

BOARD OF SUPERVISOR'S

EXHIBIT A

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

ADOPTED BUDGET

FISCAL YEAR 2020

October 1, 2019 through September 30, 2020



Visit our website at: www.flowwaycdd.org

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Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence

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Flow Way Community Development District

General Fund - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 564,245	\$ 540,051	\$ 564,245	\$ 560,823
Assessments - Off-Roll		\$ -	\$ -	\$ -
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 564,245	\$ 540,051	\$ 564,245	\$ 560,823
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ 400	\$ 1,600	\$ 2,400
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000
Financial and Administrative				
Audit Services	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,400
Accounting Services	\$ 16,000	\$ 6,000	\$ 12,000	\$ 16,000
Assessment Roll Preparation	\$ 16,000	\$ 4,000	\$ 8,000	\$ 16,000
Arbitrage Rebate Fees	\$ 2,000	\$ 1,600	\$ 3,000	\$ 3,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 7,500	\$ 6,720	\$ 7,500	\$ 7,500
Trustee Services	\$ 21,400	\$ 11,486	\$ 21,400	\$ 21,400
Dissemination Agent Services	\$ 25,000	\$ 9,500	\$ 25,000	\$ 17,000
Property Appraiser & Tax Coll. Fees	\$ 15,100	\$ 3,599	\$ 3,599	\$ 4,000
Bank Service Fees	\$ 300	\$ 54	\$ 400	\$ 400
Travel and Per Diem	\$ -			\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 600	\$ 135	\$ 600	\$ 600
Rentals and Leases				
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,000	\$ 300	\$ 2,000	\$ 3,000
Insurance	\$ 6,100	\$ 6,042	\$ 6,042	\$ 6,100
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 750	\$ 1,885	\$ 750	\$ 750
Office Supplies	\$ -		\$ -	\$ -
Legal Services				
General Counsel	\$ 20,000	\$ 2,468	\$ 6,500	\$ 10,000
Series 2013 Bonds	\$ -		\$ -	\$ -

Flow Way Community Development District

General Fund - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Boundary Expansion	\$ -		\$ -	\$ -
Series 2016 (Phase 5)	\$ -	\$ 125	\$ 125	\$ -
Series 2017 (Phase 6)	\$ -	\$ 263	\$ 630	\$ -
Requisitions	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ 1,000	\$ -	\$ 1,000	\$ 2,000
Environmental Preserves - Engineering	\$ 1,650		\$ 4,000	\$ -
Task 1 - Bid Documents	\$ -	\$ 1,663	\$ 1,663	\$ -
Task 2 Monthly site visits	\$ -	\$ 1,200	\$ 12,000	\$ 13,350
Task 3 - Reporting to Regulatory Agencies	\$ -	\$ 4,375	\$ 8,000	\$ 8,000
Task 4 Fish Sampling to US Fish and Wildlife	\$ -	\$ 1,400	\$ 10,350	\$ 10,350
Task 5 - Attendance at Board Meeting				
Clearing Downed Trees/Cleanup			\$ 3,000	\$ 1,000
Code Enforcement for Incurion into Preserve			\$ 3,000	\$ 2,000
Contingencies	\$ 3,000	\$ -	\$ -	\$ 3,000
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Stormwater Management Services				
Environmental Engineering - Mitigation Areas	\$ 31,700	\$ -	\$ -	\$ -
Preserve Area Maintenance				
Wading Bird Foraging Areas	\$ 5,000	\$ -	\$ 1,523	\$ 1,523
Internal Preserves	\$ 16,000	\$ -	\$ 6,598	\$ 6,598
Western Preserve	\$ 31,000	\$ -	\$ 37,960	\$ 33,215
Northern Preserve Area 1	\$ 100,000	\$ -	\$ 64,560	\$ 64,560
Northern Preserve Area 2	\$ 175,000	\$ -	\$ 113,120	\$ 113,120
Clearing Downed Trees/Cleanup	\$ -	\$ -	\$ 12,500	\$ 5,000
Code Enforcement for Incurion into Preserve	\$ -	\$ -	\$ 2,000	\$ 2,500
Reserves for Future Operations				
Future Operations/Restorations	\$ -	\$ -	\$ -	\$ 119,450
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 22,570	\$ -	\$ 22,570	\$ 22,433
Total Appropriations	\$ 564,245	\$ 87,789	\$ 447,564	\$ 560,823
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 452,262	\$ 116,681	\$ -
Fund Balance - Beginning	\$ 53,491	\$ 53,491	\$ 53,491	\$ 170,173
Fund Balance - Ending (Projected)	\$ 53,491	\$ 505,754	\$ 170,173	\$ 170,173
Assessment Rate:	\$ 487.68			\$ 487.67
Total Units Subject to Assessment:				1150

Flow Way Community Development District

General Fund - Budget

Fiscal Year 2020

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's Fees	\$	2,400
<p>The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. Two Members of the Board are paid. Estimated at six (6) meeting for the fiscal year</p>		

Executive

Professional - Management	\$	40,000
<p>The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Flow Way CDD.</p>		

Financial and Administrative

Audit Services	\$	4,400
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.</p>		
Accounting Services	\$	16,000
<p>For the Maintenance of the District's books and records on a daily basis.</p>		
Assessment Roll Preparation	\$	16,000
<p>For the preparation of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.</p>		
Arbitrage Rebate Fees	\$	3,000
<p>For required Federal Compliance - this fee is paid for an analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.</p>		

Other Contractual Services

Recording and Transcription	\$	-
Legal Advertising	\$	7,500
Trustee Services	\$	21,400
<p>With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.</p>		
Dissemination Agent Services	\$	17,000
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.</p>		
Property Appraiser Fees	\$	4,000

Flow Way Community Development District

General Fund - Budget

Fiscal Year 2020

Bank Service Fees	\$ 400
Travel and Per Diem	\$ -
Communications and Freight Services	
Telephone	\$ -
Postage, Freight & Messenger	\$ 600
Rentals and Leases	
Miscellaneous Equipment	\$ -
Computer Services (Web Site Maintenance)	\$ 3,000
Insurance	\$ 6,100
Subscriptions and Memberships	\$ 175
Printing and Binding	\$ 750
Office Supplies	\$ -
Legal Services	
General Counsel	\$ 10,000
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".	
Series 2013 Bonds	\$ -
Other General Government Services	
Engineering Services - General	\$ 2,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Environmental Preserves - Engineering	\$ 34,700
Engineering Services required for the Preserve monitoring required by the SFWMD and USACE permits, fish sampling and monitoring required by FES BO, and site visits and contractor oversight for the monitoring of the exotic removal by the contractor.	
Capital Outlay	\$ -
Contingencies	\$ 3,000
Stormwater Management Services	
Environmental Engineering - Mitigation Areas	\$ -
MOVED TO OTHER GENERAL GOVERNMENT SERVICES	
Preserve Area Maintenance	
Wading Bird Foraging Areas	\$ 1,523
Internal Preserves	\$ 6,598
Western Preserve	\$ 33,215
Northern Preserve Area 1	\$ 64,560
Northern Preserve Area 2	\$ 113,120
Clearing Downed Trees/Cleanup	\$ 5,000
Code Enforcement for Incursion into Preserve	\$ 2,500
Reserves for Future Operations	

Flow Way Community Development District

General Fund - Budget

Fiscal Year 2020

Future Operations/Restorations	\$ 119,450
Other Fees and Charges	
Discounts and Tax Collector Fees	\$ 22,433
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee	
Total Appropriations:	<u><u>\$ 560,823</u></u>

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 600	\$ 489	\$ 975	\$ 975
Reserve Account	\$ 1,000	\$ 802	\$ 1,600	\$ 1,600
Interest Account	\$ 8	\$ -	\$ 8	\$ 8
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 537,721	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 578,677	\$ 539,012	\$ 579,652	\$ 579,652
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 105,000	\$ 105,000	\$ 105,000	\$ 110,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 430,775	\$ 216,963	\$ 430,775	\$ 424,325
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 573,500	\$ 321,963	\$ 573,500	\$ 572,050
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 217,049	\$ 6,152	\$ 7,603
Fund Balance - Beginning	\$ 919,789	\$ 919,789	\$ 919,789	\$ 925,941
Fund Balance - Ending	\$ 872,262	\$ 1,136,838	\$ 925,941	\$ 933,543

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2019 Principal & Interest Payment	\$ 323,813
Total - Restricted Fund Balance:	\$ 862,813

Assessment Comparison

Description	Number of Units	Fiscal Year 2019	Fiscal Year 2019
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
Total:	316		

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 7,050,000	6.00%		
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	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2037			\$ 106,275.00	\$ 527,463
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 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 300	\$ 259	\$ 300	\$ 300
Reserve Account	\$ 550	\$ 366	\$ 550	\$ 550
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 255,204	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 274,634	\$ 255,830	\$ 274,634	\$ 274,634
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 60,000	\$ 60,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 190,406	\$ 89,738	\$ 179,475	\$ 175,438
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 278,317	\$ 149,738	\$ 257,386	\$ 263,349
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 106,092	\$ 17,248	\$ 11,285
Fund Balance - Beginning	\$ 443,275	\$ 443,275	\$ 443,275	\$ 460,523
Fund Balance - Ending	\$ 427,716	\$ 549,367	\$ 460,523	\$ 471,808
Restricted Fund Balance:				
Reserve Account Requirement			\$ 246,188	
Restricted for November 1, 2020 Debt Service				
Principal			\$ 70,000	
Interest			\$ 86,975	
Total - Restricted Fund Balance:			\$ 403,163	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2020

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2019	Fiscal Year 2020
SF - 52'			
Partial Phase buydown	4	\$ 1,313.66	\$ 1,313.66
Partial Phase buydown	28	\$ 1,492.80	\$ 1,492.80
Remaining Lots with Standard Buydown	0		
Total:	32		
SF - 76'			
Partial Phase buydown	11	\$ 3,745.36	\$ 3,745.36
Partial Phase buydown	12	\$ 3,901.42	\$ 3,901.42
Remaining Lots with Standard Buydown	0		
Total:	23		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	90		N/A

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2038				\$ 41,521.88	\$ 237,075
11/1/2038		\$ 160,000	5.375%	\$ 41,521.88	
5/1/2039				\$ 37,221.88	\$ 238,744
11/1/2039		\$ 170,000	5.375%	\$ 37,221.88	
5/1/2040				\$ 32,653.13	\$ 239,875
11/1/2040		\$ 180,000	5.375%	\$ 32,653.13	
5/1/2041				\$ 27,815.63	\$ 240,469
11/1/2041		\$ 185,000	5.375%	\$ 27,815.63	
5/1/2042				\$ 22,843.75	\$ 235,659
11/1/2042		\$ 195,000	5.375%	\$ 22,843.75	
5/1/2043				\$ 17,603.13	\$ 235,447
11/1/2043		\$ 205,000	5.375%	\$ 17,603.13	
5/1/2044				\$ 12,093.75	\$ 234,697
11/1/2043		\$ 220,000	5.375%	\$ 12,093.75	
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 2020**

Description	Fiscal Year 2019 Budget	Actual 03/31/2017	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income				
Revenue Account	\$ 250	\$ 183	\$ 400	\$ 400
Reserve Account	\$ 300	\$ 241	\$ 500	\$ 500
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 215,729	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 231,938	\$ 216,152	\$ 232,288	\$ 232,288

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

Series A Bonds \$ 50,000 \$ 50,000 \$ 50,000 \$ 55,000

Principal Debt Service - Early Redemptions

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

Interest Expense

Series A Bonds \$ 161,556 \$ 81,278 \$ 161,556 \$ 159,456

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 15,138 \$ - \$ 15,138 \$ 15,138

Interfund Transfer Out \$ 241 \$ 241

Total Expenditures and Other Uses \$ **226,694** \$ **131,519** \$ **226,694** \$ **229,594**

Net Increase/(Decrease) in Fund Balance \$ 5,244 \$ 84,633 \$ 5,594 \$ 2,694

Fund Balance - Beginning \$ 307,103 \$ 307,103 \$ 307,103 \$ 312,697

Fund Balance - Ending \$ **294,468** \$ **391,736** \$ **312,697** \$ **315,391**

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2020 Debt Service

Principal \$ 55,000

Interest \$ 80,278

Total - Restricted Fund Balance: \$ **297,208**

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2019	Fiscal Year 2020
SF - 52'	51	\$ 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
Total:	168		

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	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	\$ 55,000		\$ 79,178.13	\$ 213,356
5/1/2021		5.375%	\$ 78,078.13	
11/1/2021	\$ 55,000		\$ 78,078.13	\$ 211,156
5/1/2022		5.375%	\$ 76,978.13	
11/1/2022	\$ 60,000		\$ 79,978.13	\$ 216,956
5/1/2023		5.375%	\$ 75,440.63	
11/1/2023	\$ 60,000		\$ 75,440.63	\$ 210,881
5/1/2024		5.375%	\$ 73,903.13	
11/1/2024	\$ 65,000		\$ 73,903.13	\$ 212,806
5/1/2025		5.375%	\$ 72,237.50	
11/1/2025	\$ 70,000		\$ 72,237.50	\$ 214,475
5/1/2026		5.375%	\$ 70,443.75	
11/1/2026	\$ 75,000		\$ 70,443.75	\$ 215,888
5/1/2027		5.375%	\$ 68,521.88	
11/1/2027	\$ 75,000		\$ 68,521.88	\$ 212,044
5/1/2028		5.375%	\$ 66,600.00	
11/1/2028	\$ 80,000		\$ 66,600.00	\$ 213,200
5/1/2029		5.375%	\$ 64,550.00	
11/1/2029	\$ 85,000		\$ 64,550.00	\$ 214,100
5/1/2030		5.375%	\$ 62,371.88	
11/1/2030	\$ 90,000		\$ 62,371.88	\$ 214,744
5/1/2031		5.375%	\$ 60,065.63	
11/1/2031	\$ 95,000		\$ 60,065.63	\$ 215,131
5/1/2032		5.375%	\$ 57,631.25	
11/1/2032	\$ 100,000		\$ 57,631.25	\$ 215,263
5/1/2033		5.375%	\$ 55,068.75	
11/1/2033	\$ 105,000		\$ 55,068.75	\$ 215,138
5/1/2034		5.375%	\$ 52,378.13	
11/1/2034	\$ 110,000		\$ 52,378.13	\$ 214,756
5/1/2035		5.375%	\$ 49,559.38	
11/1/2035	\$ 115,000		\$ 49,559.38	\$ 214,119
5/1/2036		5.375%	\$ 46,612.50	
11/1/2036	\$ 120,000		\$ 46,612.50	\$ 213,225
5/1/2037		5.375%	\$ 43,537.50	
11/1/2037	\$ 125,000		\$ 43,537.50	\$ 212,075
5/1/2038		5.375%	\$ 40,178.13	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2038	\$ 135,000		\$ 40,178.13	\$ 215,356
5/1/2039		5.375%	\$ 36,550.00	
11/1/2039	\$ 140,000		\$ 36,550.00	\$ 213,100
5/1/2040		5.375%	\$ 32,787.50	
11/1/2040	\$ 150,000		\$ 32,787.50	\$ 215,575
5/1/2041		5.375%	\$ 28,756.25	
11/1/2041	\$ 155,000		\$ 28,756.25	\$ 212,513
5/1/2042		5.375%	\$ 24,590.63	
11/1/2042	\$ 165,000		\$ 24,590.63	\$ 214,181
5/1/2043		5.375%	\$ 20,156.25	
11/1/2043	\$ 175,000		\$ 20,156.25	\$ 215,313
5/1/2044		5.375%	\$ 15,463.13	
11/1/2044	\$ 185,000		\$ 15,463.13	\$ 215,926
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

Principal Balance - September 30, 2017 \$ 3,190,000

Flow Way Community Development District

**Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 220	\$ 288	\$ 220	\$ 220
Reserve Account	\$ 345	\$ 260	\$ 345	\$ 345
Interest Account	\$ 2	\$ -	\$ 2	\$ 2
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 374,564	\$ 349,092	\$ 374,564	\$ 374,564
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2016 Phase 5 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 375,131	\$ 349,639	\$ 375,131	\$ 375,131
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 250,993	\$ 126,304	\$ 250,993	\$ 247,763
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,504	\$ -	\$ 24,504	\$ 24,504
Interfund Transfer Out		\$ -	\$ -	
Total Expenditures and Other Uses	\$ 370,496	\$ 221,304	\$ 370,497	\$ 367,267
Net Increase/(Decrease) in Fund Balance	\$ 4,635	\$ 128,335	\$ 4,634	\$ 7,865
Fund Balance - Beginning	\$ 410,092	\$ 410,092	\$ 410,092	\$ 414,726
Fund Balance - Ending	\$ 414,727	\$ 538,427	\$ 414,726	\$ 422,590

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2020 Debt Service	
Principal	\$ 100,000
Interest	\$ 123,074
Total - Restricted Fund Balance:	\$ 397,663

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2019	Fiscal Year 2020
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
Total:	212	N/A	N/A

Flow Way Community Development District

Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:	\$ 5,425,000			
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	

Flow Way Community Development District

Debt Service Fund - Series 2016 Phase 5 Bonds - Budget

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000
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 2020**

Description	Fiscal Year 2019 Budget	Actual 03/31/2017	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ -	\$ 176	\$ 400	\$ -
Reserve Account	\$ -	\$ 129	\$ 250	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 253,323	\$ 235,092	\$ 253,323	\$ 253,323
Special Assessment - Off-Roll	\$ 166,388	\$ 167,000	\$ 167,000	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 419,711	\$ 402,397	\$ 420,973	\$ 253,323
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 80,000	\$ 80,000	\$ 80,000	\$ 65,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 171,375	\$ 86,388	\$ 171,375	\$ 168,838
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,573	\$ -	\$ 16,573	\$ 16,573
Interfund Transfer Out		\$ -	\$ -	
Total Expenditures and Other Uses	\$ 267,948	\$ 166,388	\$ 267,948	\$ 250,410
Net Increase/(Decrease) in Fund Balance	\$ 151,763	\$ 236,009	\$ 153,025	\$ 2,913
Fund Balance - Beginning	\$ 118,375	\$ 118,375	\$ 118,375	\$ 271,400
Fund Balance - Ending	\$ 270,138	\$ 354,384	\$ 271,400	\$ 274,313

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2020 Debt Service	
Principal	\$ 65,000
Interest	\$ 83,850
Total - Restricted Fund Balance:	\$ 267,225

**Assessment Comparison
Fiscal Year**

Description	Number of Units	2019	Fiscal Year 2020
SF - 52'	3	\$ 1,782.60	\$ 1,782.60
SF - 62'	43	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
5/1/2018				\$ 70,069.86		
11/1/2018	\$ 80,000		3.500%	\$ 86,387.50	\$ 236,457	\$ 3,585,000
5/1/2019				\$ 84,987.50		\$ 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 and Hatcher Bonds - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2019	Fiscal Year 2020 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest (11/01/2019 Payment)	\$ -	\$ -	\$ -	\$ 100,801.14
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 619,288
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds - Deposit to DSF Accounts	\$ -	\$ -	\$ 390,188	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ 390,188	\$ 720,089

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

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

Principal Debt Service - Early Redemptions

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

Interest Expense

Series A Bonds \$ - \$ - \$ - \$ 300,188

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ - \$ - \$ - \$ 40,514

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

Total Expenditures and Other Uses \$ - \$ - \$ - \$ **405,702**

Net Increase/(Decrease) in Fund Balance \$ - \$ - \$ 390,188 \$ 314,387

Fund Balance - Beginning \$ - \$ - \$ - \$ 390,188

Fund Balance - Ending \$ - \$ - \$ **390,188** \$ **704,575**

Restricted Fund Balance:

Reserve Account Requirement \$ 289,387

Restricted for November 1, 2020 Debt Service

Principal \$ 180,000

Interest \$ 199,387

Total - Restricted Fund Balance: \$ **668,774**

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2019	Fiscal Year 2020
SF - 52'	87	\$ -	\$ 1,991.94
SF - 62'	29	\$ -	\$ 2,925.95
SF - 76'	23	\$ -	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ -	\$ 1,571.81
MF - Vercelli	64	\$ -	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ -	\$ 1,383.23
Total:	311		

Flow Way Community Development District

Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 and Hatcher 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			\$ 196,371.88	\$ 575,759		\$ 9,505,000
11/1/2021	\$ 185,000	3.350%	\$ 196,371.88			\$ 9,320,000
5/1/2022			\$ 193,273.13	\$ 574,645		\$ 9,320,000
11/1/2022	\$ 190,000	3.350%	\$ 193,273.13			\$ 9,130,000
5/1/2023			\$ 190,090.63	\$ 573,364		\$ 9,130,000
11/1/2023	\$ 195,000	3.350%	\$ 190,090.63			\$ 8,935,000
5/1/2024			\$ 186,824.38	\$ 571,915		\$ 8,935,000
11/1/2024	\$ 205,000	3.350%	\$ 186,824.38			\$ 8,730,000
5/1/2025			\$ 183,390.63	\$ 575,215		\$ 8,730,000
11/1/2025	\$ 210,000	3.700%	\$ 183,390.63			\$ 8,520,000
5/1/2026			\$ 179,505.63	\$ 572,896		\$ 8,520,000
11/1/2026	\$ 215,000	3.700%	\$ 179,505.63			\$ 8,305,000
5/1/2027			\$ 175,528.13	\$ 570,034		\$ 8,305,000
11/1/2027	\$ 225,000	3.700%	\$ 175,528.13			\$ 8,080,000
5/1/2028			\$ 171,365.63	\$ 571,894		\$ 8,080,000
11/1/2028	\$ 235,000	3.700%	\$ 171,365.63			\$ 7,845,000
5/1/2029			\$ 167,018.13	\$ 573,384		\$ 7,845,000
11/1/2029	\$ 240,000	3.700%	\$ 167,018.13			\$ 7,605,000
5/1/2030			\$ 162,578.13	\$ 569,596		\$ 7,605,000
11/1/2030	\$ 250,000	4.125%	\$ 162,578.13			\$ 7,355,000
5/1/2031			\$ 157,421.88	\$ 570,000		\$ 7,355,000
11/1/2031	\$ 260,000	4.125%	\$ 157,421.88			\$ 7,095,000
5/1/2032			\$ 152,059.38	\$ 569,481		\$ 7,095,000
11/1/2032	\$ 270,000	4.125%	\$ 152,059.38			\$ 6,825,000
5/1/2033			\$ 146,490.63	\$ 568,550		\$ 6,825,000
11/1/2033	\$ 285,000	4.125%	\$ 146,490.63			\$ 6,540,000
5/1/2034			\$ 140,612.50	\$ 572,103		\$ 6,540,000
11/1/2034	\$ 295,000	4.125%	\$ 140,612.50			\$ 6,245,000
5/1/2035			\$ 134,528.13	\$ 570,141		\$ 6,245,000
11/1/2035	\$ 305,000	4.125%	\$ 134,528.13			\$ 5,940,000
5/1/2036			\$ 128,237.50	\$ 567,766		\$ 5,940,000
11/1/2036	\$ 320,000	4.125%	\$ 128,237.50			\$ 5,620,000
5/1/2037			\$ 121,637.50	\$ 569,875		\$ 5,620,000
11/1/2037	\$ 335,000	4.125%	\$ 121,637.50			\$ 5,285,000
5/1/2038			\$ 114,728.13	\$ 571,366		\$ 5,285,000
11/1/2038	\$ 345,000	4.125%	\$ 114,728.13			\$ 4,940,000
5/1/2039			\$ 107,612.50	\$ 567,341		\$ 4,940,000
11/1/2039	\$ 360,000	4.125%	\$ 107,612.50			\$ 4,580,000
5/1/2040			\$ 100,187.50	\$ 567,800		\$ 4,580,000
11/1/2040	\$ 375,000	4.375%	\$ 100,187.50			\$ 4,205,000
5/1/2041			\$ 91,984.38	\$ 567,172		\$ 4,205,000
11/1/2041	\$ 390,000	4.375%	\$ 91,984.38			\$ 3,815,000
5/1/2042			\$ 83,453.13	\$ 565,438		\$ 3,815,000
11/1/2042	\$ 410,000	4.375%	\$ 83,453.13			\$ 3,405,000

5/1/2043				\$	74,484.38	\$	567,938	\$	3,405,000
11/1/2043	\$	425,000	4.375%	\$	74,484.38			\$	2,980,000
5/1/2044				\$	65,187.50	\$	564,672	\$	2,980,000
11/1/2044	\$	445,000	4.375%	\$	65,187.50			\$	2,535,000
5/1/2045				\$	55,453.13	\$	565,641	\$	2,535,000
11/1/2045	\$	465,000	4.375%	\$	55,453.13			\$	2,070,000
5/1/2046				\$	45,281.25	\$	565,734	\$	2,070,000
11/1/2046	\$	485,000	4.375%	\$	45,281.25			\$	1,585,000
5/1/2047				\$	34,671.88	\$	564,953	\$	1,585,000
11/1/2047	\$	505,000	4.375%	\$	34,671.88			\$	1,080,000
5/1/2048				\$	23,625.00	\$	563,297	\$	1,080,000
11/1/2048	\$	530,000	4.375%	\$	23,625.00			\$	550,000
5/1/2049				\$	12,031.25	\$	565,656	\$	550,000
11/1/2049	\$	550,000	4.375%	\$	12,031.25			\$	-

Flow Way Community Development District

**Assessment Comparison - Budget
Fiscal Year 2020**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2019	FY 2020	FY 2019	FY 2020	FY 2019	FY 2020
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 487.68	\$ 487.67	\$ 1,229.38	\$ 1,229.38	\$ 1,717.06	\$ 1,717.05
SF - 62'	82	\$ 487.68	\$ 487.67	\$ 1,992.82	\$ 1,992.82	\$ 2,480.50	\$ 2,480.49
SF - 76'	62	\$ 487.68	\$ 487.67	\$ 3,282.90	\$ 3,282.90	\$ 3,770.58	\$ 3,770.57
SF - 90'	7	\$ 487.68	\$ 487.67	\$ 3,198.48	\$ 3,198.48	\$ 3,686.16	\$ 3,686.15
Multi-Family	96	\$ 487.68	\$ 487.67	\$ 1,071.89	\$ 1,071.89	\$ 1,559.57	\$ 1,559.56
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 487.68	\$ 487.67	\$ 1,313.66	\$ 1,313.66	\$ 1,801.34	\$ 1,801.33
Partial Phase buydown	28	\$ 487.68	\$ 487.67	\$ 1,492.80	\$ 1,492.80	\$ 1,980.48	\$ 1,980.47
SF - 76'							
Partial Phase buydown	11	\$ 487.68	\$ 487.67	\$ 3,745.36	\$ 3,745.36	\$ 4,233.04	\$ 4,233.04
Partial Phase buydown	12	\$ 487.68	\$ 487.67	\$ 3,901.42	\$ 3,901.42	\$ 4,389.10	\$ 4,389.10
SF - 90'	18	\$ 487.68	\$ 487.67	\$ 3,866.11	\$ 3,866.11	\$ 4,353.79	\$ 4,353.79
SF - 100'	17	\$ 487.68	\$ 487.67	\$ 4,066.15	\$ 4,066.15	\$ 4,553.83	\$ 4,553.82
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 487.68	\$ 487.67	\$ 1,396.98	\$ 1,398.88	\$ 1,884.66	\$ 1,886.55
SF - 62'	31	\$ 487.68	\$ 487.67	\$ 2,181.28	\$ 2,184.02	\$ 2,668.96	\$ 2,671.69
MF - Esplanade	30	\$ 487.68	\$ 487.67	\$ 1,016.34	\$ 1,017.51	\$ 1,504.02	\$ 1,505.18
MF - Vercelli	56	\$ 487.68	\$ 487.67	\$ 1,017.51	\$ 1,017.51	\$ 1,505.19	\$ 1,505.18
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 487.68	\$ 487.67	\$ 1,440.78	\$ 1,440.78	\$ 1,928.46	\$ 1,928.45
SF - 62'	52	\$ 487.68	\$ 487.67	\$ 2,176.05	\$ 2,176.05	\$ 2,663.73	\$ 2,663.72
SF - 76'	24	\$ 487.68	\$ 487.67	\$ 3,535.95	\$ 3,538.95	\$ 4,023.63	\$ 4,026.62
MF - Vercelli	46	\$ 487.68	\$ 487.67	\$ 1,017.51	\$ 1,017.51	\$ 1,505.19	\$ 1,505.18
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	3	\$ 487.68	\$ 487.67	\$ 1,782.60	\$ 1,782.60	\$ 2,270.28	\$ 2,270.27
SF - 62'	43	\$ 487.68	\$ 487.67	\$ 2,690.48	\$ 2,690.48	\$ 3,178.16	\$ 3,178.16
SF - 76'	25	\$ 487.68	\$ 487.67	\$ 4,425.12	\$ 4,425.12	\$ 4,912.80	\$ 4,912.80
MF - Esplanade	14	\$ 487.68	\$ 487.67	\$ 1,370.23	\$ 1,370.23	\$ 1,857.91	\$ 1,857.90
MF - Vercelli	2	\$ 487.68	\$ 487.67	\$ 1,236.39	\$ 1,236.39	\$ 1,724.07	\$ 1,724.06
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher Annexed							
SF - 52'	87	\$ 487.68	\$ 487.67	\$ -	\$ 1,991.94	\$ 487.68	\$ 2,479.61
SF - 62'	29	\$ 487.68	\$ 487.67	\$ -	\$ 2,925.95	\$ 487.68	\$ 3,413.62
SF - 76'	23	\$ 487.68	\$ 487.67	\$ -	\$ 4,673.82	\$ 487.68	\$ 5,161.49
MF - Esplanade (Phase 8)	72	\$ 487.68	\$ 487.67	\$ -	\$ 1,571.81	\$ 487.68	\$ 2,059.48
MF - Vercelli	64	\$ 487.68	\$ 487.67	\$ -	\$ 1,416.74	\$ 487.68	\$ 1,904.41
MF - Esplanade (phase 7)	36	\$ 487.68	\$ 487.67	\$ -	\$ 1,383.23	\$ 487.68	\$ 1,870.90
Total:	311						
Total Debt Units	1184						
Total Units subject to General Fund Assessment:	1150						

Note: - the Series 2019 bonds include 34 units for Hatcher Annexation land - not included in GF - and in the Series 2019 Bonds - the assessment will only be on property owned by TM until such time as it is annexed into the CDD.