

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

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Flow Way Community Development District

**General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ 100,000	N/A	N/A	\$ 173,900	Cash from prior years
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue					
Assessments - On-Roll	\$ 603,844	\$ 530,332	\$ 603,844	\$ 603,792	Assessment from Owner's
Assessments - Off-Roll		\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 703,844	\$ 530,332	\$ 603,844	\$ 777,692	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ 4,200	\$ 10,200	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive					
Professional - Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	District Manager
Financial and Administrative					
Audit Services	\$ 4,400	\$ 4,400	\$ 4,400	\$ 4,500	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ 8,000	\$ 16,000	\$ 16,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ 2,100	\$ 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	\$ 3,500	\$ 2,111	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ 11,486	\$ 25,450	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 16,000	\$ 9,966	\$ 9,966	\$ 10,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ 400	Fees Required to maintain a Governmental Bank Account
Travel and Per Diem	\$ -			\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ 353	\$ 600	\$ 600	Agenda Mailings and other misc mail
Rentals and Leases					
Meeting Room Rental	\$ -	\$ 200	\$ 200	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance					
	\$ 6,300	\$ 6,503	\$ 6,503	\$ 6,700	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	\$ 447	\$ 600	\$ 500	Agenda books and copies
Office Supplies					
	\$ -		\$ -	\$ -	
Legal Services					
General Counsel	\$ 10,000	\$ 13,085	\$ 47,977	\$ 50,000	District Attorney
Special Counsel - SFWMD	\$ -	\$ 5,800	\$ 21,265	\$ 10,000	District Attorney
Special Counsel - Litigation	\$ 100,000	\$ 21,212	\$ 77,776	\$ 100,000	District Attorney
Sub-Total:	\$ 252,475	\$ 123,637	\$ 291,512	\$ 306,325	
Other General Government Services					
Engineering Services	\$ 5,000	\$ 1,618	\$ 25,000	\$ 25,000	District Engineer (General Services)
Sub-Total:	\$ 5,000	\$ 1,618	\$ 25,000	\$ 25,000	
Stormwater Management Services					
Preserve Area Maintenance					
Environmental Engineering Consultant					
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	
Task 2 Monthly site vitis	\$ 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	\$ -	\$ 750	\$ 1,000	Environmental Consultant

Flow Way Community Development District

**General Fund - Budget
Fiscal Year 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget	Notes
Clearing Downed Trees/Cleanup	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	Environmental Consultant
Contingencies	\$ -	\$ 613	\$ 613	\$ -	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	\$ -	\$ 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 Incursion into Preserve	\$ 2,500	\$ -	\$ -	\$ 2,500	Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ 618	\$ 618	\$ -	Preserves Maintenance
Sub-Total:	\$ 260,216	\$ 1,230	\$ 260,940	\$ 260,215	
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Asset Management	\$ 15,000	\$ -	\$ -	\$ 15,000	Field Operations Manager
Repairs & Maintenance					
Aquatic Weed Control	\$ 35,000	\$ -	\$ -	\$ 35,000	Periodic Spraying of Lakes
Lake Bank Maintenance	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ -	\$ 5,000	Reporting of water quality in Water Management System
Littoral Shelf Planting	\$ 10,000	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ 1,600	
Sub-Total:	\$ 81,600	\$ -	\$ -	\$ 81,600	
Lanscaping Services					
Professional Services					
Asset Management	\$ 5,000	\$ -	\$ -	\$ 5,000	Field Operations Manager
Utility Services					
Electric	\$ 2,400	\$ -	\$ -	\$ 2,400	Electric for Irrigation system
Irrigation Water	\$ 3,000	\$ -	\$ -	\$ 3,000	Estimated from HOA Budget
Repairs & Maintenance					
Pubic Area Landscaping	\$ 30,000	\$ -	\$ -	\$ 30,000	Estimated from HOA Budget
Irrigaton System	\$ 25,000	\$ -	\$ -	\$ 25,000	Estimated from HOA Budget
Well System	\$ 10,000	\$ -	\$ -	\$ 10,000	Estimated from HOA Budget
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Operating Supplies					
Mulch	\$ 5,000	\$ -	\$ -	\$ 5,000	Estimate ONLY
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 80,400	\$ -	\$ -	\$ 80,400	
Reserves for Future Operations					
Future Operations/Restorations	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discounts	\$ 24,154	\$ -	\$ 24,154	\$ 24,152	
Total Appropriations	\$ 703,845	\$ 126,485	\$ 601,606	\$ 777,692	
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 403,847	\$ 2,238	\$ (173,900)	
Fund Balance - Beginning	\$ 366,305	\$ 366,305	\$ 366,305	\$ 368,543	
Fund Balance - Ending (Projected)	\$ 366,305	\$ 770,152	\$ 368,543	\$ 194,643	
Assessment Rate:	\$ 525.08			\$ 525.04	
CAP Rate - Adopted by Resolutoion 2018-11	\$ 525.10			\$ 525.10	Maximum Rate without sending mailed notices
Total Units Subject to Assessment: (Includes Hatcher)				1150	

Flow Way Community Development District

Debt Service Fund - Series 2013 Bonds - Budget

Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 975	\$ -	\$ -	\$ -
Reserve Account	\$ 1,600	\$ 5,832	\$ 11,664	\$ 11,000
Interest Account	\$ 8	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 577,069	\$ 518,007	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 579,652	\$ 523,839	\$ 588,733	\$ 588,069
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 115,000	\$ 115,000	\$ 115,000	\$ 120,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 417,575	\$ 210,513	\$ 417,575	\$ 417,575
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 570,300	\$ 325,513	\$ 570,300	\$ 575,300
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 198,327	\$ 18,433	\$ 12,770
Fund Balance - Beginning	\$ 960,943	\$ 960,943	\$ 960,943	\$ 979,377
Fund Balance - Ending	\$ 960,943	\$ 1,159,270	\$ 979,377	\$ 992,146

Restricted Fund Balance:

Reserve Account Requirement	\$ 539,000
Restricted for November 1, 2022 Principal & Interest Payment	\$ 333,463
Total - Restricted Fund Balance:	\$ 872,463

Assessment Comparison

Description	Number of Units	Fiscal Year 2021	Fiscal Year 2022
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 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 300	\$ -	\$ -	\$ -
Reserve Account	\$ 550	\$ 2,664	\$ 5,328	\$ 5,000
Interest Account	\$ -	\$ 4	\$ 8	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 245,636	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 274,634	\$ 248,305	\$ 279,120	\$ 278,784
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	\$ 172,463	\$ 86,975	\$ 172,463	\$ 169,488
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 260,374	\$ 156,975	\$ 260,374	\$ 257,399
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 91,330	\$ 18,746	\$ 21,385
Fund Balance - Beginning	\$ 486,992	\$ 486,992	\$ 486,992	\$ 505,738
Fund Balance - Ending	\$ 427,716	\$ 578,322	\$ 505,738	\$ 527,123
Restricted Fund Balance:				
Reserve Account Requirement			\$ 246,188	
Restricted for November 1, 2022 Debt Service				
Principal			\$ 75,000	
Interest			\$ 85,488	
Total - Restricted Fund Balance:			\$ 406,675	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget
Fiscal Year 2022

Assessment Comparison			
Description	Number of Units	Fiscal Year 2021	Fiscal Year 2022
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 2022

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward		\$ -	\$ -	
Interest Income				
Revenue Account	\$ 400	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 500	\$ 1,752	\$ 3,504	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 231,388	\$ 206,442	\$ 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	\$ 208,198	\$ 234,900	\$ 234,896
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	\$ -	\$ 20,000	\$ 20,000	\$ -
Interest Expense				
Series A Bonds	\$ 157,256	\$ 79,178	\$ 156,725	\$ 153,994
Other Uses of Funds				
Amount Available in Capitalized Interest				
Other Fees and Charges				
Discounts for Early Payment	\$ 15,138	\$ -	\$ 15,138	\$ 15,046
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 227,394	\$ 154,178	\$ 246,863	\$ 224,040
Net Increase/(Decrease) in Fund Balance	\$ 4,894	\$ 54,020	\$ (11,963)	\$ 10,856
Fund Balance - Beginning	\$ 346,002	\$ 346,002	\$ 346,002	\$ 334,040
Fund Balance - Ending	\$ 294,468	\$ 400,022	\$ 334,040	\$ 344,896

Restricted Fund Balance:

Reserve Account Requirement	\$ 161,930
Restricted for November 1, 2022 Debt Service	
Principal	\$ 60,000
Interest	\$ 76,447
Total - Restricted Fund Balance:	\$ 298,377

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
Total:	167		

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par 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	

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase IV Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550
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 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 220	\$ 6	\$ 12	\$ 12
Reserve Account	\$ 345	\$ 1,889	\$ 3,778	\$ 3,700
Interest Account	\$ 2	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 376,564	\$ 336,162	\$ 376,564	\$ 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	\$ 377,131	\$ 338,057	\$ 380,354	\$ 378,276
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 95,000	\$ 100,000	\$ 100,000	\$ 105,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 247,763	\$ 123,074	\$ 244,448	\$ 240,963
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		\$ 1,889	\$ 1,889	
Total Expenditures and Other Uses	\$ 367,266	\$ 224,963	\$ 370,841	\$ 370,467
Net Increase/(Decrease) in Fund Balance	\$ 9,865	\$ 113,094	\$ 9,514	\$ 7,810
Fund Balance - Beginning	\$ 434,323	\$ 434,323	\$ 434,323	\$ 443,837
Fund Balance - Ending	\$ 444,188	\$ 547,417	\$ 443,837	\$ 451,646

Restricted Fund Balance:

Reserve Account Requirement	\$ 174,589
Restricted for November 1, 2022 Debt Service	
Principal	\$ 105,000
Interest	\$ 119,589
Total - Restricted Fund Balance:	\$ 399,178

Description	Assessment Comparison		Fiscal Year 2022
	Number of Units	Fiscal Year 2021	
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 2022**

Description	Fiscal Year 2021 Budget	Actual at 03/31/2021	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Revenue Account	\$ 1,100	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 2,200	\$ 1,281	\$ 2,200	\$ 2,200
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 254,231	\$ 226,578	\$ 254,231	\$ 254,231
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2017 Phase 6 Issuance Proceeds - Deposit to Reserve Account	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 257,531	\$ 227,863	\$ 256,439	\$ 256,439
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 65,000	\$ 65,000	\$ 65,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 166,563	\$ 83,850	\$ 166,563	\$ 164,200
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		\$ 1,281	\$ 1,281	
Total Expenditures and Other Uses	\$ 248,195	\$ 150,131	\$ 249,475	\$ 250,832
Net Increase/(Decrease) in Fund Balance	\$ 9,336	\$ 77,732	\$ 6,964	\$ 5,607
Fund Balance - Beginning	\$ 282,164	\$ 282,164	\$ 282,164	\$ 289,128
Fund Balance - Ending	\$ 291,500	\$ 359,896	\$ 289,128	\$ 294,735

Restricted Fund Balance:

Reserve Account Requirement	\$ 118,375
Restricted for November 1, 2022 Debt Service	
Principal	\$ 70,000
Interest	\$ 81,488
Total - Restricted Fund Balance:	\$ 269,863

Description	Number of Units	Assessment Comparison	
		Fiscal Year 2021	Fiscal Year 2022
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
Total:	87		

Flow Way Community Development District

Debt Service Fund - Series 2017 Phase 6 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Issued:		\$ 3,665,000				
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 2022

Description	Fiscal Year 2021 Budget	Actual 03/31/2019	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 1,100	\$ 8	\$ 16	\$ 1,100
Reserve Account	\$ 2,700	\$ 7	\$ 14	\$ 2,700
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 619,288	\$ 555,858	\$ 619,288	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ 1,037,102	\$ 1,037,102	\$ -
Total Revenue & Other Sources	\$ 623,088	\$ 1,592,976	\$ 1,656,420	\$ 555,362
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 180,000	\$ 180,000	\$ 180,000	\$ 170,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ 1,075,000	\$ -
Interest Expense				
Series A Bonds	\$ 395,759	\$ 199,387	\$ 395,759	\$ 345,438
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 40,333	\$ -	\$ 40,333	\$ 36,083
Interfund Transfer Out	\$ -	\$ 70	\$ 70	\$ -
Total Expenditures and Other Uses	\$ 616,092	\$ 379,457	\$ 1,691,161	\$ 551,521
Net Increase/(Decrease) in Fund Balance	\$ 6,996	\$ 1,213,519	\$ (34,741)	\$ 3,841
Fund Balance - Beginning	\$ 671,391	\$ 671,391	\$ 671,391	\$ 636,650
Fund Balance - Ending	\$ 678,387	\$ 1,884,910	\$ 636,650	\$ 640,491

Restricted Fund Balance:

Reserve Account Requirement	\$ 256,422
Restricted for November 1, 2021 Debt Service	
Principal	\$ 170,000
Interest	\$ 174,143
Total - Restricted Fund Balance:	\$ 600,564

Description	Assessment Comparison		Fiscal Year 2022
	Number of Units	Fiscal Year 2021	
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
Total:	277		

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

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
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000
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 2022**

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2021	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 525.08	\$ 525.04	\$ 1,229.38	\$ 1,229.38	\$ 1,754.46	\$ 1,754.42
SF - 62'	82	\$ 525.08	\$ 525.04	\$ 1,992.82	\$ 1,992.82	\$ 2,517.90	\$ 2,517.86
SF - 76'	62	\$ 525.08	\$ 525.04	\$ 3,282.90	\$ 3,282.90	\$ 3,807.98	\$ 3,807.94
SF - 90'	7	\$ 525.08	\$ 525.04	\$ 3,198.48	\$ 3,198.48	\$ 3,723.56	\$ 3,723.52
Multi-Family	96	\$ 525.08	\$ 525.04	\$ 1,071.89	\$ 1,071.89	\$ 1,596.97	\$ 1,596.93
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 525.08	\$ 525.04	\$ 1,313.66	\$ 1,313.66	\$ 1,838.74	\$ 1,838.70
Partial Phase buydown	28	\$ 525.08	\$ 525.04	\$ 1,492.80	\$ 1,492.80	\$ 2,017.88	\$ 2,017.84
SF - 76'							
Partial Phase buydown	11	\$ 525.08	\$ 525.04	\$ 3,745.36	\$ 3,745.36	\$ 4,270.44	\$ 4,270.40
Partial Phase buydown	12	\$ 525.08	\$ 525.04	\$ 3,901.42	\$ 3,901.42	\$ 4,426.50	\$ 4,426.46
SF - 90'	18	\$ 525.08	\$ 525.04	\$ 3,866.11	\$ 3,866.11	\$ 4,391.19	\$ 4,391.15
SF - 100'	17	\$ 525.08	\$ 525.04	\$ 4,066.15	\$ 4,066.15	\$ 4,591.23	\$ 4,591.19
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 525.08	\$ 525.04	\$ 1,396.98	\$ 1,398.88	\$ 1,922.06	\$ 1,923.91
SF - 62'	31	\$ 525.08	\$ 525.04	\$ 2,181.28	\$ 2,184.02	\$ 2,706.36	\$ 2,709.06
MF - Esplanade	30	\$ 525.08	\$ 525.04	\$ 1,016.34	\$ 1,178.68	\$ 1,541.42	\$ 1,703.72
MF - Vercelli	56	\$ 525.08	\$ 525.04	\$ 1,017.51	\$ 1,017.51	\$ 1,542.59	\$ 1,542.54
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 525.08	\$ 525.04	\$ 1,440.78	\$ 1,440.78	\$ 1,965.86	\$ 1,965.81
SF - 62'	52	\$ 525.08	\$ 525.04	\$ 2,176.05	\$ 2,176.05	\$ 2,701.13	\$ 2,701.08
SF - 76'	24	\$ 525.08	\$ 525.04	\$ 3,535.95	\$ 3,538.95	\$ 4,061.03	\$ 4,063.99
MF - Vercelli	46	\$ 525.08	\$ 525.04	\$ 1,017.51	\$ 1,017.51	\$ 1,542.59	\$ 1,542.54
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 525.08	\$ 525.04	\$ 1,782.60	\$ 1,782.60	\$ 2,307.68	\$ 2,307.63
SF - 62'	44	\$ 525.08	\$ 525.04	\$ 2,690.48	\$ 2,690.48	\$ 3,215.56	\$ 3,215.52
SF - 76'	25	\$ 525.08	\$ 525.04	\$ 4,425.12	\$ 4,425.12	\$ 4,950.20	\$ 4,950.16
MF - Esplanade	14	\$ 525.08	\$ 525.04	\$ 1,370.23	\$ 1,370.23	\$ 1,895.31	\$ 1,895.27
MF - Vercelli	2	\$ 525.08	\$ 525.04	\$ 1,236.39	\$ 1,236.39	\$ 1,761.47	\$ 1,761.42
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 525.08	\$ 525.04	\$ -	\$ 1,991.94	\$ 525.04	\$ 2,516.98
SF - 62'	29	\$ 525.08	\$ 525.04	\$ -	\$ 2,925.95	\$ 525.04	\$ 3,450.98
SF - 76'	23	\$ 525.08	\$ 525.04	\$ -	\$ 4,673.82	\$ 525.04	\$ 5,198.86
MF - Esplanade (Phase 8)	72	\$ 525.08	\$ 525.04	\$ -	\$ 1,571.81	\$ 525.04	\$ 2,096.84
MF - Vercelli	64	\$ 525.08	\$ 525.04	\$ -	\$ 1,416.74	\$ 525.04	\$ 1,941.78
MF - Esplanade (phase 7)	36	\$ 525.08	\$ 525.04	\$ -	\$ 1,383.23	\$ 525.04	\$ 1,908.27
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						