (Phase 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Series 2017 (Phase 6)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Requisitions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 306,325</b>	<b>\$ 115,000</b>	<b>\$ 421,325</b>	<b>\$ 65,927</b>	<b>\$ 339,906</b>	<b>\$ 351,340</b>	
<b>Other General Government Services</b>							
<b>Engineering</b>							
General Engineering	\$ 25,000	\$ 25,000	\$ 50,000	\$ 8,735	\$ 25,000	\$ 55,000	Engineer (projects separated as identified)
Asset Investigation Report	\$ -	\$ -	\$ -	\$ 4,993	\$ 51,420	\$ -	Completed FY 2022
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	Completed FY 2022
<b>Sub-Total:</b>	<b>\$ 25,000</b>	<b>\$ 25,000</b>	<b>\$ 50,000</b>	<b>\$ 13,728</b>	<b>\$ 81,920</b>	<b>\$ 55,000</b>	
<b>Stormwater Management Services</b>							
<b>Preserve Area Maintenance</b>							
<b>Environmental Engineering Consultant</b>							
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Task 2 Monthly site visits	\$ 13,350	\$ (13,350)	\$ -	\$ -	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ (8,000)	\$ -	\$ -	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ (10,350)	\$ -	\$ -	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	Environmental Consultant
<b>Repairs and Maintenance</b>							
Wading Bird Foraging Areas	\$ 1,523	\$ (1,523)	\$ -	\$ -	\$ -	\$ 1,523	Preserves Maintenance
Internal Preserves	\$ 6,598	\$ (6,598)	\$ -	\$ -	\$ -	\$ 6,598	Preserves Maintenance
Western Preserve	\$ 33,215	\$ (33,215)	\$ -	\$ -	\$ -	\$ 3,333	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ (64,560)	\$ -	\$ -	\$ -	\$ 3,333	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ (113,120)	\$ -	\$ -	\$ -	\$ 3,334	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ 2,500	\$ 7,500	\$ 2,905	\$ 10,405	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ (2,500)	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
<b>Capital Outlay</b>							
Intenal and External	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 260,215</b>	<b>\$ (242,717)</b>	<b>\$ 17,500</b>	<b>\$ 2,905</b>	<b>\$ 10,405</b>	<b>\$ 111,820</b>	
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>							
<b>Professional Services</b>							
Asset Management	\$ 15,000	\$ -	\$ 15,000	\$ 1,964	\$ 19,800	\$ 21,600	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Repairs &amp; Maintenance</b>							
Aquatic Weed Control	\$ 35,000	\$ 85,000	\$ 120,000	\$ -	\$ 83,000	\$ 104,000	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 27,000	\$ 66,000	Control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 4,700	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Aeration (Fountains) or below water aeration

**Flow Way Community Development District  
Proposed Budget - General Fund  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 98,110	\$ 98,110	\$ 12,000	Rotating Three Year Program
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,505	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fountain Installations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	See CIP for Detail
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	See CIP for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,128	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	See CIP for Detail
Contingencies	\$ 1,600	\$ 18,400	\$ 20,000	\$ -	\$ -	\$ -	
<b>Sub-Total:</b>	<b>\$ 81,600</b>	<b>\$ 103,400</b>	<b>\$ 185,000</b>	<b>\$ 100,074</b>	<b>\$ 232,610</b>	<b>\$ 476,733</b>	
<b>Community Wide Irrigation System</b>							
Professional Services							
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ 10,313	\$ 11,250	Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000	SFWM Permit Compliance Requirments
Utility Services							
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 19,500	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 6,800	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance							
Pump Station and Wells	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 5,000	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 1,800	\$ 6,600	Irrigaion Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,957	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
New Meter and Backup Pump/Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000	See CIP for Detail
<b>Sub-Total:</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 35,000</b>	<b>\$ -</b>	<b>\$ 50,913</b>	<b>\$ 146,307</b>	
<b>Landscaping Services</b>							
Professional Services							
Asset Management	\$ 5,000	\$ -	\$ 5,000	\$ 1,864	\$ 8,479	\$ 9,250	Field Operations Manager
Utility Services							
Electric - Landscape Lighting	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,800	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 1,400	\$ 2,400	Two (20 Fountains
Community Entrance (Landscaping)							
Repairs & Maintenance							
Landscaping Maintenance	\$ 30,000	\$ 76,100	\$ 106,100	\$ -	\$ 79,300	\$ 95,000	Turf, Hedges, groundcover, trees
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	Yearly Trimming to thinkBranches
Landscape Replacements	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 5,000	\$ 10,000	\$ 15,000	\$ -	\$ -	\$ 12,500	One (1) full mulch, at 6 month interval touch up
Annuals	\$ -	\$ -	\$ -	\$ -	\$ 16,000	\$ 32,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,200	Periodic Pressure Washing/Repairs
Fountains	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ 18,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,491	7% of Repairs and Maintenance
<b>Sub-Total:</b>	<b>\$ 45,400</b>	<b>\$ 86,100</b>	<b>\$ 131,500</b>	<b>\$ 1,864</b>	<b>\$ 131,179</b>	<b>\$ 268,041</b>	
<b>Reserves &amp; Overall Contingenies:</b>							
District Asset Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
<b>Other Fees and Charges</b>							
Discounts	\$ 24,866	\$ -	\$ 24,866	\$ -	\$ 12,500	\$ 62,885	
<b>Total Appropriations</b>	<b>\$ 778,406</b>	<b>\$ 86,785</b>	<b>\$ 865,191</b>	<b>\$ 184,497</b>	<b>\$ 859,433</b>	<b>\$ 1,572,126</b>	
<b>Net Increase/(Decrease) in Fund Balance</b>				\$ 368,741	\$ (237,787)	<b>Estimated Cash Reduction for FY 2022</b>	
<b>Components of Fund Balance</b>							
Beginning	\$ 335,757	\$ -	\$ 335,757	\$ 97,971	\$ 97,971	\$ 97,971	Cash Balances
Reserved for Operations	\$ -	\$ -	\$ -	\$ 97,971	\$ 97,971	\$ 97,971	
Storm Event's/Unforseen Capital/Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Results from Current Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,253	Anticipated Addition to Cash for FY 2023
<b>Total Fund Balance</b>	<b>\$ 335,757</b>	<b>\$ -</b>	<b>\$ 335,757</b>	<b>\$ 195,942</b>	<b>\$ 195,942</b>	<b>\$ 183,223</b>	
<b>Assessment Rate:</b>	<b>\$ 525.04</b>					<b>\$ 1,399.81</b>	
<b>CAP Rate - Adopted by Resolutoion 2018-11</b>	<b>\$ 525.10</b>					<b>\$ 1,679.78</b>	NEW Maximum Rate without sending mailed notices
<b>Total Units Subject to Assessment: (Includes Hatcher)</b>						<b>1184</b>	

**Flow Way Community Development District**  
**Proposed Budget - General Fund**  
**Fiscal Year 2023**  
**Capital Plan - Fiscal Years 2023 - 2027**

Description of Item	2023	2024	2025	2026	2027
<b>Stormwater Management Services</b>					
<b>Improvements to Water Quality</b>					
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>Sub-Total:</b>	<b>\$ 4,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>Erosion Restoration</b>					
Lake 1 (No Capital Required)					
Lake 2		\$ 33,165			
Lake 3			\$ 19,058		
Lake 4 (No Capital Required)					
Lake 5A					\$ 3,465
Lake 5B (No Capital Required)					
Lake 6					\$ 1,485
Lake 7		\$ 30,443			
Lake 8					\$ 1,485
Lake 9		\$ 20,790			
Lake 10 (No Capital Required)					
Lake 11			\$ 5,198		
Lake 12	\$ 48,461				
Lake 13					\$ 15,098
Lake 14			\$ 21,780		
Lake 15A			\$ 22,770		
Lake 15B (No Capital Required)					
Lake 16					\$ 8,910
Lake 17		\$ 62,865			
Lake 18-19			\$ 22,176		
Lake 20-21	\$ 108,059				\$ 11,385
Lake 22				\$ 53,213	
Lake 23				\$ 16,830	
Lake 24 (No Capital Required)					
Lake 25					\$ 12,870
Lake 26 (No Capital Required)					
Lake 27 (No Capital Required)					
Flow-Way				\$ 11,800	
Miscellaneous Repairs				\$ 1,485	\$ 20,000
Contingencies (7%)	\$ 10,956	\$ 10,308	\$ 6,369	\$ 5,833	\$ 5,229
Construction Engineering (8%)	\$ 15,652	\$ 14,726	\$ 9,098	\$ 8,184	\$ 5,470
<b>Sub-Total:</b>	<b>\$ 183,128</b>	<b>\$ 172,298</b>	<b>\$ 106,449</b>	<b>\$ 97,345</b>	<b>\$ 85,397</b>
<b>Drainage Pipes</b>					
Video Drainage System				\$ 36,000	\$ 36,000
Stormwater Pipe Repairs	\$ 31,000				\$ 24,000
<b>Sub-Total:</b>	<b>\$ 31,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,000</b>	<b>\$ 60,000</b>
<b>Total - Stormwater Management System</b>	<b>\$ 218,128</b>	<b>\$ 182,298</b>	<b>\$ 116,449</b>	<b>\$ 143,345</b>	<b>\$ 155,397</b>

**Flow Way Community Development District**  
**Proposed Budget - General Fund**  
**Fiscal Year 2023**  
**Capital Plan - Fiscal Years 2023 - 2027**

Description of Item	2023	2024	2025	2026	2027
<b>Internal and External Preserves</b>					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
<b>Total - External Preserves</b>	<b>\$ 55,000</b>	<b>\$ 75,000</b>	<b>\$ 124,000</b>	<b>\$ 17,000</b>	<b>\$ 8,000</b>
<b>Irrigation Pump Station</b>					
Recharge Wells (New Meter)	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Backup Pump/Motor	\$ 25,000	\$ -	\$ -	\$ -	\$ -
<b>Total - Irrigation Pump Station</b>	<b>\$ 28,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Community Entrance</b>					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
<b>Total - Community Entrance</b>	<b>\$ 10,000</b>	<b>\$ 15,000</b>	<b>\$ 20,000</b>	<b>\$ 56,000</b>	<b>\$ 56,000</b>
<b>Total - All Capital</b>	<b>\$ 311,128</b>	<b>\$ 257,298</b>	<b>\$ 240,449</b>	<b>\$ 160,345</b>	<b>\$ 163,397</b>
<b>Cost Per Residentl Unit</b>	<b>\$ 273.29</b>	<b>\$ 226.00</b>	<b>\$ 211.21</b>	<b>\$ 140.84</b>	<b>\$ 143.52</b>

**Flow Way Community Development District  
Debt Service Fund - Series 2013 Bonds - Budget  
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ -	\$ 5	\$ 5	\$ -
Reserve Account	\$ 11,000	\$ 5,846	\$ 11,693	\$ 11,000
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>	-	-	-	-
Special Assessment - On-Roll	\$ 577,069	\$ 499,951	\$ 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>\$ 588,069</b>	<b>\$ 505,802</b>	<b>\$ 588,767</b>	<b>\$ 588,069</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 120,000	\$ 120,000	\$ 120,000	\$ 130,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 417,575	\$ 207,063	\$ 417,575	\$ 410,525
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
<b>Total Expenditures and Other Uses</b>	<b>\$ 575,300</b>	<b>\$ 327,063</b>	<b>\$ 575,300</b>	<b>\$ 578,250</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 178,739	\$ 13,467	\$ 9,820
<b>Fund Balance - Beginning</b>	\$ 970,814	\$ 970,814	\$ 970,814	\$ 984,281
<b>Fund Balance - Ending</b>	<b>\$ 970,814</b>	<b>\$ 1,149,553</b>	<b>\$ 984,281</b>	<b>\$ 994,101</b>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2023 Principal & Interest Payment	\$ 334,563
<b>Total - Restricted Fund Balance:</b>	<b>\$ 873,563</b>

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
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
<b>Par Amount Issued:</b>	<b>\$ 7,050,000</b>	<b>6.00%</b>		
11/1/2014			\$ 225,062.50	
5/1/2015			\$ 225,062.50	\$ 450,125
11/1/2015	\$ 85,000	6.00%	\$ 225,062.50	
5/1/2016			\$ 222,512.50	\$ 532,575
11/1/2016	\$ 90,000	6.00%	\$ 222,512.50	
5/1/2017			\$ 219,812.50	\$ 532,325
11/1/2017	\$ 95,000	6.00%	\$ 219,812.50	
5/1/2018			\$ 216,962.50	\$ 531,775
11/1/2018	\$ 105,000	6.00%	\$ 216,962.50	
5/1/2019			\$ 213,812.50	\$ 535,775
11/1/2019	\$ 110,000	6.00%	\$ 213,812.50	
5/1/2020			\$ 210,512.50	\$ 534,325
11/1/2020	\$ 115,000	6.00%	\$ 210,512.50	
5/1/2021			\$ 207,062.50	\$ 532,575
11/1/2021	\$ 120,000	6.00%	\$ 207,062.50	
5/1/2022			\$ 203,462.50	\$ 530,525
11/1/2022	\$ 130,000	6.00%	\$ 203,462.50	
5/1/2023			\$ 199,562.50	\$ 533,025
11/1/2023	\$ 135,000	6.00%	\$ 199,562.50	
5/1/2024			\$ 195,512.50	\$ 530,075
11/1/2024	\$ 145,000	6.00%	\$ 195,512.50	
5/1/2025			\$ 191,162.50	\$ 531,675
11/1/2025	\$ 155,000	6.00%	\$ 191,162.50	
5/1/2026			\$ 186,512.50	\$ 532,675
11/1/2026	\$ 165,000	6.00%	\$ 186,512.50	
5/1/2027			\$ 181,562.50	\$ 533,075
11/1/2027	\$ 175,000	6.00%	\$ 181,562.50	
5/1/2028			\$ 176,312.50	\$ 532,875
11/1/2028	\$ 185,000	6.50%	\$ 176,312.50	
5/1/2029			\$ 170,300.00	\$ 531,613
11/1/2029	\$ 195,000	6.50%	\$ 170,300.00	
5/1/2030			\$ 163,962.50	\$ 529,263
11/1/2030	\$ 210,000	6.50%	\$ 163,962.50	
5/1/2031			\$ 157,137.50	\$ 531,100
11/1/2031	\$ 220,000	6.50%	\$ 157,137.50	
5/1/2032			\$ 149,987.50	\$ 527,125
11/1/2032	\$ 235,000	6.50%	\$ 149,987.50	
5/1/2033			\$ 142,350.00	\$ 527,338
11/1/2033	\$ 250,000	6.50%	\$ 142,350.00	
5/1/2034			\$ 134,225.00	\$ 526,575
11/1/2034	\$ 270,000	6.50%	\$ 134,225.00	
5/1/2035			\$ 125,450.00	\$ 529,675
11/1/2035	\$ 285,000	6.50%	\$ 125,450.00	
5/1/2036			\$ 116,187.50	\$ 526,638
11/1/2036	\$ 305,000	6.50%	\$ 116,187.50	
5/1/2037			\$ 106,275.00	\$ 527,463

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00	
5/1/2038			\$ 95,712.50	\$ 526,988
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50	
5/1/2039			\$ 84,500.00	\$ 525,213
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00	
5/1/2040			\$ 72,475.00	\$ 526,975
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00	
5/1/2041			\$ 59,800.00	\$ 522,275
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00	
5/1/2042			\$ 46,312.50	\$ 521,113
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50	
5/1/2043			\$ 31,850.00	\$ 523,163
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00	
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 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 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>				
Revenue Account	\$ -	\$ 3	\$ 6	\$ -
Reserve Account	\$ 5,000	\$ 2,670	\$ 5,341	\$ 5,300
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 273,784	\$ 237,282	\$ 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>\$ 278,784</b>	<b>\$ 239,955</b>	<b>\$ 279,131</b>	<b>\$ 279,084</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 75,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 169,488	\$ 85,488	\$ 169,488	\$ 166,406
<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>\$ 257,399</b>	<b>\$ 155,488</b>	<b>\$ 257,399</b>	<b>\$ 259,317</b>

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 Phase III Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 84,468	\$ 21,732	\$ 19,766
<b>Fund Balance - Beginning</b>	\$ 501,555	\$ 501,555	\$ 501,555	\$ 523,287
<b>Fund Balance - Ending</b>	<u>\$ 427,716</u>	<u>\$ 586,023</u>	<u>\$ 523,287</u>	<u>\$ 543,053</u>

**Restricted Fund Balance:**

Reserve Account Requirement	\$ 246,188
Restricted for November 1, 2023 Debt Service	
Principal	\$ 80,000
Interest	\$ 82,406
<b>Total - Restricted Fund Balance:</b>	<u><u>\$ 408,594</u></u>

**Assessment Comparison**

Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
<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><b>32</b></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><b>23</b></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><b>90</b></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 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	
5/1/2017	\$ 260,000			\$ 97,328.13	\$ 261,931
11/1/2017		\$ 65,000	4.250%	\$ 97,328.13	
5/1/2018	\$ 20,000			\$ 95,946.88	\$ 258,275
11/1/2018		\$ 60,000	4.250%	\$ 89,756.25	
5/1/2019				\$ 88,462.50	\$ 238,219
11/1/2019		\$ 70,000	4.250%	\$ 88,462.50	
5/1/2020				\$ 86,975.00	\$ 245,438
11/1/2020		\$ 70,000	4.250%	\$ 86,975.00	
5/1/2021				\$ 85,487.50	\$ 242,463
11/1/2021		\$ 70,000	4.250%	\$ 85,487.50	
5/1/2022				\$ 84,000.00	\$ 239,488
11/1/2022		\$ 75,000	4.250%	\$ 84,000.00	
5/1/2023				\$ 82,406.25	\$ 241,406
11/1/2023		\$ 80,000	4.250%	\$ 82,406.25	
5/1/2024				\$ 80,706.25	\$ 243,113
11/1/2024		\$ 80,000	4.250%	\$ 80,706.25	
5/1/2025				\$ 79,006.25	\$ 239,713
11/1/2025		\$ 85,000	4.250%	\$ 79,006.25	
5/1/2026				\$ 77,200.00	\$ 241,206
11/1/2026		\$ 90,000	5.000%	\$ 77,200.00	
5/1/2027				\$ 74,950.00	\$ 242,150
11/1/2027		\$ 95,000	5.000%	\$ 74,950.00	
5/1/2028				\$ 72,575.00	\$ 242,525
11/1/2028		\$ 95,000	5.000%	\$ 72,575.00	
5/1/2029				\$ 70,200.00	\$ 237,775
11/1/2029		\$ 100,000	5.000%	\$ 70,200.00	
5/1/2030				\$ 67,700.00	\$ 237,900
11/1/2030		\$ 105,000	5.000%	\$ 67,700.00	
5/1/2031				\$ 65,075.00	\$ 237,775
11/1/2031		\$ 115,000	5.000%	\$ 65,075.00	
5/1/2032				\$ 62,200.00	\$ 242,275
11/1/2032		\$ 120,000	5.000%	\$ 62,200.00	
5/1/2033				\$ 59,200.00	\$ 241,400
11/1/2033		\$ 125,000	5.000%	\$ 59,200.00	
5/1/2034				\$ 56,075.00	\$ 240,275
11/1/2034		\$ 130,000	5.000%	\$ 56,075.00	
5/1/2035				\$ 52,825.00	\$ 238,900
11/1/2035		\$ 135,000	5.000%	\$ 52,825.00	
5/1/2036				\$ 49,450.00	\$ 237,275
11/1/2036		\$ 145,000	5.375%	\$ 49,450.00	
5/1/2037				\$ 45,553.13	\$ 240,003
11/1/2037		\$ 150,000	5.375%	\$ 45,553.13	

**Flow Way Community Development District**

**Debt Service Fund - Series 2015 Phase III Bonds - Budget**

<b>Description</b>	<b>Prepayment</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Annual Debt Service</b>
<b>5/1/2038</b>				\$ 41,521.88	\$ 237,075
<b>11/1/2038</b>		\$ 160,000	5.375%	\$ 41,521.88	
<b>5/1/2039</b>				\$ 37,221.88	\$ 238,744
<b>11/1/2039</b>		\$ 170,000	5.375%	\$ 37,221.88	
<b>5/1/2040</b>				\$ 32,653.13	\$ 239,875
<b>11/1/2040</b>		\$ 180,000	5.375%	\$ 32,653.13	
<b>5/1/2041</b>				\$ 27,815.63	\$ 240,469
<b>11/1/2041</b>		\$ 185,000	5.375%	\$ 27,815.63	
<b>5/1/2042</b>				\$ 22,843.75	\$ 235,659
<b>11/1/2042</b>		\$ 195,000	5.375%	\$ 22,843.75	
<b>5/1/2043</b>				\$ 17,603.13	\$ 235,447
<b>11/1/2043</b>		\$ 205,000	5.375%	\$ 17,603.13	
<b>5/1/2044</b>				\$ 12,093.75	\$ 234,697
<b>11/1/2043</b>		\$ 220,000	5.375%	\$ 12,093.75	
<b>5/1/2044</b>				\$ 6,181.25	\$ 238,275
<b>11/1/2044</b>		\$ 230,000	5.375%	\$ 6,181.25	

**Flow Way Community Development District**  
**Debt Service Fund - Series 2015 Phase IV Bonds - Budget**  
**Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	
<b>Interest Income</b>				
Revenue Account	\$ 8	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 3,500	\$ 1,756	\$ 3,513	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>	-	-	-	-
Special Assessment - On-Roll	\$ 231,388	\$ 200,584	\$ 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>\$ 234,896</b>	<b>\$ 202,344</b>	<b>\$ 234,909</b>	<b>\$ 234,896</b>

**Expenditures and Other Uses**

**Debt Service**

**Principal Debt Service - Mandatory**

Series A Bonds \$ 55,000 \$ 55,000 \$ 55,000 \$ 60,000

**Principal Debt Service - Early Redemptions**

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

**Interest Expense**

Series A Bonds \$ 153,994 \$ 77,413 \$ 153,994 \$ 151,356

**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** \$ **224,040** \$ **132,413** \$ **224,040** \$ **226,402**

**Net Increase/(Decrease) in Fund Balance** \$ 10,856 \$ 69,931 \$ 10,869 \$ 8,494

**Fund Balance - Beginning** \$ 324,289 \$ 324,289 \$ 324,289 \$ 335,158

**Fund Balance - Ending** \$ **294,468** \$ **394,220** \$ **335,158** \$ **343,652**

**Restricted Fund Balance:**

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2023 Debt Service

Principal \$ 60,000

Interest \$ 74,909

**Total - Restricted Fund Balance:** \$ **296,839**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2021	Fiscal Year 2022
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 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
5/1/2018			5.375%	\$ 81,278.13	
11/1/2018		\$ 50,000		\$ 81,278.13	\$ 212,556
5/1/2019			5.375%	\$ 80,278.13	
11/1/2019		\$ 55,000		\$ 80,278.13	\$ 215,556
5/1/2020			5.375%	\$ 79,178.13	
11/1/2020	\$ 20,000	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021			5.375%	\$ 77,546.88	
11/1/2021		\$ 55,000		\$ 77,546.88	\$ 210,094
5/1/2022			5.375%	\$ 76,446.88	
11/1/2022		\$ 60,000		\$ 76,446.88	\$ 212,894
5/1/2023			5.375%	\$ 74,909.38	
11/1/2023		\$ 60,000		\$ 74,909.38	\$ 209,819
5/1/2024			5.375%	\$ 73,371.88	
11/1/2024		\$ 65,000		\$ 73,371.88	\$ 211,744
5/1/2025			5.375%	\$ 71,706.25	
11/1/2025		\$ 70,000		\$ 71,706.25	\$ 213,413
5/1/2026			5.375%	\$ 69,912.50	
11/1/2026		\$ 70,000		\$ 69,912.50	\$ 209,825
5/1/2027			5.375%	\$ 68,118.75	
11/1/2027		\$ 75,000		\$ 68,118.75	\$ 211,238
5/1/2028			5.375%	\$ 66,196.88	
11/1/2028		\$ 80,000		\$ 66,196.88	\$ 212,394
5/1/2029			5.375%	\$ 64,146.88	
11/1/2029		\$ 85,000		\$ 64,146.88	\$ 213,294
5/1/2030			5.375%	\$ 61,968.75	
11/1/2030		\$ 90,000		\$ 61,968.75	\$ 213,938
5/1/2031			5.375%	\$ 59,662.50	
11/1/2031		\$ 95,000		\$ 59,662.50	\$ 214,325
5/1/2032			5.375%	\$ 57,228.13	
11/1/2032		\$ 100,000		\$ 57,228.13	\$ 214,456
5/1/2033			5.375%	\$ 54,665.63	
11/1/2033		\$ 105,000		\$ 54,665.63	\$ 214,331
5/1/2034			5.375%	\$ 51,975.00	
11/1/2034		\$ 110,000		\$ 51,975.00	\$ 213,950
5/1/2035			5.375%	\$ 49,156.25	
11/1/2035		\$ 115,000		\$ 49,156.25	\$ 213,313
5/1/2036			5.375%	\$ 46,209.38	
11/1/2036		\$ 120,000		\$ 46,209.38	\$ 212,419
5/1/2037			5.375%	\$ 43,134.38	
11/1/2037		\$ 125,000		\$ 43,134.38	\$ 211,269
5/1/2038			5.375%	\$ 39,775.00	
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2039			5.375%	\$ 36,146.88	
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294
5/1/2040			5.375%	\$ 32,384.38	
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769
5/1/2041			5.375%	\$ 28,487.50	
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975
5/1/2042			5.375%	\$ 24,321.88	
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644
5/1/2043			5.375%	\$ 19,887.50	
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775
5/1/2044			5.375%	\$ 15,318.75	
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638
5/1/2045			5.375%	\$ 10,481.25	
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963
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 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ 12	\$ 2	\$ 4	\$ 12
Reserve Account	\$ 3,700	\$ 1,894	\$ 3,787	\$ 3,700
Interest Account	\$ -	\$ 0	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 376,564	\$ 324,503	\$ 376,564	\$ 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>\$ 380,276</b>	<b>\$ 326,399</b>	<b>\$ 380,355</b>	<b>\$ 378,276</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 105,000	\$ 105,000	\$ 105,000	\$ 110,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 240,963	\$ 121,374	\$ 242,748	\$ 236,785
<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		\$ -	\$ -	
<b>Total Expenditures and Other Uses</b>	<b>\$ 370,466</b>	<b>\$ 226,374</b>	<b>\$ 372,252</b>	<b>\$ 371,289</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 9,810</b>	<b>\$ 100,026</b>	<b>\$ 8,104</b>	<b>\$ 6,987</b>
<b>Fund Balance - Beginning</b>	<b>\$ 434,382</b>	<b>\$ 434,382</b>	<b>\$ 434,382</b>	<b>\$ 442,486</b>
<b>Fund Balance - Ending</b>	<b>\$ 444,192</b>	<b>\$ 534,407</b>	<b>\$ 442,486</b>	<b>\$ 449,473</b>

<b>Restricted Fund Balance:</b>		
Reserve Account Requirement		\$ 174,589
Restricted for November 1, 2023 Debt Service		
Principal		\$ 110,000
Interest		\$ 119,589
<b>Total - Restricted Fund Balance:</b>		<b>\$ 404,178</b>

Assessment Comparison			
Fiscal Year			
Description	Number of Units	2021	Fiscal Year 2022
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
<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
5/1/2018		3.400%	\$ 126,303.75	
11/1/2018	\$ 95,000		\$ 126,303.75	\$ 347,608
5/1/2019		3.400%	\$ 124,688.75	
11/1/2019	\$ 95,000		\$ 124,688.75	\$ 344,378
5/1/2020		3.400%	\$ 123,073.75	
11/1/2020	\$ 100,000		\$ 123,073.75	\$ 346,148
5/1/2021		3.400%	\$ 121,373.75	
11/1/2021	\$ 105,000		\$ 121,373.75	\$ 347,748
5/1/2022		3.400%	\$ 119,588.75	
11/1/2022	\$ 110,000		\$ 119,588.75	\$ 349,178
5/1/2023		4.350%	\$ 117,196.25	
11/1/2023	\$ 110,000		\$ 117,196.25	\$ 344,393
5/1/2024		4.350%	\$ 114,803.75	
11/1/2024	\$ 115,000		\$ 114,803.75	\$ 344,608
5/1/2025		4.350%	\$ 112,302.50	
11/1/2025	\$ 120,000		\$ 112,302.50	\$ 344,605
5/1/2026		4.350%	\$ 109,692.50	
11/1/2026	\$ 125,000		\$ 109,692.50	\$ 344,385
5/1/2027		4.350%	\$ 106,973.75	
11/1/2027	\$ 135,000		\$ 106,973.75	\$ 348,948
5/1/2028		4.350%	\$ 104,037.50	
11/1/2028	\$ 140,000		\$ 104,037.50	\$ 348,075
5/1/2029		4.875%	\$ 100,625.00	
11/1/2029	\$ 145,000		\$ 100,625.00	\$ 346,250
5/1/2030		4.875%	\$ 97,090.63	
11/1/2030	\$ 150,000		\$ 97,090.63	\$ 344,181
5/1/2031		4.875%	\$ 93,434.38	
11/1/2031	\$ 160,000		\$ 93,434.38	\$ 346,869
5/1/2032		4.875%	\$ 89,534.38	
11/1/2032	\$ 170,000		\$ 89,534.38	\$ 349,069
5/1/2033		4.875%	\$ 85,390.63	
11/1/2033	\$ 175,000		\$ 85,390.63	\$ 345,781
5/1/2034		4.875%	\$ 81,125.00	
11/1/2034	\$ 185,000		\$ 81,125.00	\$ 347,250
5/1/2035		4.875%	\$ 76,615.63	
11/1/2035	\$ 195,000		\$ 76,615.63	\$ 348,231
5/1/2036		4.875%	\$ 71,862.50	
11/1/2036	\$ 205,000		\$ 71,862.50	\$ 348,725
5/1/2037		4.875%	\$ 66,865.63	
11/1/2037	\$ 215,000		\$ 66,865.63	\$ 348,731
5/1/2038		4.875%	\$ 61,625.00	
11/1/2038	\$ 225,000		\$ 61,625.00	\$ 348,250
5/1/2039		5.000%	\$ 56,000.00	
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
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 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
<b>Interest Income</b>				
Revenue Account	\$ 8	\$ 2	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,284	\$ 2,200	\$ 2,200
Interest Account	\$ -	-	-	-
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 254,231	\$ 220,189	\$ 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>\$ 256,439</b>	<b>\$ 221,475</b>	<b>\$ 256,439</b>	<b>\$ 256,439</b>

**Expenditures and Other Uses**

**Debt Service**

**Principal Debt Service - Mandatory**

Series A Bonds \$ 70,000 \$ 70,000 \$ 70,000 \$ 70,000

**Principal Debt Service - Early Redemptions**

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

**Interest Expense**

Series A Bonds \$ 164,200 \$ 82,713 \$ 164,200 \$ 161,750

**Other Uses of Funds**

Amount Available in Capitalized Interest

**Other Fees and Charges**

Discounts for Early Payment \$ 16,632 \$ - \$ 16,632 \$ 16,632

Interfund Transfer Out \$ - \$ -

**Total Expenditures and Other Uses** **\$ 250,832** **\$ 152,713** **\$ 250,832** **\$ 248,382**

**Net Increase/(Decrease) in Fund Balance** \$ 5,607 \$ 68,762 \$ 5,607 \$ 8,057

**Fund Balance - Beginning** \$ 282,804 \$ 282,804 \$ 282,804 \$ 288,411

**Fund Balance - Ending** **\$ 288,411** **\$ 351,566** **\$ 288,411** **\$ 296,468**

**Restricted Fund Balance:**

Reserve Account Requirement \$ 118,375

Restricted for November 1, 2023 Debt Service

Principal \$ 75,000

Interest \$ 80,263

**Total - Restricted Fund Balance:** **\$ 273,638**

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2022	Fiscal Year 2023
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		\$ 3,585,000
11/1/2019		\$ 65,000	3.500%	\$ 84,987.50	\$ 234,975	\$ 3,520,000
5/1/2020				\$ 83,850.00		\$ 3,520,000
11/1/2020		\$ 65,000	3.500%	\$ 83,850.00	\$ 232,700	\$ 3,455,000
5/1/2021				\$ 82,712.50		\$ 3,455,000
11/1/2021		\$ 70,000	3.500%	\$ 82,712.50	\$ 235,425	\$ 3,385,000
5/1/2022				\$ 81,487.50		\$ 3,385,000
11/1/2022		\$ 70,000	3.500%	\$ 81,487.50	\$ 232,975	\$ 3,315,000
5/1/2023				\$ 80,262.50		\$ 3,315,000
11/1/2023		\$ 75,000	3.500%	\$ 80,262.50	\$ 235,525	\$ 3,240,000
5/1/2024				\$ 78,950.00		\$ 3,240,000
11/1/2024		\$ 75,000	4.000%	\$ 78,950.00	\$ 232,900	\$ 3,165,000
5/1/2025				\$ 77,450.00		\$ 3,165,000
11/1/2025		\$ 80,000	4.000%	\$ 77,450.00	\$ 234,900	\$ 3,085,000
5/1/2026				\$ 75,850.00		\$ 3,085,000
11/1/2026		\$ 80,000	4.000%	\$ 75,850.00	\$ 231,700	\$ 3,005,000
5/1/2027				\$ 74,250.00		\$ 3,005,000
11/1/2027		\$ 85,000	4.000%	\$ 74,250.00	\$ 233,500	\$ 2,920,000
5/1/2028				\$ 72,550.00		\$ 2,920,000
11/1/2028		\$ 90,000	4.000%	\$ 72,550.00	\$ 235,100	\$ 2,830,000
5/1/2029				\$ 70,750.00		\$ 2,830,000
11/1/2029		\$ 95,000	5.000%	\$ 70,750.00	\$ 236,500	\$ 2,735,000
5/1/2030				\$ 68,375.00		\$ 2,735,000
11/1/2030		\$ 95,000	5.000%	\$ 68,375.00	\$ 231,750	\$ 2,640,000
5/1/2031				\$ 66,000.00		\$ 2,640,000
11/1/2031		\$ 100,000	5.000%	\$ 66,000.00	\$ 232,000	\$ 2,540,000
5/1/2032				\$ 63,500.00		\$ 2,540,000
11/1/2032		\$ 105,000	5.000%	\$ 63,500.00	\$ 232,000	\$ 2,435,000
5/1/2033				\$ 60,875.00		\$ 2,435,000
11/1/2033		\$ 115,000	5.000%	\$ 60,875.00	\$ 236,750	\$ 2,320,000
5/1/2034				\$ 58,000.00		\$ 2,320,000
11/1/2034		\$ 120,000	5.000%	\$ 58,000.00	\$ 236,000	\$ 2,200,000
5/1/2035				\$ 55,000.00		\$ 2,200,000
11/1/2035		\$ 125,000	5.000%	\$ 55,000.00	\$ 235,000	\$ 2,075,000
5/1/2036				\$ 51,875.00		\$ 2,075,000
11/1/2036		\$ 130,000	5.000%	\$ 51,875.00	\$ 233,750	\$ 1,945,000
5/1/2037				\$ 48,625.00		\$ 1,945,000
11/1/2037		\$ 135,000	5.000%	\$ 48,625.00	\$ 232,250	\$ 1,810,000
5/1/2038				\$ 45,250.00		\$ 1,810,000
11/1/2038		\$ 145,000	5.000%	\$ 45,250.00	\$ 235,500	\$ 1,665,000
5/1/2039				\$ 41,625.00		\$ 1,665,000
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		\$ 1,515,000
11/1/2040		\$ 160,000	5.000%	\$ 37,875.00	\$ 235,750	\$ 1,355,000
5/1/2041				\$ 33,875.00		\$ 1,355,000
11/1/2041		\$ 165,000	5.000%	\$ 33,875.00	\$ 232,750	\$ 1,190,000
5/1/2042				\$ 29,750.00		\$ 1,190,000
11/1/2042		\$ 175,000	5.000%	\$ 29,750.00	\$ 234,500	\$ 1,015,000
5/1/2043				\$ 25,375.00		\$ 1,015,000
11/1/2043		\$ 185,000	5.000%	\$ 25,375.00	\$ 235,750	\$ 830,000
5/1/2044				\$ 20,750.00		\$ 830,000
11/1/2044		\$ 195,000	5.000%	\$ 20,750.00	\$ 236,500	\$ 635,000
5/1/2045				\$ 15,875.00		\$ 635,000
11/1/2045		\$ 200,000	5.000%	\$ 15,875.00	\$ 231,750	\$ 435,000
5/1/2046				\$ 10,875.00		\$ 435,000
11/1/2046		\$ 210,000	5.000%	\$ 10,875.00	\$ 231,750	\$ 225,000
5/1/2047				\$ 5,625.00		\$ 225,000
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 2023**

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 1,100	\$ 4	\$ 16	\$ 15
Reserve Account	\$ 2,700	\$ 4	\$ 14	\$ 15
Interest Account	\$ -	\$ -	\$ -	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 551,562	\$ 477,831	\$ 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>\$ 555,362</b>	<b>\$ 477,839</b>	<b>\$ 551,592</b>	<b>\$ 551,592</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 345,438	\$ 174,143	\$ 174,143	\$ 339,743
<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	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 551,521</b>	<b>\$ 344,143</b>	<b>\$ 380,226</b>	<b>\$ 545,826</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 3,841</b>	<b>\$ 133,697</b>	<b>\$ 171,367</b>	<b>\$ 5,766</b>
<b>Fund Balance - Beginning</b>	<b>\$ 648,324</b>	<b>\$ 648,324</b>	<b>\$ 648,324</b>	<b>\$ 819,691</b>
<b>Fund Balance - Ending</b>	<b>\$ 652,165</b>	<b>\$ 782,021</b>	<b>\$ 819,691</b>	<b>\$ 825,457</b>

<b>Restricted Fund Balance:</b>	
Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2023 Debt Service	
Principal	\$ 175,000
Interest	\$ 168,448
<b>Total - Restricted Fund Balance:</b>	<b>\$ 599,869</b>

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
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	\$ 8,260,000
11/1/2022		\$ 170,000	3.350%	\$ 171,295.00		\$ 8,090,000
5/1/2023				\$ 168,447.50	\$ 509,743	\$ 8,090,000
11/1/2023		\$ 175,000	3.350%	\$ 168,447.50		\$ 7,915,000
5/1/2024				\$ 165,516.25	\$ 508,964	\$ 7,915,000
11/1/2024		\$ 180,000	3.350%	\$ 165,516.25		\$ 7,735,000
5/1/2025				\$ 162,501.25	\$ 508,018	\$ 7,735,000
11/1/2025		\$ 185,000	3.700%	\$ 162,501.25		\$ 7,550,000
5/1/2026				\$ 159,078.75	\$ 506,580	\$ 7,550,000
11/1/2026		\$ 190,000	3.700%	\$ 159,078.75		\$ 7,360,000
5/1/2027				\$ 155,563.75	\$ 504,643	\$ 7,360,000
11/1/2027		\$ 200,000	3.700%	\$ 155,563.75		\$ 7,160,000
5/1/2028				\$ 151,863.75	\$ 507,428	\$ 7,160,000
11/1/2028		\$ 205,000	3.700%	\$ 151,863.75		\$ 6,955,000
5/1/2029				\$ 148,071.25	\$ 504,935	\$ 6,955,000
11/1/2029		\$ 215,000	3.700%	\$ 148,071.25		\$ 6,740,000
5/1/2030				\$ 144,093.75	\$ 507,165	\$ 6,740,000
11/1/2030		\$ 220,000	4.125%	\$ 144,093.75		\$ 6,520,000
5/1/2031				\$ 139,556.25	\$ 503,650	\$ 6,520,000
11/1/2031		\$ 230,000	4.125%	\$ 139,556.25		\$ 6,290,000
5/1/2032				\$ 134,812.50	\$ 504,369	\$ 6,290,000
11/1/2032		\$ 240,000	4.125%	\$ 134,812.50		\$ 6,050,000
5/1/2033				\$ 129,862.50	\$ 504,675	\$ 6,050,000
11/1/2033		\$ 250,000	4.125%	\$ 129,862.50		\$ 5,800,000
5/1/2034				\$ 124,706.25	\$ 504,569	\$ 5,800,000
11/1/2034		\$ 260,000	4.125%	\$ 124,706.25		\$ 5,540,000
5/1/2035				\$ 119,343.75	\$ 504,050	\$ 5,540,000
11/1/2035		\$ 270,000	4.125%	\$ 119,343.75		\$ 5,270,000
5/1/2036				\$ 113,775.00	\$ 503,119	\$ 5,270,000
11/1/2036		\$ 285,000	4.125%	\$ 113,775.00		\$ 4,985,000
5/1/2037				\$ 107,896.88	\$ 506,672	\$ 4,985,000
11/1/2037		\$ 295,000	4.125%	\$ 107,896.88		\$ 4,690,000
5/1/2038				\$ 101,812.50	\$ 504,709	\$ 4,690,000
11/1/2038		\$ 305,000	4.125%	\$ 101,812.50		\$ 4,385,000
5/1/2039				\$ 95,521.88	\$ 502,334	\$ 4,385,000
11/1/2039		\$ 320,000	4.125%	\$ 95,521.88		\$ 4,065,000
5/1/2040				\$ 88,921.88	\$ 504,444	\$ 4,065,000
11/1/2040		\$ 335,000	4.375%	\$ 88,921.88		\$ 3,730,000
5/1/2041				\$ 81,593.75	\$ 505,516	\$ 3,730,000
11/1/2041		\$ 345,000	4.375%	\$ 81,593.75		\$ 3,385,000
5/1/2042				\$ 74,046.88	\$ 500,641	\$ 3,385,000
11/1/2042		\$ 360,000	4.375%	\$ 74,046.88		\$ 3,025,000
5/1/2043				\$ 66,171.88	\$ 500,219	\$ 3,025,000
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000

**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
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	\$ 2,250,000
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	\$ 1,840,000
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	\$ 1,410,000
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	\$ 960,000
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	\$ 490,000
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -



**Flow Way Community Development District  
Assessment Comparison - Budget  
Fiscal Year 2023**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023
<b>Series 2013 Bonds - Phase 1 and 2</b>							
SF - 52'	69	\$ 525.04	\$ 1,399.81	\$ 1,229.38	\$ 1,229.38	\$ 1,754.42	\$ 2,629.19
SF - 62'	82	\$ 525.04	\$ 1,399.81	\$ 1,992.82	\$ 1,992.82	\$ 2,517.86	\$ 3,392.63
SF - 76'	62	\$ 525.04	\$ 1,399.81	\$ 3,282.90	\$ 3,282.90	\$ 3,807.94	\$ 4,682.71
SF - 90'	7	\$ 525.04	\$ 1,399.81	\$ 3,198.48	\$ 3,198.48	\$ 3,723.52	\$ 4,598.29
Multi-Family	96	\$ 525.04	\$ 1,399.81	\$ 1,071.89	\$ 1,071.89	\$ 1,596.93	\$ 2,471.70
<b>Total:</b>	<b>316</b>						
<b>Series 2015 Bonds - Phase 3</b>							
SF - 52'							
Partial Phase buydown	4	\$ 525.04	\$ 1,399.81	\$ 1,313.66	\$ 1,313.66	\$ 1,838.70	\$ 2,713.47
Partial Phase buydown	28	\$ 525.04	\$ 1,399.81	\$ 1,492.80	\$ 1,492.80	\$ 2,017.84	\$ 2,892.61
SF - 76'							
Partial Phase buydown	11	\$ 525.04	\$ 1,399.81	\$ 3,745.36	\$ 3,745.36	\$ 4,270.40	\$ 5,145.17
Partial Phase buydown	12	\$ 525.04	\$ 1,399.81	\$ 3,901.42	\$ 3,901.42	\$ 4,426.46	\$ 5,301.23
SF - 90'	18	\$ 525.04	\$ 1,399.81	\$ 3,866.11	\$ 3,866.11	\$ 4,391.15	\$ 5,265.92
SF - 100'	17	\$ 525.04	\$ 1,399.81	\$ 4,066.15	\$ 4,066.15	\$ 4,591.19	\$ 5,465.96
<b>Total:</b>	<b>90</b>						
<b>Series 2015 Bonds - Phase 4</b>							
SF - 52'	51	\$ 525.04	\$ 1,399.81	\$ 1,396.98	\$ 1,396.98	\$ 1,922.02	\$ 2,796.79
SF - 62'	31	\$ 525.04	\$ 1,399.81	\$ 2,181.28	\$ 2,181.28	\$ 2,706.32	\$ 3,581.09
MF - Esplanade	30	\$ 525.04	\$ 1,399.81	\$ 1,016.34	\$ 1,016.34	\$ 1,541.38	\$ 2,416.15
MF - Vercelli	56	\$ 525.04	\$ 1,399.81	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,417.32
<b>Total:</b>	<b>168</b>						
<b>Series 2016 Bonds - Phase 5</b>							
SF - 52'	90	\$ 525.04	\$ 1,399.81	\$ 1,440.78	\$ 1,440.78	\$ 1,965.82	\$ 2,840.59
SF - 62'	52	\$ 525.04	\$ 1,399.81	\$ 2,176.05	\$ 2,176.05	\$ 2,701.09	\$ 3,575.86
SF - 76'	24	\$ 525.04	\$ 1,399.81	\$ 3,535.95	\$ 3,535.95	\$ 4,060.99	\$ 4,935.76
MF - Vercelli	46	\$ 525.04	\$ 1,399.81	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,417.32
<b>Total:</b>	<b>212</b>						
<b>Series 2017 Bonds - Phase 6</b>							
SF - 52'	2	\$ 525.04	\$ 1,399.81	\$ 1,782.60	\$ 1,782.60	\$ 2,307.64	\$ 3,182.41
SF - 62'	44	\$ 525.04	\$ 1,399.81	\$ 2,690.48	\$ 2,690.48	\$ 3,215.52	\$ 4,090.29
SF - 76'	25	\$ 525.04	\$ 1,399.81	\$ 4,425.12	\$ 4,425.12	\$ 4,950.16	\$ 5,824.93
MF - Esplanade	14	\$ 525.04	\$ 1,399.81	\$ 1,370.23	\$ 1,370.23	\$ 1,895.27	\$ 2,770.04
MF - Vercelli	2	\$ 525.04	\$ 1,399.81	\$ 1,236.39	\$ 1,236.39	\$ 1,761.43	\$ 2,636.20
<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	\$ 525.04	\$ 1,399.81	\$ -	\$ -	\$ 1,399.81	\$ 1,399.81
SF - 62'	29	\$ 525.04	\$ 1,399.81	\$ -	\$ -	\$ 1,399.81	\$ 1,399.81
SF - 76'	23	\$ 525.04	\$ 1,399.81	\$ -	\$ -	\$ 1,399.81	\$ 1,399.81
MF - Esplanade (Phase 8)	72	\$ 525.04	\$ 1,399.81	\$ -	\$ -	\$ 1,399.81	\$ 1,399.81
MF - Vercelli	64	\$ 525.04	\$ 1,399.81	\$ -	\$ -	\$ 1,399.81	\$ 1,399.81
MF - Esplanade (phase 7)	36	\$ 525.04	\$ 1,399.81	\$ -	\$ -	\$ 1,399.81	\$ 1,399.81
<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>						