

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT



DRAFT PROPOSED BUDGET

FISCAL YEAR 2023

PREPARED BY:

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FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2023 – Proposed Budget

This past year brought many challenges and opportunities as the District transitioned from developer-control to resident-control and included unprecedented financial impacts to the District. During this time, the Board of Supervisors focused on the challenges of meeting the expectations of the community for Fiscal Year 2022 successfully.

Those challenges included on-going litigation with the developer over, *inter alia*, the thorough cost of maintaining the preserves, the developer's compliance with the governing Permits and Chapter 190, Florida Statutes, and the developer's transfer of the Preserves to the CDD. That litigation is currently on-going.

Additionally, the District undertook a comprehensive analysis of the state of the District's assets. That analysis revealed significant deficiencies in the systems and other adverse financial impacts to the District, including potential additional litigation with the developer, for which the District is currently evaluating the best way to proceed.

The District also assumed maintenance responsibilities of all District assets previously responsible by the developer-controlled HOA using existing resources in Fiscal Year 2022. The assumption of maintenance responsibilities was accomplished quickly and smoothly. After assuming maintenance responsibilities, we determined that the District's stormwater pipes that drain rainwater off roads and from yards into the lakes were over 80% clogged. Remedying this required extensive work and funds to quickly remove all the debris to ensure that roadways and homes would not be damaged from storms. As of January 1, 2022, all the maintenance responsibilities are now safely being monitored and standards are being implemented to ensure quality maintenance for the assets of the District. In the coming Fiscal Year which begins October 1, 2022, we will continue to protect the assets of the District and strive to provide the requisite levels of service we all desire.

The Fiscal Year 2023 Proposed Budget undertakes the implementation of a comprehensive plan and complete set of goals looking forward for a five-year period, to maintain assessments at sustainable levels to ensure services are provided, while continually assessing the outlook of District needs and amending resource allocations accordingly. The focus of the Fiscal Year 2023 Proposed Budget is to stabilize an assessment rate for the District that is sustainable over a five-year period, invests in our community to include service delivery requirements that meet both regulatory requirements and the District's needs, and which meets the objectives necessary to provide a focused, pinpointed management of the District's assets.

Fiscal Year 2023 – Budget Timeline

The Budget Timeline to adopt the Fiscal Year 2023 Proposed Budget follows statutory law in Florida and coincides with the fiscal year of a local government in Florida of October 1st through September 30th of the ensuing calendar year. Although the dates provide a slightly more extended time to provide sufficient time for Board review, we must be able to complete the review process by May 19, 2022, to ensure that sufficient time is provided for mailed notices to residents of the community and to hold the required Public Hearing on July 21, 2022.

Date of Action	Action Required	Description
March 17, 2022	Approve and Set Public Hearing	In Depth Presentation
April 21, 2022	None	Continued Workshop
May 19, 2022	Final Decision on Proposed Budget	Final Workshop
Week of June 13, 2022	Mailed Notices to Residents	Manager Responsibility
July 21, 2022	Public Hearing on Proposed Budget	ADOPTION
Week of August 22, 2022	Adopted Assessment to County	Manager Responsibility

Fiscal Year 2023 - Budget Summary

The District has completed a comprehensive engineering review of its assets and has now turned its focus to the Fiscal Year 2023 Budget. This Budget Summary has been prepared to fully analyze a path going forward to put the District on a clear focused path to maintain the various systems that are owned by the District for the benefit of the residents in a manner that allocates resources appropriately, strives to maintain assessment levels that meet the expectations of the residents, and finally, to maintain the assets and to preserve their value for the benefit of the community. To meet these objectives, it is first important to fully understand the size and scope of the assets. These include an extensive Stormwater Management System, Community-Wide Irrigation System, and the entrance to the community.

The Stormwater Management System includes both internal and external preserves, lakes, littoral plantings, lake banks, and drainage pipes, and encompasses over 190 acres of lakes, 19 miles of lake banks, 15.8 acres of littoral plantings, 33,148 linear feet of drainage pipes and over 1,125 acres of wetland preserves.

The Community-Wide Irrigation System consists of a Pump House located adjacent to Lake 10, which houses two pumps, and a 2.5-acre lake that feeds the pumps water, and a recharge well that is drilled into the Lower Tamiami Aquifer that supplements water from the recharge lake of up to 269.50 million gallons of water each year.

Finally, the entrance to the community along Immokalee Road from Addison Place Drive west to Rose Boulevard Road are a part of the Landscaping/Bridge program, and includes the Bridge itself, entrance pavers, landscaping, and entrance monuments.

All of these assets were previously maintained by the developer-controlled HOA. Subsequent to the transition of the HOA and Board to resident-control, the District and the HOA were able to assume full control of each entity's respective assets for operations and maintenance. We thank the HOA for its valued contribution and our strong working relationship.

The chart below shows a summary of the Fiscal Year 2023 Budget. Importantly, we note that the change in total expenditures (appropriations) from Fiscal Year 2022 to Fiscal Year 2023 is due solely to the assumption of maintenance responsibilities of the District's assets from 2022 to 2023. This appropriations plan is fully sustainable over the next five years, recognizing capital expenditures over that period, based on when those capital expenditures are needed.

**Budget - General Fund
Fiscal Year 2023
Budget Summary**

Description	AMENDED Fiscal Year 2022 Budget	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources			
Carryforward	\$ 243,545	\$ 243,545	\$ (91,321)
Assessments - On-Roll	\$ 621,646	\$ 621,646	\$ 1,744,364
Total Revenue:	\$ 865,191	\$ 865,191	\$ 1,653,043
Appropriations			
General Government			
Administration	\$ 146,325	\$ 149,906	\$ 155,125
Legal	\$ 275,000	\$ 190,000	\$ 195,000
Engineering	\$ 50,000	\$ 81,920	\$ 55,000
Stormwater Management Services			
Preserve Area Maintenance	\$ 17,500	\$ 10,405	\$ 312,715
Lake, Lake Bank and Littoral Shelf Maintenance	\$ 185,000	\$ 232,610	\$ 476,733
Community Wide Irrigation Sysetm	\$ 35,000	\$ 50,913	\$ 124,307
Landscaping Services	\$ 131,500	\$ 131,179	\$ 268,041
Discounts	\$ 24,866	\$ 12,500	\$ 66,122
Total Appropriations	\$ 865,191	\$ 859,433	\$ 1,653,043
Fund Balance	\$ 335,757	\$ 97,971	\$ 189,292

For revenue, the Proposed Budget recognizes the need to increase the cash balance over a three-year period, to meet the first three months of operations, in anticipation of receiving assessments in late December of each year.

The items for appropriations are administration, legal, and engineering. Administration is the cost of continued administration of the District, which remains relatively constant from year-to-year. The change for Fiscal Year 2023 was made to account for potential increases in Insurance, which has been a consistent theme for CDDs in recent year. The legal costs are litigation-related and as those matters are resolved, those costs will decrease over the ensuing year. The engineering costs for Fiscal Year 2023 reflect the necessity to continually ensure regulatory compliance with permits, periodic reviews of system assets, and recommendations and reporting to the Board.

The remaining items of the maintenance program are the result of in-depth engineering analysis of the requirements to maintain District systems, which are more fully outlined in the companion engineering reports by the District Engineer. The Fiscal Year 2023 capital items are also included in the maintenance program. A recommended five-year Capital Plan is noted below, that looks forward to what our future needs will be, to better ensure that the District can deliver on the requisite services for the community.

The Capital Plan takes a comprehensive look at all the District's assets and plans for the next five years the cost of asset maintenance/restoration to ensure a more accurate reflection of the financial needs of the community as we move into the future.

Included in the Capital Plan, and one of the most important assets of the District of note, are the lakes and lake banks, which are in deplorable shape due to sustained lack of maintenance prior to the Board becoming resident-controlled and must be repaired in a manner that ensures the integrity of the stormwater system. As such, the estimated cost of that capital item (Erosion Restoration), over the next five years, is approximately \$620,000.00.

The balance of the Capital Plan encompasses assets that are generally in good order, and to keep those assets in shape, their recommended capital items are included in the Capital Plan.

The total investment of all capital items over the five-year Capital Plan is \$1,110,619.00.

Description of Item	2023	2024	2025	2026	2027
Littoral Shelf Plantings	\$ 4,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Erosion Restoration	\$ 183,128	\$ 172,298	\$ 106,449	\$ 97,345	\$ 85,397
Drainage Pipes	\$ 31,000	\$ -	\$ -	\$ 36,000	\$ 60,000
Internal and External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
Total - All Capital	\$ 289,128	\$ 257,298	\$ 240,449	\$ 160,345	\$ 163,397
Total Costs: All Years					\$1,110,617

Summary

The District's Budget provides the necessary level of expenditures to maintain the assets and does not provide a great margin in the event that expenditures vary from provided recommended forecasts. The capital funding will continue to remain an important focus of the budget requirements and which are adequately funded to keep our infrastructure maintained for the community. This budget builds the foundation for the financial stability of the District, while allowing the District to continue its focus of providing and meeting the needs for services to all residents.

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

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Revenues and Other Sources							
Carryforward	\$ 156,760	\$ 86,785	\$ 243,545	N/A	N/A	\$ (91,321)	Negative Number is Added Cash Required to Fund 1st 2.7 Months Operations (3 year plan to restore cash balance) FY 2023 is 1st year funding
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Interest on General Bank Account
Assessment Revenue							
Assessments - On-Roll	\$ 621,646	\$ -	\$ 621,646	\$ 553,239	\$ 621,646	\$ 1,744,364	Assessments from Property Owner's
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contribution - Private Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 778,406	\$ 86,785	\$ 865,191	\$ 553,239	\$ 621,646	\$ 1,653,043	
Appropriations							
Legislative							
Board of Supervisor's Fees	\$ 12,000	\$ -	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	FICA (if applicable)
Executive							
Professional - Management	\$ 40,000	\$ -	\$ 40,000	\$ 13,333	\$ 40,000	\$ 40,000	District Manager
Financial and Administrative							
Audit Services	\$ 4,500	\$ -	\$ 4,500	\$ 5,500	\$ 5,500	\$ 5,700	Statutory required audit yearly
Accounting Services	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	All Funds
Assessment Roll Preparation	\$ 16,000	\$ -	\$ 16,000	\$ 5,333	\$ 16,000	\$ 16,000	Par Outstanding and yearly work with Property Appraiser
Arbitrage Rebate Fees	\$ 3,000	\$ -	\$ 3,000	\$ 500	\$ 3,000	\$ 3,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meeting
Legal Advertising	\$ 3,500	\$ -	\$ 3,500	\$ 924	\$ 3,500	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 25,450	\$ -	\$ 25,450	\$ 3,450	\$ 25,450	\$ 25,450	Trust Fees for Bonds
Dissemination Agent Services	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	Required Reporting for Bonds
Property Appraiser & Tax Coll. Fees	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 9,800	\$ 10,000	Fees to place assessments on the tax bills
Bank Service Fees	\$ 400	\$ -	\$ 400	\$ -	\$ 300	\$ 300	Bank Fees - Governmental Bank Account
Travel and Per Diem							
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 600	\$ -	\$ 600	\$ 46	\$ 100	\$ 250	Agenda Mailings and other misc mail
Rentals and Leases							
Meeting Room Rental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Insurance							
\$ 6,700	\$ -	\$ 6,700	\$ 10,331	\$ 10,331	\$ 15,000	\$ 15,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships							
\$ 175	\$ -	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding							
\$ 500	\$ -	\$ 500	\$ 3	\$ 250	\$ 250	\$ 250	Agenda books and copies
Office Supplies							
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Legal Services							
General Counsel	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 20,000	District Attorney
Special Counsel - SFWMD	\$ 10,000	\$ (10,000)	\$ -	\$ -	\$ -	\$ -	District Attorney
Special Counsel/Experts - Litigation	\$ 100,000	\$ 125,000	\$ 225,000	\$ 11,498	\$ 185,000	\$ 175,000	District Attorney
Sub-Total:	\$ 306,325	\$ 115,000	\$ 421,325	\$ 65,927	\$ 339,906	\$ 350,125	
Other General Government Services							
Engineering							
General Engineering	\$ 25,000	\$ 25,000	\$ 50,000	\$ 8,735	\$ 25,000	\$ 55,000	Engineer (projects separated as identified)
Asset Investigation Report	\$ -	\$ -	\$ -	\$ 4,993	\$ 51,420	\$ -	Completed FY 2022
20 yr Stormwater Analysis	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	Completed FY 2022
Sub-Total:	\$ 25,000	\$ 25,000	\$ 50,000	\$ 13,728	\$ 81,920	\$ 55,000	
Stormwater Management Services							
Preserve Area Maintenance							
Environmental Engineering Consultant							
Task 1 - Bid Documents	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Task 2 Monthly site visits	\$ 13,350	\$ (13,350)	\$ -	\$ -	\$ -	\$ 13,350	Environmental Consultant
Task 3 - Reporting to Regulatory Agencies	\$ 8,000	\$ (8,000)	\$ -	\$ -	\$ -	\$ 8,000	Environmental Consultant
Task 4 - Fish Sampling to US Fish and Wildlife	\$ 10,350	\$ (10,350)	\$ -	\$ -	\$ -	\$ 10,350	Environmental Consultant
Task 5 - Attendance at Board Meeting	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Clearing Downed Trees/Cleanup	\$ 1,000	\$ (1,000)	\$ -	\$ -	\$ -	\$ 1,000	Environmental Consultant
Code Enforcement for Incursion into Preserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Environmental Consultant
Contingencies	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	- Environmental Consultant
Repairs 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	\$ (33,215)	\$ -	\$ -	\$ -	\$ 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	\$ 7,500	\$ 2,905	\$ 10,405	\$ 5,000	Preserves Maintenance
Code Enforcement for Incursion into Preserve	\$ 2,500	\$ (2,500)	\$ -	\$ -	\$ -	\$ -	- Preserves Maintenance
Installation - No Trespassing Signs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Preserves Maintenance
Capital Outlay							
Internal and External	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,000	See CIP for Detail
Sub-Total:	\$ 260,215	\$ (242,717)	\$ 17,500	\$ 2,905	\$ 10,405	\$ 312,715	
Lake, Lake Bank and Littoral Shelf Maintenance							
Professional Services							
Asset Management	\$ 15,000	\$ -	\$ 15,000	\$ 1,964	\$ 19,800	\$ 21,600	Field Operations Manager
NPDES Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Repairs & Maintenance							
Aquatic Weed Control	\$ 35,000	\$ 85,000	\$ 120,000	\$ -	\$ 83,000	\$ 104,000	Periodic Spraying of Lakes
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ -	\$ 27,000	\$ 66,000	Control of Invasives, maintain littoral areas, Qtr Reporting
Lake Bank Maintenance	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ -	\$ 15,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 4,700	\$ 14,500	Three times/year
Littoral Shelf Planting	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ -	\$ 10,000	Periodic Replanting/Cleaning of Littorals
Aerations System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- Aeration (Fountains) or below water aeration
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 98,110	\$ 98,110	\$ 12,000	Rotating Three Year Program
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,505	7% of Repairs and Maintenance
Capital Outlay							
Fountain Installations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- See CIP for Detail

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

Description	Fiscal Year 2022 Budget	Amendment #1	AMENDED Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget	Notes
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	See CIP for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,128	See CIP for Detail
Water Control Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	See CIP for Detail
Contingencies	\$ 1,600	\$ 18,400	\$ 20,000	\$ -	\$ -	\$ -	
Sub-Total:	\$ 81,600	\$ 103,400	\$ 185,000	\$ 100,074	\$ 232,610	\$ 476,733	
Community Wide Irrigation Sysetm							
Professional Services							
Asset Management	\$ -	\$ -	\$ -	\$ -	\$ 10,313	\$ 11,250	Field Operations Manager
Consumptive Use Permit Monitoring					\$ -	\$ 16,000	SFWMDC Permit Compliance Requirements
Utility Services							
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	\$ 19,500	\$ 32,000	Pumps Station Electric
Electric - Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 6,800	\$ 8,000	Two pumps; for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance							
Pump Station and Wells	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 5,000	\$ 30,000	Preventative Maint./we well water treatment and pump repairs
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 8,500	Pump and Meter Repairs
Main Line Irrigation System	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 1,800	\$ 6,600	Irritaion Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,957	7% of Repairs and Maintenance
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Recharge Wells (2 New Meters)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	See CIP for Detail
Sub-Total:	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 50,913	\$ 124,307	\$ -
Landscaping Services							
Professional Services							
Asset Management	\$ 5,000	\$ -	\$ 5,000	\$ 1,864	\$ 8,479	\$ 9,250	Field Operations Manager
Utility Services							
Electric - Landscape Lighting	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,800	\$ 19,600	In Ground Lighting and Street Lights
Potable Water - Fountains	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ 1,400	\$ 2,400	Two (20 Fountains
Community Entrance (Landscaping)							
Repairs & Maintenance							
Landscaping Maintenance	\$ 30,000	\$ 76,100	\$ 106,100	\$ -	\$ 79,300	\$ 95,000	Turf, Hedges, groundcover, trees
Tree Trimming						\$ 8,000	Yearly Trimming to thinkBranches
Landscape Replacements					\$ 1,000	\$ 10,000	Yearly Replacements as needed
Mulch Installation	\$ 5,000	\$ 10,000	\$ 15,000	\$ -	\$ -	\$ 12,500	One (1) full mulch, at 6 month interval touch up
Annuals					\$ 16,000	\$ 32,000	Two (2) times/year consistent with Master HOA
Annual Holiday Decorations						\$ 18,000	Lighting, wreaths, etc. at bridge and entrance sign
Landscape Lighting						\$ 3,600	Periodic repair of decorative lighting fixtures
Landscape Monuments						\$ 7,200	Periodic Pressure Washing/Repairs
Fountains					\$ 21,000	\$ 18,500	Weekly Service and pump repairs (as needed)
Bridge & Roadway - Main Entrance					\$ 1,200	\$ 13,500	Periodic Pressure Washing of concrete and brick paver repairs
Miscellaneous Repairs						\$ 3,000	Other Miscellaneous items not accounted for separately
Contingencies						\$ 15,491	7% of Repairs and Maintenance
Sub-Total:	\$ 45,400	\$ 86,100	\$ 131,500	\$ 1,864	\$ 131,179	\$ 268,041	
Reserves:							
District Asset Restoration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Other Fees and Charges							
Discounts	\$ 24,866	\$ -	\$ 24,866	\$ -	\$ 12,500	\$ 66,122	
Total Appropriations	\$ 778,406	\$ 86,785	\$ 865,191	\$ 184,497	\$ 859,433	\$ 1,653,043	
Net Increase/(Decrease) in Fund Balance				\$ 368,741	\$ (237,787)	Estimated Cash Reduction for FY 2022	
Components of Fund Balance							
Beginning	\$ 335,757	\$ -	\$ 335,757	\$ 97,971	\$ 97,971	\$ 97,971	Cash Balances
Reserved for Operations				\$ 97,971	\$ 97,971	\$ 97,971	
Storm Event's/Unforseen Capital/Reserves					\$ -	\$ -	
Results from Current Operations					\$ -	\$ 91,321	Anticipated Addition to Cash for FY 2023
Total Fund Balance	\$ 335,757	\$ -	\$ 704,499	\$ 97,971	\$ 97,971	\$ 189,292	
Assessment Rate:	\$ 525.04					\$ 1,473.28	
CAP Rate - Adopted by Resolutoion 2018-11	\$ 525.10					\$ 1,767.94	NEW Maximum Rate without sending mailed notices
Total Units Subject to Assessment: (Includes Hatcher)						1184	

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

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

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

Description of Item	2023	2024	2025	2026	2027
Internal and External Preserves					
Fencing and Gates	\$ 25,000	\$ 60,000	\$ 115,000		
Internal: Hazardous Tree Removal	\$ 5,000	\$ 4,000	\$ 3,000	\$ 2,000	2000
External: Hazardous Tree Removal	\$ 7,500	\$ 7,500	\$ 2,500	\$ 2,500	2500
Internal: Cleaning Out - Fire Prevention	\$ 15,000	\$ 2,500	\$ 2,500	\$ 10,000	2500
Exeranl: - Cleaning Out - Fire Prevention	\$ 2,500	\$ 1,000	\$ 1,000	\$ 2,500	1000
Total - External Preserves	\$ 55,000	\$ 75,000	\$ 124,000	\$ 17,000	\$ 8,000
Irrigation Pump Station					
Recharge Wells (2 New Meters)	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Total - Irrigation Pump Station	\$ 6,000	\$ -	\$ -	\$ -	\$ -
Community Entrance					
Bridge (Painting)	\$ -	\$ -	\$ -	\$ 31,000	\$ -
Mounments (Painting)	\$ -	\$ -	\$ -	\$ -	\$ 31,000
Landscaping	\$ 10,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 25,000
Total - Community Entrance	\$ 10,000	\$ 15,000	\$ 20,000	\$ 56,000	\$ 56,000
Total - All Capital	\$ 289,128	\$ 257,298	\$ 240,449	\$ 160,345	\$ 163,397
Cost Per Residentl Unit	\$ 253.96	\$ 226.00	\$ 211.21	\$ 140.84	\$ 143.52

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

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 5	\$ 5	\$ -
Reserve Account	\$ 11,000	\$ 5,846	\$ 11,693	\$ 11,000
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 577,069	\$ 499,951	\$ 577,069	\$ 577,069
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2013 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 588,069	\$ 505,802	\$ 588,767	\$ 588,069
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 120,000	\$ 120,000	\$ 120,000	\$ 130,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 417,575	\$ 207,063	\$ 417,575	\$ 410,525
Other Fees and Charges				
Discounts for Early Payment	\$ 37,725	\$ -	\$ 37,725	\$ 37,725
Total Expenditures and Other Uses	\$ 575,300	\$ 327,063	\$ 575,300	\$ 578,250
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 178,739	\$ 13,467	\$ 9,820
Fund Balance - Beginning	\$ 970,814	\$ 970,814	\$ 970,814	\$ 984,281
Fund Balance - Ending	\$ 970,814	\$ 1,149,553	\$ 984,281	\$ 994,101

Restricted Fund Balance:

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

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'	69	\$ 1,229.38	\$ 1,229.38
SF - 62'	82	\$ 1,992.82	\$ 1,992.82
SF - 76'	62	\$ 3,282.90	\$ 3,282.90
SF - 90'	7	\$ 3,198.48	\$ 3,198.48
Multi-Family	96	\$ 1,071.89	\$ 1,071.89
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	
5/1/2037			\$ 106,275.00	\$ 527,463

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2037	\$ 325,000	6.50%	\$ 106,275.00	
5/1/2038			\$ 95,712.50	\$ 526,988
11/1/2038	\$ 345,000	6.50%	\$ 95,712.50	
5/1/2039			\$ 84,500.00	\$ 525,213
11/1/2039	\$ 370,000	6.50%	\$ 84,500.00	
5/1/2040			\$ 72,475.00	\$ 526,975
11/1/2040	\$ 390,000	6.50%	\$ 72,475.00	
5/1/2041			\$ 59,800.00	\$ 522,275
11/1/2041	\$ 415,000	6.50%	\$ 59,800.00	
5/1/2042			\$ 46,312.50	\$ 521,113
11/1/2042	\$ 445,000	6.50%	\$ 46,312.50	
5/1/2043			\$ 31,850.00	\$ 523,163
11/1/2043	\$ 475,000	6.50%	\$ 31,850.00	
5/1/2044			\$ 16,412.50	\$ 523,263
11/1/2044	\$ 505,000	6.50%	\$ 16,412.50	

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

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Amount Required for 11/1/2016 Debt Service	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Available	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 3	\$ 6	\$ -
Reserve Account	\$ 5,000	\$ 2,670	\$ 5,341	\$ 5,300
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 273,784	\$ 237,282	\$ 273,784	\$ 273,784
Special Assessment - Off-Roll		\$ -	\$ -	
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 278,784	\$ 239,955	\$ 279,131	\$ 279,084
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 70,000	\$ 70,000	\$ 70,000	\$ 75,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 169,488	\$ 85,488	\$ 169,488	\$ 166,406
Other Fees and Charges				
Discounts for Early Payment	\$ 17,911	\$ -	\$ 17,911	\$ 17,911
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 257,399	\$ 155,488	\$ 257,399	\$ 259,317

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

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

Restricted Fund Balance:

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

Assessment Comparison

Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
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:	<u>32</u>		
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:	<u>23</u>		
SF - 90'	18	\$ 3,866.11	\$ 3,866.11
SF - 100'	17	\$ 4,066.15	\$ 4,066.15
Total: All Lots	<u>90</u>		N/A

Flow Way Community Development District

Debt Service Fund - Series 2015 Phase III Bonds - Budget

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
Par 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 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	
Interest Income				
Revenue Account	\$ 8	\$ 4	\$ 8	\$ 8
Reserve Account	\$ 3,500	\$ 1,756	\$ 3,513	\$ 3,500
Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue	-	-	-	-
Special Assessment - On-Roll	\$ 231,388	\$ 200,584	\$ 231,388	\$ 231,388
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Debt Proceeds				
Series 2015 Phase IV Issuance Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 234,896	\$ 202,344	\$ 234,909	\$ 234,896

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

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

Principal Debt Service - Early Redemptions

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

Interest Expense

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

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

Discounts for Early Payment \$ 15,046 \$ - \$ 15,046 \$ 15,046

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

Total Expenditures and Other Uses \$ **224,040** \$ **132,413** \$ **224,040** \$ **226,402**

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

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

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

Restricted Fund Balance:

Reserve Account Requirement \$ 161,930

Restricted for November 1, 2023 Debt Service

 Principal \$ 60,000

 Interest \$ 74,909

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

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2021	Fiscal Year 2022
SF - 52'	50	\$ 1,396.98	\$ 1,398.88
SF - 62'	31	\$ 2,184.02	\$ 2,184.02
MF - Esplanade	30	\$ 1,178.68	\$ 1,178.68
MF - Vercelli	56	\$ 1,017.51	\$ 1,017.51
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	
11/1/2038		\$ 135,000		\$ 39,775.00	\$ 214,550

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

Description	Prepayment	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2039			5.375%	\$ 36,146.88	
11/1/2039		\$ 140,000		\$ 36,146.88	\$ 212,294
5/1/2040			5.375%	\$ 32,384.38	
11/1/2040		\$ 145,000		\$ 32,384.38	\$ 209,769
5/1/2041			5.375%	\$ 28,487.50	
11/1/2041		\$ 155,000		\$ 28,487.50	\$ 211,975
5/1/2042			5.375%	\$ 24,321.88	
11/1/2042		\$ 165,000		\$ 24,321.88	\$ 213,644
5/1/2043			5.375%	\$ 19,887.50	
11/1/2043		\$ 170,000		\$ 19,887.50	\$ 209,775
5/1/2044			5.375%	\$ 15,318.75	
11/1/2044		\$ 180,000		\$ 15,318.75	\$ 210,638
5/1/2045			5.375%	\$ 10,481.25	
11/1/2045		\$ 190,000		\$ 10,481.25	\$ 210,963
5/1/2046			5.375%	\$ 5,375.00	
11/1/2046		\$ 200,000		\$ 5,375.00	\$ 210,750

Flow Way Community Development District
Debt Service Fund - Series 2016 Phase 5 Bonds - Budget
Fiscal Year 2023

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

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

Assessment Comparison			
Fiscal Year			
Description	Number of Units	2021	Fiscal Year 2022
SF - 52'	90	\$ 1,440.78	\$ 1,440.78
SF - 62'	52	\$ 2,176.05	\$ 2,176.05
SF - 76'	24	\$ 3,535.95	\$ 3,538.95
MF - Vercelli	46	\$ 1,017.51	\$ 1,017.51
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	
11/1/2039	\$ 235,000		\$ 56,000.00	\$ 347,000

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

Description	Principal	Coupon Rate	Interest	Annual Debt Service
5/1/2040		5.000%	\$ 50,125.00	
11/1/2040	\$ 245,000		\$ 50,125.00	\$ 345,250
5/1/2041		5.000%	\$ 44,000.00	
11/1/2041	\$ 260,000		\$ 44,000.00	\$ 348,000
5/1/2042		5.000%	\$ 37,500.00	
11/1/2042	\$ 270,000		\$ 37,500.00	\$ 345,000
5/1/2043		5.000%	\$ 30,750.00	
11/1/2043	\$ 285,000		\$ 30,750.00	\$ 346,500
5/1/2044		5.000%	\$ 23,625.00	
11/1/2044	\$ 300,000		\$ 23,625.00	\$ 347,250
5/1/2045		5.000%	\$ 16,125.00	
11/1/2045	\$ 315,000		\$ 16,125.00	\$ 347,250
5/1/2046		5.000%	\$ 8,250.00	
11/1/2046	\$ 330,000		\$ 8,250.00	\$ 346,500

Flow Way Community Development District
Debt Service Fund - Series 2017 Phase 6 Bonds - Budget
Fiscal Year 2023

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

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory

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

Principal Debt Service - Early Redemptions

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

Interest Expense

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

Other Uses of Funds

Amount Available in Capitalized Interest

Other Fees and Charges

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

Interfund Transfer Out \$ - \$ -

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

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

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

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

Restricted Fund Balance:

Reserve Account Requirement \$ 118,375

Restricted for November 1, 2023 Debt Service

Principal \$ 75,000

Interest \$ 80,263

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

Assessment Comparison			
Description	Number of Units	Fiscal Year	
		2022	Fiscal Year 2023
SF - 52'	2	\$ 1,782.60	\$ 1,782.60
SF - 62'	44	\$ 2,690.48	\$ 2,690.48
SF - 76'	25	\$ 4,425.12	\$ 4,425.12
MF - Esplanade	14	\$ 1,370.23	\$ 1,370.23
MF - Vercelli	2	\$ 1,236.39	\$ 1,236.39
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 2023

Description	Fiscal Year 2022 Budget	Actual at 01/31/2021	Anticipated Year End 09/30/2022	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 1,100	\$ 4	\$ 16	\$ 15
Reserve Account	\$ 2,700	\$ 4	\$ 14	\$ 15
Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 551,562	\$ 477,831	\$ 551,562	\$ 551,562
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Intrafund Transfers In				
Transfer from Sub-Construction(Hatcher)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 555,362	\$ 477,839	\$ 551,592	\$ 551,592
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 345,438	\$ 174,143	\$ 174,143	\$ 339,743
Other Uses of Funds				
Amount Available in Capitalized Interest	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts for Early Payment	\$ 36,083	\$ -	\$ 36,083	\$ 36,083
Interfund Transfer Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 551,521	\$ 344,143	\$ 380,226	\$ 545,826
Net Increase/(Decrease) in Fund Balance	\$ 3,841	\$ 133,697	\$ 171,367	\$ 5,766
Fund Balance - Beginning	\$ 648,324	\$ 648,324	\$ 648,324	\$ 819,691
Fund Balance - Ending	\$ 652,165	\$ 782,021	\$ 819,691	\$ 825,457

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

Assessment Comparison			
Description	Number of Units	Fiscal Year 2022	Fiscal Year 2023
SF - 52'	53	\$ 1,991.94	\$ 1,991.94
SF - 62'	29	\$ 2,925.95	\$ 2,925.95
SF - 76'	23	\$ 4,673.82	\$ 4,673.82
MF - Esplanade (Phase 8)	72	\$ 1,571.81	\$ 1,571.81
MF - Vercelli	64	\$ 1,416.74	\$ 1,416.74
MF - Esplanade (phase 7)	36	\$ 1,388.23	\$ 1,383.23
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
11/1/2043		\$ 380,000	4.375%	\$ 66,171.88		\$ 2,645,000
5/1/2044				\$ 57,859.38	\$ 504,031	\$ 2,645,000

Flow Way Community Development District
Debt Service Fund - Series 2019 Phase 7 Remaining Lots - Phase 8 Bonds - Budget

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
11/1/2044		\$ 395,000	4.375%	\$ 65,187.50		\$ 2,250,000
5/1/2045				\$ 49,218.75	\$ 509,406	\$ 2,250,000
11/1/2045		\$ 410,000	4.375%	\$ 49,218.75		\$ 1,840,000
5/1/2046				\$ 40,250.00	\$ 499,469	\$ 1,840,000
11/1/2046		\$ 430,000	4.375%	\$ 40,250.00		\$ 1,410,000
5/1/2047				\$ 30,843.75	\$ 501,094	\$ 1,410,000
11/1/2047		\$ 450,000	4.375%	\$ 30,843.75		\$ 960,000
5/1/2048				\$ 21,000.00	\$ 501,844	\$ 960,000
11/1/2048		\$ 470,000	4.375%	\$ 21,000.00		\$ 490,000
5/1/2049				\$ 10,718.75	\$ 501,719	\$ 490,000
11/1/2049		\$ 490,000	4.375%	\$ 10,718.75		\$ -

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

Description	Number of Units	General Fund		Debt Service Fund		Total	
		FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023
Series 2013 Bonds - Phase 1 and 2							
SF - 52'	69	\$ 525.04	\$ 1,473.28	\$ 1,229.38	\$ 1,229.38	\$ 1,754.42	\$ 2,702.66
SF - 62'	82	\$ 525.04	\$ 1,473.28	\$ 1,992.82	\$ 1,992.82	\$ 2,517.86	\$ 3,466.10
SF - 76'	62	\$ 525.04	\$ 1,473.28	\$ 3,282.90	\$ 3,282.90	\$ 3,807.94	\$ 4,756.18
SF - 90'	7	\$ 525.04	\$ 1,473.28	\$ 3,198.48	\$ 3,198.48	\$ 3,723.52	\$ 4,671.76
Multi-Family	96	\$ 525.04	\$ 1,473.28	\$ 1,071.89	\$ 1,071.89	\$ 1,596.93	\$ 2,545.17
Total:	316						
Series 2015 Bonds - Phase 3							
SF - 52'							
Partial Phase buydown	4	\$ 525.04	\$ 1,473.28	\$ 1,313.66	\$ 1,313.66	\$ 1,838.70	\$ 2,786.94
Partial Phase buydown	28	\$ 525.04	\$ 1,473.28	\$ 1,492.80	\$ 1,492.80	\$ 2,017.84	\$ 2,966.08
SF - 76'							
Partial Phase buydown	11	\$ 525.04	\$ 1,473.28	\$ 3,745.36	\$ 3,745.36	\$ 4,270.40	\$ 5,218.64
Partial Phase buydown	12	\$ 525.04	\$ 1,473.28	\$ 3,901.42	\$ 3,901.42	\$ 4,426.46	\$ 5,374.70
SF - 90'	18	\$ 525.04	\$ 1,473.28	\$ 3,866.11	\$ 3,866.11	\$ 4,391.15	\$ 5,339.39
SF - 100'	17	\$ 525.04	\$ 1,473.28	\$ 4,066.15	\$ 4,066.15	\$ 4,591.19	\$ 5,539.43
Total:	90						
Series 2015 Bonds - Phase 4							
SF - 52'	51	\$ 525.04	\$ 1,473.28	\$ 1,396.98	\$ 1,398.88	\$ 1,922.02	\$ 2,872.16
SF - 62'	31	\$ 525.04	\$ 1,473.28	\$ 2,181.28	\$ 2,184.02	\$ 2,706.32	\$ 3,657.30
MF - Esplanade	30	\$ 525.04	\$ 1,473.28	\$ 1,016.34	\$ 1,178.68	\$ 1,541.38	\$ 2,651.96
MF - Vercelli	56	\$ 525.04	\$ 1,473.28	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,490.79
Total:	168						
Series 2016 Bonds - Phase 5							
SF - 52'	90	\$ 525.04	\$ 1,473.28	\$ 1,440.78	\$ 1,440.78	\$ 1,965.82	\$ 2,914.06
SF - 62'	52	\$ 525.04	\$ 1,473.28	\$ 2,176.05	\$ 2,176.05	\$ 2,701.09	\$ 3,649.33
SF - 76'	24	\$ 525.04	\$ 1,473.28	\$ 3,535.95	\$ 3,538.95	\$ 4,060.99	\$ 5,012.23
MF - Vercelli	46	\$ 525.04	\$ 1,473.28	\$ 1,017.51	\$ 1,017.51	\$ 1,542.55	\$ 2,490.79
Total:	212						
Series 2017 Bonds - Phase 6							
SF - 52'	2	\$ 525.04	\$ 1,473.28	\$ 1,782.60	\$ 1,782.60	\$ 2,307.64	\$ 3,255.88
SF - 62'	44	\$ 525.04	\$ 1,473.28	\$ 2,690.48	\$ 2,690.48	\$ 3,215.52	\$ 4,163.76
SF - 76'	25	\$ 525.04	\$ 1,473.28	\$ 4,425.12	\$ 4,425.12	\$ 4,950.16	\$ 5,898.40
MF - Esplanade	14	\$ 525.04	\$ 1,473.28	\$ 1,370.23	\$ 1,370.23	\$ 1,895.27	\$ 2,843.51
MF - Vercelli	2	\$ 525.04	\$ 1,473.28	\$ 1,236.39	\$ 1,236.39	\$ 1,761.43	\$ 2,709.67
Total:	87						
Series 2019 Bonds - Phase 7 Remaining, Phase 8 and Hatcher (Hatcher only subject to General Fund)							
SF - 52'	87	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,991.94	\$ 1,473.28	\$ 3,465.22
SF - 62'	29	\$ 525.04	\$ 1,473.28	\$ -	\$ 2,925.95	\$ 1,473.28	\$ 4,399.23
SF - 76'	23	\$ 525.04	\$ 1,473.28	\$ -	\$ 4,673.82	\$ 1,473.28	\$ 6,147.11
MF - Esplanade (Phase 8)	72	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,571.81	\$ 1,473.28	\$ 3,045.09
MF - Vercelli	64	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,416.74	\$ 1,473.28	\$ 2,890.03
MF - Esplanade (phase 7)	36	\$ 525.04	\$ 1,473.28	\$ -	\$ 1,383.23	\$ 1,473.28	\$ 2,856.51
Total:	311						
Total Debt Units	1150						
Total Units subject to General Fund Assessment:	1184						