

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



ADOPTED BUDGET

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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Flow Way Community Development District

General Fund - Budget

Fiscal Year 2021

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ 100,000	Cash from prior years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 560,823	\$ 530,332	\$ 560,823	\$ 603,844	Assessment from Owner's
Assessments - Off-Roll		\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 560,823	\$ 530,332	\$ 560,823	\$ 703,844	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ -	\$ 1,600	\$ 2,400	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 40,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,400	\$ -	\$ 4,300	\$ 4,400	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 5,000	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 2,667	\$ 16,000	\$ 16,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 1,000	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 7,500	\$ 672	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 21,400	\$ 11,486	\$ 21,400	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 17,000	\$ 6,167	\$ 8,000	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 4,000	\$ 15,610	\$ 15,610	\$ 16,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 400	\$ 2	\$ 400	\$ 400	Fees Required to maintain a Governmental Bank Account
Travel and Per Diem	\$ -			\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 340	\$ 600	\$ 600	Agenda Mailings and other misc mail
Rentals and Leases					
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 3,000	\$ 250	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance					
	\$ 6,100	\$ 6,193	\$ 6,193	\$ 6,300	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Printing and Binding					
	\$ 750	\$ 479	\$ 750	\$ 750	Agenda books and copies
Office Supplies					
	\$ -		\$ -	\$ -	
Legal Services					
General Counsel	\$ 10,000	\$ 1,008	\$ 6,500	\$ 10,000	District Attorney
Special Counsel - Litigation	\$ -	\$ -	\$ -	\$ 100,000	
Sub-Total:	\$ 152,725	\$ 67,714	\$ 146,028	\$ 252,475	
Other General Government Services					
Engineering Services	\$ 2,000	\$ -	\$ 2,000	\$ 5,000	District Engineer (General Services)
Sub-Total:	\$ 2,000	\$ -	\$ 2,000	\$ 5,000	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	
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	\$ -	\$ -	\$ 750	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	Environmental Consultant

Flow Way Community Development District

**General Fund - Budget
Fiscal Year 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget	Notes
Code Enforcement for Incurion into Preserve	\$ 2,000	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ 3,000	\$ -	\$ -	\$ -	Environmental Consultant
Reparis and Maintenance					
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	\$ -	\$ 37,960	\$ 33,215	Preserves Maintenance
Northern Preserve Area 1	\$ 64,560	\$ 14,560	\$ 64,560	\$ 64,560	Preserves Maintenance
Northern Preserve Area 2	\$ 113,120	\$ -	\$ 113,120	\$ 113,120	Preserves Maintenance
Clearing Downed Trees/Cleanup	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	Preserves Maintenance
Code Enforcement for Incurion into Preserve	\$ 2,500	\$ -	\$ -	\$ 2,500	Preserves Maintenance
Sub-Total:	\$ 264,216	\$ 14,560	\$ 259,710	\$ 260,215	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 15,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ 35,000	Periodic Spraying of Lakes
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ -	\$ -	\$ -	\$ 5,000	Reporting of water quality in Water Management System
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -		Aeration (Fountains) or below water aeration
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ -	- New Installations
Littoral Shelf Replanting	\$ -	\$ -	\$ -	\$ -	- New Installations
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	- New Installations
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	Major Cost Restorations (Multi Year Program Cost)
Contingencies	\$ -	\$ -	\$ -	\$ 1,600	
Sub-Total:	\$ -	\$ -	\$ -	\$ 81,600	
Lanscaping Services					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ 5,000	Field Operations Manager
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ 2,400	Electric for Irrigation system
Irrigation Water	\$ -	\$ -	\$ -	\$ 3,000	Estimated from HOA Budget
Repairs & Maintenance					
Pubic Area Lanscaping	\$ -	\$ -	\$ -	\$ 30,000	Estimated from HOA Budget
Irrigaton System	\$ -	\$ -	\$ -	\$ 25,000	Estimated from HOA Budget
Well System	\$ -	\$ -	\$ -	\$ 10,000	Estimated from HOA Budget
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Operating Supplies					
Mulch	\$ -	\$ -	\$ -	\$ 5,000	Estimate ONLY
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ -	\$ -	\$ -	\$ 80,400	
Reserves for Future Operations					
Future Operations/Restorations	\$ 119,450	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts	\$ 22,433	\$ -	\$ 22,433	\$ 24,154	
Total Appropriations	\$ 560,824	\$ 82,274	\$ 430,171	\$ 703,844	
Net Increase/(Decrease) in Fund Balance	\$ (1)	\$ 448,058	\$ 130,652	\$ -	
Fund Balance - Beginning	\$ 196,047	\$ 196,047	\$ 196,047	\$ 326,699	
Fund Balance - Ending (Projected)	\$ 196,046	\$ 644,105	\$ 326,699	\$ 326,699	
Assessment Rate:	\$ 487.67			\$ 525.08	
CAP Rate - Adopted by Resolutoion 2018-11	\$ 525.10			\$ 525.10	Maximum Rate without sending mailed notices
Total Units Subject to Assessment:	1150			1150	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Fiscal Year 2021

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 975	\$ 1,477	\$ 1,800	\$ 975
Reserve Account	\$ 1,600	\$ 5,227	\$ 6,000	\$ 1,600
Interest Account	\$ 8	\$ 9	\$ 8	\$ 8
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 530,332	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 579,652	\$ 537,044	\$ 584,877	\$ 579,652
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 110,000	\$ 110,000	\$ 110,000	\$ 115,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 424,325	\$ 213,813	\$ 424,325	\$ 417,575
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 572,050	\$ 323,813	\$ 572,050	\$ 570,300
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 213,232	\$ 12,827	\$ 9,353
Fund Balance - Beginning	\$ 934,631	\$ 934,631	\$ 934,631	\$ 947,458
Fund Balance - Ending	\$ 934,631	\$ 1,147,863	\$ 947,458	\$ 956,811

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2020 Principal & Interest Payment	\$ 325,513
Total - Restricted Fund Balance:	\$ 864,513

Assessment Comparison

Description	Number of Units	Fiscal Year 2020	Fiscal Year 2021
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 2021

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 300	\$ 836	\$ 1,600	\$ 300
Reserve Account	\$ 550	\$ 2,387	\$ 4,500	\$ 550
Interest Account	\$ -	\$ 4	\$ 8	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 251,801	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 274,634	\$ 255,029	\$ 279,892	\$ 274,634
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	\$ 175,438	\$ 88,463	\$ 175,438	\$ 172,463
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 263,349	\$ 158,463	\$ 263,349	\$ 260,374
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 96,567	\$ 16,543	\$ 14,260
Fund Balance - Beginning	\$ 466,536	\$ 466,536	\$ 466,536	\$ 483,079
Fund Balance - Ending	\$ 427,716	\$ 563,103	\$ 483,079	\$ 497,339
Restricted Fund Balance:				
Reserve Account Requirement			\$ 246,188	
Restricted for November 1, 2021 Debt Service				
Principal			\$ 70,000	
Interest			\$ 85,488	
Total - Restricted Fund Balance:			\$ 401,675	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2021

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
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 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income				
Revenue Account	\$ 400	\$ 558	\$ 1,000	\$ 400
Reserve Account	\$ 500	\$ 1,570	\$ 3,000	\$ 500
Interest Account	\$ -	\$ 5	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 212,775	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 232,288	\$ 214,908	\$ 235,388	\$ 232,288
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 159,456	\$ 80,278	\$ 159,456	\$ 157,256
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	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 229,594	\$ 135,278	\$ 229,594	\$ 227,394
Net Increase/(Decrease) in Fund Balance	\$ 2,694	\$ 79,630	\$ 5,794	\$ 4,894
Fund Balance - Beginning	\$ 318,860	\$ 318,860	\$ 318,860	\$ 324,654
Fund Balance - Ending	\$ 294,468	\$ 398,491	\$ 324,654	\$ 329,549

Restricted Fund Balance:

Reserve Account Requirement	\$ 161,930
Restricted for November 1, 2021 Debt Service	
Principal	\$ 55,000
Interest	\$ 78,078
Total - Restricted Fund Balance:	\$ 295,008

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
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 2021**

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 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	\$ 376,599	\$ 349,092	\$ 376,599	\$ 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	\$ 377,166	\$ 349,639	\$ 377,166	\$ 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	\$ 247,763	\$ 124,689	\$ 247,763	\$ 247,763
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 24,637	\$ -	\$ 24,637	\$ 24,504
Interfund Transfer Out		\$ 1,693	\$ 1,693	
Total Expenditures and Other Uses	\$ 367,399	\$ 221,382	\$ 369,093	\$ 367,267
Net Increase/(Decrease) in Fund Balance	\$ 9,767	\$ 128,257	\$ 8,073	\$ 7,865
Fund Balance - Beginning	\$ 420,515	\$ 420,515	\$ 420,515	\$ 428,588
Fund Balance - Ending	\$ 430,282	\$ 548,773	\$ 428,588	\$ 436,453

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 2021

Description	Fiscal Year 2020 Budget	Actual at 02/31/2020	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ -	\$ 545	\$ 1,100	\$ 1,100
Reserve Account	\$ -	\$ 1,148	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ 4	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 252,357	\$ 233,090	\$ 252,357	\$ 252,357
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 252,357	\$ 234,786	\$ 255,657	\$ 255,657
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 168,838	\$ 84,988	\$ 168,838	\$ 166,563
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 16,509	\$ -	\$ 16,509	\$ 16,509
Interfund Transfer Out		\$ 1,148	\$ 1,148	
Total Expenditures and Other Uses	\$ 250,347	\$ 151,135	\$ 251,495	\$ 248,072
Net Increase/(Decrease) in Fund Balance	\$ 2,010	\$ 83,651	\$ 4,162	\$ 7,585
Fund Balance - Beginning	\$ 274,845	\$ 274,845	\$ 274,845	\$ 279,008
Fund Balance - Ending	\$ 276,855	\$ 358,496	\$ 279,008	\$ 286,593

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2021 Debt Service	
Principal	\$ 70,000
Interest	\$ 82,713
Total - Restricted Fund Balance:	\$ 271,088

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
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	0	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	16	\$ 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 2021

Description	Fiscal Year 2020 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2020	Fiscal Year 2021 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 516	\$ 1,100	\$ 1,100
Reserve Account	\$ -	\$ 1,312	\$ 2,700	\$ 2,700
Interest Account	\$ -	\$ 720	\$ 1,500	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 616,521	\$ 562,201	\$ 616,521	\$ 619,288
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2019 Issuance Proceeds - Deposit to DSF Accounts	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 616,521	\$ 564,749	\$ 621,821	\$ 623,088
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ -	\$ -	\$ -	\$ 180,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 300,188	\$ 100,801	\$ 300,188	\$ 395,759
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 40,333	\$ -	\$ 40,333	\$ 40,514
Interfund Transfer Out	\$ -	\$ 1,312	\$ 1,312	\$ -
Total Expenditures and Other Uses	\$ 340,521	\$ 102,113	\$ 341,833	\$ 616,273
Net Increase/(Decrease) in Fund Balance	\$ 276,000	\$ 462,635	\$ 279,988	\$ 6,815
Fund Balance - Beginning	\$ 390,312	\$ 390,312	\$ 390,312	\$ 670,300
Fund Balance - Ending	\$ 666,312	\$ 852,947	\$ 670,300	\$ 677,114

Restricted Fund Balance:

Reserve Account Requirement	\$ 289,387
Restricted for November 1, 2021 Debt Service	
Principal	\$ 185,000
Interest	\$ 196,372
Total - Restricted Fund Balance:	\$ 670,759

Assessment Comparison

Description	Number of Units	Fiscal Year	
		2020	Fiscal Year 2021
SF - 52'	87	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	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 2021**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2020	FY 2021	FY 2020	FY 2021	FY 2020	FY 2021
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 487.67	\$ 525.08	\$ 1,229.38	\$ 1,229.38	\$ 1,717.05	\$ 1,754.46
SF - 62'	82	\$ 487.67	\$ 525.08	\$ 1,992.82	\$ 1,992.82	\$ 2,480.49	\$ 2,517.90
SF - 76'	62	\$ 487.67	\$ 525.08	\$ 3,282.90	\$ 3,282.90	\$ 3,770.57	\$ 3,807.98
SF - 90'	7	\$ 487.67	\$ 525.08	\$ 3,198.48	\$ 3,198.48	\$ 3,686.15	\$ 3,723.56
Multi-Family	96	\$ 487.67	\$ 525.08	\$ 1,071.89	\$ 1,071.89	\$ 1,559.56	\$ 1,596.97
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 487.67	\$ 525.08	\$ 1,313.66	\$ 1,313.66	\$ 1,801.33	\$ 1,838.74
Partial Phase buydown	28	\$ 487.67	\$ 525.08	\$ 1,492.80	\$ 1,492.80	\$ 1,980.47	\$ 2,017.88
SF - 76'							
Partial Phase buydown	11	\$ 487.67	\$ 525.08	\$ 3,745.36	\$ 3,745.36	\$ 4,233.03	\$ 4,270.45
Partial Phase buydown	12	\$ 487.67	\$ 525.08	\$ 3,901.42	\$ 3,901.42	\$ 4,389.09	\$ 4,426.50
SF - 90'	18	\$ 487.67	\$ 525.08	\$ 3,866.11	\$ 3,866.11	\$ 4,353.78	\$ 4,391.19
SF - 100'	17	\$ 487.67	\$ 525.08	\$ 4,066.15	\$ 4,066.15	\$ 4,553.82	\$ 4,591.23
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 487.67	\$ 525.08	\$ 1,396.98	\$ 1,398.88	\$ 1,884.65	\$ 1,923.96
SF - 62'	31	\$ 487.67	\$ 525.08	\$ 2,181.28	\$ 2,184.02	\$ 2,668.95	\$ 2,709.10
MF - Esplanade	30	\$ 487.67	\$ 525.08	\$ 1,016.34	\$ 1,017.51	\$ 1,504.01	\$ 1,542.59
MF - Vercelli	56	\$ 487.67	\$ 525.08	\$ 1,017.51	\$ 1,017.51	\$ 1,505.18	\$ 1,542.59
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 487.67	\$ 525.08	\$ 1,440.78	\$ 1,440.78	\$ 1,928.45	\$ 1,965.86
SF - 62'	52	\$ 487.67	\$ 525.08	\$ 2,176.05	\$ 2,176.05	\$ 2,663.72	\$ 2,701.13
SF - 76'	24	\$ 487.67	\$ 525.08	\$ 3,535.95	\$ 3,538.95	\$ 4,023.62	\$ 4,064.03
MF - Vercelli	46	\$ 487.67	\$ 525.08	\$ 1,017.51	\$ 1,017.51	\$ 1,505.18	\$ 1,542.59
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 487.67	\$ 525.08	\$ 1,782.60	\$ 1,782.60	\$ 2,270.27	\$ 2,307.68
SF - 62'	44	\$ 487.67	\$ 525.08	\$ 2,690.48	\$ 2,690.48	\$ 3,178.15	\$ 3,215.56
SF - 76'	25	\$ 487.67	\$ 525.08	\$ 4,425.12	\$ 4,425.12	\$ 4,912.79	\$ 4,950.21
MF - Esplanade	0	\$ 487.67	\$ 525.08	\$ 1,370.23	\$ 1,370.23	\$ 1,857.90	\$ 1,895.31
MF - Vercelli	16	\$ 487.67	\$ 525.08	\$ 1,236.39	\$ 1,236.39	\$ 1,724.06	\$ 1,761.47
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher Annexed							
SF - 52'	87	\$ 487.67	\$ 487.67	\$ -	\$ 1,991.94	\$ 487.67	\$ 2,479.61
SF - 62'	29	\$ 487.67	\$ 487.67	\$ -	\$ 2,925.95	\$ 487.67	\$ 3,413.62
SF - 76'	23	\$ 487.67	\$ 487.67	\$ -	\$ 4,673.82	\$ 487.67	\$ 5,161.49
MF - Esplanade (Phase 8)	72	\$ 487.67	\$ 487.67	\$ -	\$ 1,571.81	\$ 487.67	\$ 2,059.48
MF - Vercelli	64	\$ 487.67	\$ 487.67	\$ -	\$ 1,416.74	\$ 487.67	\$ 1,904.41
MF - Esplanade (phase 7)	36	\$ 487.67	\$ 487.67	\$ -	\$ 1,383.23	\$ 487.67	\$ 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.