

Greenway Improvement District

12051 Corporate Boulevard Orlando, FL 32817; 407-723-5900

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, March 16, 2021 at Courtyard Orlando Lake Nona, 6955 Tavistock Lakes Blvd, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

Please use the following information to join via computer or the conference line:

Phone: 1-844-621-3956 Computer: pfmgroup.webex.com Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. Consideration of the Minutes of the February 16, 2021 Board of Supervisors' Meeting

Business Matters

2. Review of Fiscal Year 2022 Operations & Maintenance Budget
3. Consideration of Fee Agreement with Bryant Miller Olive for Bond Counsel Services *(provided under separate cover)*
4. Ratification of Requisition Nos. 2013-677, 2013-678 & S2018-111 in February 2021 in an amount totaling \$24,789.09
5. Ratification of Operation and Maintenance Expenditures Paid in February 2021 in an amount totaling \$79,190.95
6. Recommendation of Work Authorizations/Proposed Services *(if applicable)*
7. Review of District's Financial Position and Budget to Actual YTD

Other Business

- A. Staff Reports
 1. District Counsel
 2. District Manager
 3. District Engineer
 4. Construction Supervisor
 5. Landscape Supervisor – *Introduction of New Supervisor*
 6. Irrigation Supervisor
- B. Supervisor Requests

Adjournment



GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the February 16, 2021
Board of Supervisors' Meeting**

GREENWAY IMPROVEMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, February 16, 2021, at 3:01 p.m. at Courtyard Orlando Lake Nona, 6955 Tavistock Lakes Blvd, Orlando, FL 32827

Present:

Karen Duerr	Board Member
Chad Tinetti	Board Member
Matthew Franko	Board Member
Antoinette Munroe	Board Member (joined at 3:05 p.m.)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Tucker Mackie	Hopping Green & Sams	(via phone)
Deb Sier	Hopping Green & Sams	(via phone)
Jeff Newton	District Engineer	(via phone)
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone)
Scott Thacker	District Landscape Supervisor	(via phone)
Matt McDermott	Construction Committee Member	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden asked for any public comments. There were no comments at this time.

THIRD ORDER OF BUSINESS

Swearing in Newly Elected Board Member

Ms. Munroe is not physically present and will be administered the oath of office prior to the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the January 19, 2021, Board of Supervisors' Meeting

The Board reviewed the minutes of the January 19, 2021, Board of Supervisors Meeting.

On Motion by Ms. Duerr second by Mr. Tinetti, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the January 19, 2021, Board of Supervisors' Meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Election of Officers

The Board tabled Resolution 2021-04, Election of Officers for consideration after Ms. Monroe has been sworn in.

SIXTH ORDER OF BUSINESS

Consideration of Interlocal Agreement between the Poitras East Community Development District and the Greenway Improvement District regarding Construction of Centerline Drive Segment F

Ms. Mackie reviewed the Interlocal Agreement. Centerline Drive Segment F is located in the Greenway District. It is a continuation of Centerline Drive Segment G, which is located within Poitras East CDD. When projects cross over boundary lines it is typical for Districts to agree on a single District that will be responsible for letting and administering the contract. Included within the agenda package is an Interlocal Agreement that would designate and authorize Poitras East CDD to bid and construct Centerline Drive Segment F, the cost of which would be borne by Greenway. There is a boundary amendment and new district establishment previously approved and underway which would remove certain property from the existing Greenway boundary and create a new District called the Midtown Improvement District. Once the Midtown District has been established, the majority of the remaining infrastructure currently lying within the Greenway boundary will be within the new Midtown boundary. Ms. Mackie requested a motion from the Board to approve the Interlocal Agreement.

The bid would be by invitation only to the Qualified Contractors and it is awarded to the lowest bidder. Poitras will continue to keep the Greenway District apprised of the status of the contract along the way. There is no additional cost for Poitras East to administer this contract, and there may be some cost savings due to a reduction in duplicative costs and other efficiencies in contract administration.

A Board Member asked the Midtown District will be in place prior to construction of future phases of Centerline Drive. Ms. Mackie provided a status update on Midtown Improvement District. The petition has been finalized and District Counsel has reached out to the City to file the petition. A boundary amendment is a 3-4 month process. It is anticipated that the Midtown District will be responsible for bidding any portion of Centerline within its boundaries once established.

On Motion by Ms. Duerr, second by Mr. Franko the Board of Supervisors for the Greenway Improvement District approved the Interlocal Agreement between the Poitras East Community Development District and the Greenway Improvement District regarding Construction of Centerline Drive Segment F.

Mr. Munroe arrived and joined the meeting in progress at 3:05 p.m. Ms. Walden administered the Oath of Office to Ms. Munroe. The Board then considered Resolution 2021-04, which was tabled earlier in the meeting. The current slate of officers is Mr. Tinetti as Chair, Ms. Duerr as Vice-Chair, Ms. Walden as Secretary, Ms. Mullins, Mr. Franko, and Ms. Kost as Assistant Secretaries, Ms. Lane as Treasurer and Ms. Glasgow as Assistant Treasurer. Ms. Walden asked to have Ms. Munroe added to the slate of officers as an additional Assistant Secretary.

On Motion by Ms. Duerr, second by Mr. Tinetti, the Board of Supervisors for the Greenway Improvement District approved Resolution 2021-04, Election of Officers: as follows, Mr. Chad Tinetti as Chair, Ms. Karen Duerr as Vice-Chair, Ms. Jennifer Walden as Secretary, Ms. Lynne Mullins, Mr. Franko, Ms. Amanda Kost, and Ms. Antoinette Munroe as Assistant Secretaries, Ms. Amanda Lane as Treasurer and Ms. Jennifer Glasgow as Assistant Treasurer.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in January 2021 in an amount totaling \$70,044.02

The Board reviewed Operation and Maintenance Expenditures Paid in January 2021 in an amount totaling \$70,044.02. These have been approved and just need to be ratified by the Board.

On Motion by Mr. Tinetti, second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in January 2021 in an amount totaling \$70,044.02.

EIGHTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden presented the proposal to replace eight Crepe Myrtles in the amount of \$3,703.00.

On Motion by Mr. Tinetti, second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District approved the proposal to replace eight (8) Crepe Myrtles in the amount of \$3,703.00.

NINTH ORDER OF BUSINESS

Review of District's Financial Position and Budget to Actual YTD

The Board reviewed the District's financial position. Total expenses through the end of January were just under \$281,000.00 vs. a budget of \$921,000.00. No action was required by the Board.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No Report

District Manager –

Ms. Walden noted the next meeting is scheduled for March 16, 2021, which is Spring Break week. Ms. Walden wanted to confirm there will be a quorum. Ms. Munroe and Mr. Franko will be in attendance and Ms. Walden will check with Ms. Kost.

District Engineer –

Mr. Newton submitted a Construction Status Memorandum (Exhibit A) which was covered under the Interlocal Agreement discussion.

Construction Supervisor –

No Report

District Landscape Supervisor–

No Report

ELEVENTH ORDER OF BUSINESS

Supervisor and Audience Comments & Adjournment

There were no Supervisor requests or audience comments. Ms. Walden requested a motion to adjourn.

On Motion by Ms. Duerr, second by Mr. Franko, with all in favor, the February 16, 2021, meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

EXHIBIT A



**DONALD W. MCINTOSH
ASSOCIATES, INC.**

MEMORANDUM

DATE: February 16, 2021

TO: Greeneway Improvement District
Board of Supervisors

FROM: Donald W. McIntosh Associates, Inc.
District Engineer

RE: Construction Contract Status

Dear Board Members,

Please accept this correspondence as a current summary of our construction contract status. Listed below by project is a brief summary of recent contract activity.

CIVIL ENGINEERS

Centerline Drive Phase 2 (aka Segment F):

LAND PLANNERS

Construction Status: The master developer has requested that the District proceed with the construction of this project. It is the recommendation of District staff that the management of this construction project be delegated to the Poitras East Community Development District for construction concurrently with their Poitras East Master Infrastructure Phase 1C project, which includes Centerline Drive Segment G. This is a logical and efficient relationship because Centerline Drive Segment F (a GID project) is a continuation of Centerline Drive Segment G (part of PECDD's Master Infrastructure Phase 1C project).

SURVEYORS

Change Order (C.O.) Status: None

Recommended Motion: Authorize the Poitras East Community Development District to advertise Centerline Drive Phase 2 (aka Segment F) for bid concurrently with Poitras East Master Infrastructure Phase 1C and direct District counsel to prepare the required agreement between the two districts.

Should there be any questions, please do not hesitate to call.

Thank you.

End of memorandum.

c: Larry Kaufmann
Matt McDermott
Chris Wilson
Dan Young
Tarek Fahmy

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

GREENEWAY IMPROVEMENT DISTRICT

**Fiscal Year 2022
Operations & Maintenance Budget**

Greenway Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 02/28/2021	Anticipated 03/2021 - 09/2021	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget
Revenues					
On-Roll Assessments	\$ 364,470.36	\$ 174,609.92	\$ 539,080.28	\$ 539,080.28	\$ 911,167.85
Off-Roll Assessments	186,043.81	186,043.76	372,087.57	372,087.57	-
Developer Contributions	12,379.00	35,888.00	48,267.00	-	-
Carryforward Revenue	-	-	-	-	49,252.67
Net Revenues	\$ 562,893.17	\$ 396,541.68	\$ 959,434.85	\$ 911,167.85	\$ 960,420.52
General & Administrative					
Legislative					
Supervisor Fees	\$ 800.00	\$ 1,400.00	\$ 2,200.00	\$ 7,200.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	2,415.00	-	2,415.00	2,550.00	2,550.00
Trustee Services	7,979.89	-	7,979.89	9,000.00	9,000.00
Management	16,666.65	23,333.35	40,000.00	40,000.00	40,000.00
District Engineering	-	-	-	-	-
District Engineering	1,875.00	2,625.00	4,500.00	10,000.00	10,000.00
Boundary Amendment -	20,111.25	28,155.75	48,267.00	-	-
Dissemination Agent	1,250.00	3,750.00	5,000.00	5,000.00	5,000.00
Property Appraiser	2,810.00	-	2,810.00	1,700.00	3,250.00
District Counsel	15,293.55	21,410.97	36,704.52	30,000.00	30,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	-	4,425.00	4,425.00	5,000.00	5,000.00
Travel and Per Diem	42.18	59.05	101.23	300.00	300.00
Telephone	-	29.17	29.17	50.00	50.00
Postage & Shipping	75.62	105.87	181.49	1,000.00	1,000.00
Copies	-	1,458.33	1,458.33	2,500.00	2,500.00
Legal Advertising	1,976.26	2,766.76	4,743.02	7,500.00	7,500.00
Bank Fees	-	-	-	-	360.00
Miscellaneous	40.16	56.22	96.38	5,100.00	5,100.00
Office Supplies	-	-	-	-	250.00
Property Taxes	4,246.25	-	4,246.25	1,000.00	5,000.00
Web Site Maintenance	925.00	1,775.00	2,700.00	2,700.00	2,700.00
Holiday Decorations	6,075.00	1,925.00	8,000.00	8,000.00	8,000.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Total General & Administrative Expenses	\$ 90,256.81	\$ 93,525.48	\$ 183,782.29	\$ 146,600.00	\$ 157,560.00

Greenway Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 02/28/2021	Anticipated 03/2021 - 09/2021	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 3,540.09	4,956.13	\$ 8,496.22	\$ 9,000.00	\$ 12,000.00
Water-Sewer Combination Services					
Water Reclaimed	16,830.86	23,563.20	40,394.06	40,000.00	50,000.00
Other Physical Environment					
General Insurance	2,717.00	-	2,717.00	2,950.00	2,950.00
Property & Casualty Insurance	4,041.00	-	4,041.00	7,000.00	5,000.00
Other Insurance	-	-	-	150.00	100.00
Irrigation Repairs	31,936.11	44,710.55	76,646.66	40,000.00	55,000.00
Landscaping Maintenance &	106,655.43	149,317.60	255,973.03	269,836.00	280,320.00
Tree Trimming	-	23,333.33	23,333.33	40,000.00	30,000.00
Flower & Plant Replacement	8,222.20	11,511.08	19,733.28	40,000.00	40,000.00
Contingency	7,957.99	11,141.19	19,099.18	20,992.22	32,706.40
Pest Control	-	2,765.00	2,765.00	4,740.00	2,000.00
Hurricane Cleanup	-	20,000.00	20,000.00	20,000.00	20,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,503.00	2,104.20	3,607.20	3,816.00	3,816.00
IME - Irrigation Repairs	1,029.14	1,440.80	2,469.94	10,800.00	10,800.00
IME - Landscaping	36,433.20	51,006.48	87,439.68	87,266.88	87,194.88
IME - Lighting	274.92	384.89	659.81	1,800.00	1,800.00
IME - Miscellaneous	3,582.25	5,015.15	8,597.40	1,800.00	15,300.00
IME - Water Reclaimed	135.88	190.23	326.11	2,700.00	1,800.00
Road & Street Facilities					
Entry and Wall Maintenance	-	3,000.00	3,000.00	3,000.00	3,000.00
Hardscape Maintenance	6,550.00	9,170.00	15,720.00	5,000.00	8,000.00
Streetlights	29,655.63	41,517.88	71,173.51	100,370.08	83,726.57
Accent Lighting	-	2,000.00	2,000.00	2,000.00	2,000.00
Parks & Recreation					
Personnel Leasing Agreement	15,000.05	20,999.95	36,000.00	36,000.00	36,000.00
Reserves					
Infrastructure Capital Reserve	-	22,200.00	22,200.00	22,200.00	22,200.00
Interchange Maintenance Reserve	-	3,146.67	3,146.67	3,146.67	3,146.67
	\$ 276,064.75	\$ 453,474.33	\$ 729,539.08	\$ 774,567.85	\$ 808,860.52
Total Expenses	\$ 366,321.56	\$ 546,999.81	\$ 913,321.37	\$ 921,167.85	\$ 966,420.52
Income (Loss) from	\$ 196,571.61	\$ (150,458.13)	\$ 46,113.48	\$ (10,000.00)	\$ (6,000.00)
<u>Other Income (Expense)</u>					
Interest Income	\$ 156.39	\$ 2,982.80	\$ 3,139.19	\$ 10,000.00	\$ 6,000.00
Total Other Income (Expense)	\$ 156.39	\$ 2,982.80	\$ 3,139.19	\$ 10,000.00	\$ 6,000.00
Net Income	\$ 196,728.00	\$ (147,475.33)	\$ 49,252.67	\$ -	\$ -

GREENEWAY IMPROVEMENT DISTRICT

**Fee Agreement with Bryant Miller Olive
for Bond Counsel Services**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 2013-677, 2013-678 & S2018-111 in
February 2021 in an amount totaling \$24,789.09**

GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Requisition Recap For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from February 1, 2021 through February 28, 2021. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
S2018-111	Hopping Green & Sams	\$730.00
677	Boggy Creek Improvement District	\$92.19
678	Donald W. McIntosh Associates	\$23,966.90
		\$24,789.09

EXHIBIT A

GREENWAY IMPROVEMENT DISTRICT REQUISITION FOR PAYMENT AND 2018 NOTE REQUISITION AND CONSTRUCTION ACCOUNT

DATE:	January 8, 2021	REQUISITION NO:	111
PAYEE:	Hopping Green & Sams	AMOUNT DUE:	\$730.00
ADDRESS:	119 S. Monroe St., Ste. 300 PO Box 6526 Tallahassee, FL 32314	FUND:	Acquisition/Construction
ITEM:	Invoice 119467 for Project Construction Through 11/30/2020		

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2018 Acquisition and Construction Account, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2018 Project (herein after the "Project") and each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the monies payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain.

It is hereby represented by the undersigned that the Governing Body of the District has approved this requisition or has approved the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are photocopies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

GREENWAY IMPROVEMENT DISTRICT

BY: 
CHAIRMAN or VICE CHAIRMAN

DISTRICT ENGINEER'S APPROVAL FOR PROJECT EXPENDITURES

The undersigned District Engineer hereby certifies that this disbursement is for a cost of the 2018 Project and is consistent with: (i) the applicable or construction contract; (ii) the plans and specifications for the portion of the 2018 Project with respect to which such disbursement is being made; and, (iii) the report of the District Engineer.

BY: 
DISTRICT ENGINEER Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 9:29 am, Feb 01, 2021

**GREENEWAY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS
2013**

(Acquisition and Construction Fund)

The undersigned, a Responsible Officer of the Greenway Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2013, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2013 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) **Requisition Number:** 677
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$92.19
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
 - 1. Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, and Poitras East, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds Requisition 185 (Reference OSC30806687; Ad: 6821067) – **\$92.19**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the 2013 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition of the 2013 Project and in accordance with the terms of the Acquisition Agreement;

RECEIVED


By Amanda Lane at 8:39 am, Feb 12, 2021

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

GREENWAY IMPROVEMENT
DISTRICT



Responsible Officer

Date: 2/9/2021

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the cost of the 2013 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2013 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified.



Consulting Engineer Jeffrey J. Newton, PE

Date: 1/25/21

**GREENWAY IMPROVEMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS
2013**

(Acquisition and Construction Fund)

The undersigned, a Responsible Officer of the Greenway Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U. S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2013, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2013 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) **Requisition Number:** 678
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$23,966.90
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
 - 1. Invoice 40653 for Project 23216 (Lake Nona Greenway) Through 12/31/2020 – **\$625.00**
 - 2. Invoice 40658 for Project 18140 (Centerline Drive – Segments A & B) Through 12/31/2020 – **\$9,742.90**
 - 3. Invoice 40659 for Project 18141 (Centerline Drive – Segments C & D) Through 12/31/2020 – **\$13,599.00**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the 2013 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the acquisition of the 2013 Project and in accordance with the terms of the Acquisition Agreement;

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.


RECEIVED

By Amanda Lane at 8:39 am, Feb 12, 2021

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

GREENEWAY IMPROVEMENT
DISTRICT


Responsible Officer

Date: 2/9/2021

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the cost of the 2013 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2013 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer Jeffrey J. Newton, PE

Date: 1/25/21

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
February 2021 in an amount totaling \$79,190.95**

GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$79,190.95**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
Check Dates: 2/1/2021 to 2/28/2021

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3050	1/21	P	CEPRA	Cepra Landscape	\$8,466.00
3051	1/21	P	ORLS	Orlando Sentinel	\$342.50
3052	1/21	P	PFMGC	PFM Group Consulting	\$3,348.12
3053	1	P	DONMC	Donald W. McIntosh ssociates	\$625.00
3054	1	P	HGS	Hopping Green & Sams	\$3,324.50
3055	1	P	TRUSTE	US Bank as Trustee for Greenew	\$167,825.91
3056	17/21	P	DONMC	Donald W. McIntosh ssociates	\$187.50
3057	17/21	P	HGS	Hopping Green & Sams	\$1,393.80
3058	17/21	P	PFMGC	PFM Group Consulting	\$34.56
3059	17/21	P	VGLOBA	VGlobalTech	\$125.00
3060	3/21	P	BERMAN	erman Construction LLC	\$5,890.76
3061	3/21	P	CEPRA	Cepra Landscape	\$18,944.08
3062	3/21	P	DONMC	Donald W. McIntosh ssociates	\$812.50
3063	3/21	P	DOWNTON	Down to Earth Landscape & Irr	\$3,973.67
3064	3/21	P	PFMGC	PFM Group Consulting	\$3,333.33
BANK SUN REGISTER TOTAL:					\$218,627.23
GRAND TOTAL :					\$218,627.23

50,801.32	Checks 3050-3054, 3056-3064
167,825.91	Check 3055 - Debt service paid
274.18	PA 473 - OCU paid online
12,599.30	PA 475 - OUC paid online
15,516.15	Jan. ICM exp. paid to Boggy Creek
247,016.86	Total cash spent
79,190.95	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (V id Date) ; "A" - Application; "E" - EFT
** Denotes broken check sequence.

GREENEWAY IMPROVEMENT DISTRICT

Construction Funding Request #018

12/18/2020

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates District Boundary Split Assistance Through 12/04/2020	40565	\$ 625.00
2	Hopping Green & Sams 2020 Boundary Amendment Through 10/31/2020	118912	\$ 1,927.00
		TOTAL	\$ 2,552.00

GREENEWAY IMPROVEMENT DISTRICT

Construction Funding Request #019

1/8/2021

Item No.	Payee	Invoice Number	General Fund
1	Hopping Green & Sams		
	Local Alternative Mobility Network Counsel Through 11/30/2020	119468	\$ 667.00
	2020 Boundary Amendment Counsel Through 11/30/2020	119469	\$ 2,657.50
TOTAL			\$ 3,324.50

GREENEWAY IMPROVEMENT DISTRICT

Construction Funding Request #020

1/22/2021

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates District Boundary Split Assistance Through 12/31/2020	40654	\$ 187.50
		TOTAL	\$ 187.50

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #474

1/29/2021

Item No.	Payee	Invoice Number	General Fund
1	Cepra Landscape		
	Hog Damage Repairs	22294	\$ 7,908.00
	3" Mainline Repair	22344	\$ 558.00
2	Orlando Sentinel		
	Legal Advertising (Ad: 6857171)	OSC31107211	\$ 342.50
3	PFM Group Consulting		
	DM Fee: January 2021	DM-01-2021-0017	\$ 3,333.33
	Reimbursables: December 2020	OE-EXP-01-20	\$ 14.79
TOTAL			\$ 12,156.62

Jennifer L. Walden

Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 10:03 am, Feb 01, 2021

Jay [Signature]
2/1/21

GREENWAY IMPROVEMENT DISTRICT

Payment Authorization #475

2/5/2021

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction February Administrator & Irrigation Specialist	10643	\$ 3,000.01
2	Boggy Creek Improvement District January Interchange Maintenance	ICM2021-04	\$ 15,516.15
3	Cepra Landscape February Landscaping: Section 1, Nemours Phase 6, Nemours Pkwy 7 February Landscaping: Section 2, Centerline	22752 22753	\$ 7,979.08 \$ 10,965.00
4	OUC Acct: 8795843030 ; Service 01/04/2021 - 02/01/2021	--	\$ 12,599.30
TOTAL			\$ 50,059.54



Secretary/Assistant Secretary

Chairperson



2/8/21

RECEIVED

By Amanda Lane at 4:25 pm, Feb 08, 2021

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #476

2/12/2021

Item No.	Payee	Invoice Number	General Fund
1	Down to Earth Landscape & Irrigation February Landscape Maintenance	88236	\$ 3,973.67
2	Hopping Green & Sams General Counsel Through 12/31/2020	120137	\$ 1,393.80
3	PFM Group Consulting January Reimbursables	OE-EXP-02-20	\$ 34.56
4	VGlobalTech February Website Maintenance	2349	\$ 125.00
TOTAL			\$ 5,527.03


Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 10:53 am, Feb 16, 2021


2/13/21

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #477

2/19/2021

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction		
	Clock 24 Repairs	10748	\$ 2,387.20
	Clock 18 Repairs	10750	\$ 389.80
	Clock 25 Repairs	10831	\$ 113.75
2	Donald W McIntosh Associates		
	Engineering Services Through 01/29/2021	40750	\$ 812.50
3	Orange County Utilities		
	9987 Laureate Boulevard ; Service 01/16/2021 - 02/12/2021	--	\$ 136.20
4	PFM Group Consulting		
	DM Fee: February 2021	DM-02-2021-0017	\$ 3,333.33
TOTAL			\$ 7,172.78



Secretary/Assistant Secretary

Chairperson


2/22/21

RECEIVED

By Amanda Lane at 2:57 pm, Feb 22, 2021

GREENEWAY IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

GREENEWAY IMPROVEMENT DISTRICT

**District's Financial Position and
Budget to Actual YTD**

Greenway Improvement District
Statement of Financial Position
As of 2/28/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$310,536.06				\$310,536.06
State Board of Administration	1,519.56				1,519.56
Accounts Receivable - Due from Developer	19,307.25				19,307.25
Assessments Receivable	174,490.13				174,490.13
Prepaid Expenses	923.44				923.44
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	54,236.17				54,236.17
Interchange Maintenance Reserve	18,942.96				18,942.96
Assessments Receivable		\$839,731.61			839,731.61
Debt Service Reserve (Series 2013)		3,478,503.13			3,478,503.13
Debt Service Reserve (Series 2018)		615,008.26			615,008.26
Revenue (Series 2013)		1,758,520.23			1,758,520.23
Interest (Series 2018)		732.23			732.23
Prepayment (Series 2013)		3,742.05			3,742.05
General Checking Account			\$7,074.10		7,074.10
Acquisition/Construction (Series 2013)			862,897.87		862,897.87
Acquisition/Construction (Series 2018)			6,690.65		6,690.65
Total Current Assets	<u>\$581,581.15</u>	<u>\$6,696,237.51</u>	<u>\$876,662.62</u>	<u>\$0.00</u>	<u>\$8,154,481.28</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$5,856,505.90	\$5,856,505.90
Amount To Be Provided				41,103,494.10	41,103,494.10
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$46,960,000.00</u>	<u>\$46,960,000.00</u>
Total Assets	<u><u>\$581,581.15</u></u>	<u><u>\$6,696,237.51</u></u>	<u><u>\$876,662.62</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$55,114,481.28</u></u>

Greenway Improvement District
Statement of Financial Position
As of 2/28/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$25,729.83				\$25,729.83
Due To Other Governmental Units	8,328.71				8,328.71
Deferred Revenue	193,797.38				193,797.38
Deferred Revenue		\$839,731.61			839,731.61
Accounts Payable			\$57,939.51		57,939.51
Total Current Liabilities	<u>\$227,855.92</u>	<u>\$839,731.61</u>	<u>\$57,939.51</u>	<u>\$0.00</u>	<u>\$1,125,527.04</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$46,960,000.00	\$46,960,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$46,960,000.00</u>	<u>\$46,960,000.00</u>
Total Liabilities	<u>\$227,855.92</u>	<u>\$839,731.61</u>	<u>\$57,939.51</u>	<u>\$46,960,000.00</u>	<u>\$48,085,527.04</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$35,369.29				\$35,369.29
Current Year Net Assets, Unrestricted	15,000.00				15,000.00
Net Assets - General Government	106,627.94				106,627.94
Current Year Net Assets - General Government	196,728.00				196,728.00
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		1,333,201.57			1,333,201.57
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			69,861.01		69,861.01
Current Year Net Assets, Unrestricted			1,299,766.72		1,299,766.72
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$353,725.23</u>	<u>\$5,856,505.90</u>	<u>\$818,723.11</u>	<u>\$0.00</u>	<u>\$7,028,954.24</u>
Total Liabilities and Net Assets	<u>\$581,581.15</u>	<u>\$6,696,237.51</u>	<u>\$876,662.62</u>	<u>\$46,960,000.00</u>	<u>\$55,114,481.28</u>

Greenway Improvement District
Statement of Activities
As of 2/28/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$364,470.36				\$364,470.36
Off-Roll Assessments	186,043.81				186,043.81
Developer Contributions	12,379.00				12,379.00
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$1,745,209.42			1,745,209.42
Other Assessments		722,101.94			722,101.94
Inter-Fund Group Transfers In		(72.75)			(72.75)
Debt Proceeds		220,985.25			220,985.25
Developer Contributions			\$2,281.00		2,281.00
Other Income & Other Financing Sources			803,455.41		803,455.41
Inter-Fund Transfers In			(14,927.25)		(14,927.25)
Debt Proceeds			643,385.28		643,385.28
Total Revenues	<u>\$577,893.17</u>	<u>\$2,688,223.86</u>	<u>\$1,434,194.44</u>	<u>\$0.00</u>	<u>\$4,700,311.47</u>
<u>Expenses</u>					
Supervisor Fees	\$800.00				\$800.00
Public Officials' Liability Insurance	2,415.00				2,415.00
Trustee Services	7,979.89				7,979.89
Management	16,666.65				16,666.65
Engineering	21,986.25				21,986.25
Dissemination Agent	1,250.00				1,250.00
Property Appraiser	2,810.00				2,810.00
District Counsel	15,293.55				15,293.55
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	42.18				42.18
Postage & Shipping	75.62				75.62
Legal Advertising	1,976.26				1,976.26
Miscellaneous	40.16				40.16
Property Taxes	4,246.25				4,246.25
Web Site Maintenance	925.00				925.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	3,540.09				3,540.09
Water Reclaimed	16,830.86				16,830.86
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	31,936.11				31,936.11
Landscaping Maintenance & Material	106,655.43				106,655.43
Flower & Plant Replacement	8,222.20				8,222.20
Contingency	7,957.99				7,957.99

Greenway Improvement District
Statement of Activities
As of 2/28/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
IME - Aquatics Maintenance	1,503.00				1,503.00
IME - Irrigation	1,029.14				1,029.14
IME - Landscaping	36,433.20				36,433.20
IME - Lighting	274.92				274.92
IME - Miscellaneous	3,582.25				3,582.25
IME - Water Reclaimed	135.88				135.88
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	29,655.63				29,655.63
Personnel Leasing Agreement	15,000.05				15,000.05
Interest Payments		\$1,355,185.69			1,355,185.69
Engineering			\$133,190.60		133,190.60
District Counsel			730.00		730.00
Legal Advertising			509.07		509.07
Total Expenses	<u>\$366,321.56</u>	<u>\$1,355,185.69</u>	<u>\$134,429.67</u>	<u>\$0.00</u>	<u>\$1,855,936.92</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$156.39				\$156.39
Interest Income		\$163.40			163.40
Interest Income			\$1.95		1.95
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$156.39</u>	<u>\$163.40</u>	<u>\$1.95</u>	<u>\$0.00</u>	<u>\$321.74</u>
Change In Net Assets	\$211,728.00	\$1,333,201.57	\$1,299,766.72	\$0.00	\$2,844,696.29
Net Assets At Beginning Of Year	<u>\$141,997.23</u>	<u>\$4,523,304.33</u>	<u>(\$481,043.61)</u>	<u>\$0.00</u>	<u>\$4,184,257.95</u>
Net Assets At End Of Year	<u><u>\$353,725.23</u></u>	<u><u>\$5,856,505.90</u></u>	<u><u>\$818,723.11</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,028,954.24</u></u>

Greeneway Improvement District

Budget to Actual

For the Month Ending 02/28/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 364,470.36	\$ 224,616.78	\$ 139,853.58	\$ 539,080.28
Off-Roll Assessments	186,043.81	155,036.49	31,007.32	372,087.57
Developer Contributions	12,379.00	-	12,379.00	-
Net Revenues	\$ 562,893.17	\$ 379,653.27	\$ 183,239.90	\$ 911,167.85
<u>General & Administrative Expenses</u>				
Legislative				
Supervisor Fees	\$ 800.00	\$ 3,000.00	\$ (2,200.00)	\$ 7,200.00
Financial & Administrative				
Public Officials' Liability Insurance	2,415.00	1,062.50	1,352.50	2,550.00
Trustee Services	7,979.89	3,750.00	4,229.89	9,000.00
Management	16,666.65	16,666.67	(0.02)	40,000.00
District Engineering				
District Engineering	1,875.00	4,166.67	(2,291.67)	10,000.00
Boundary Amendment - Developer Funded	20,111.25	-	20,111.25	-
Dissemination Agent	1,250.00	2,083.33	(833.33)	5,000.00
Property Appraiser	2,810.00	708.33	2,101.67	1,700.00
District Counsel	15,293.55	12,500.00	2,793.55	30,000.00
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00
Reamortization Schedules	-	104.17	(104.17)	250.00
Audit	-	2,083.33	(2,083.33)	5,000.00
Travel and Per Diem	42.18	125.00	(82.82)	300.00
Telephone	-	20.83	(20.83)	50.00
Postage & Shipping	75.62	416.67	(341.05)	1,000.00
Copies	-	1,041.67	(1,041.67)	2,500.00
Legal Advertising	1,976.26	3,125.00	(1,148.74)	7,500.00
Miscellaneous	40.16	2,124.98	(2,084.82)	5,100.00
Property Taxes	4,246.25	416.67	3,829.58	1,000.00
Web Site Maintenance	925.00	1,125.00	(200.00)	2,700.00
Holiday Decorations	6,075.00	3,333.33	2,741.67	8,000.00
Dues, Licenses, and Fees	175.00	104.17	70.83	250.00
Total General & Administrative Expenses	\$ 90,256.81	\$ 61,083.32	\$ 29,173.49	\$ 146,600.00

Greeneway Improvement District

Budget to Actual
For the Month Ending 02/28/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Field Operations</u>				
Electric Utility Services				
Electric	\$ 3,540.09	\$ 3,750.00	\$ (209.91)	\$ 9,000.00
Water-Sewer Combination Services				
Water Reclaimed	16,830.86	16,666.67	164.19	40,000.00
Other Physical Environment				
General Insurance	2,717.00	1,229.17	1,487.83	2,950.00
Property & Casualty Insurance	4,041.00	2,916.67	1,124.33	7,000.00
Other Insurance	-	62.50	(62.50)	150.00
Irrigation Repairs	31,936.11	16,666.67	15,269.44	40,000.00
Landscaping Maintenance & Material	106,655.43	112,431.67	(5,776.24)	269,836.00
Tree Trimming	-	16,666.67	(16,666.67)	40,000.00
Flower & Plant Replacement	8,222.20	16,666.67	(8,444.47)	40,000.00
Contingency	7,957.99	8,746.76	(788.77)	20,992.22
Pest Control	-	1,975.00	(1,975.00)	4,740.00
Hurricane Cleanup	-	8,333.33	(8,333.33)	20,000.00
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	1,503.00	1,590.00	(87.00)	3,816.00
IME - Irrigation Repairs	1,029.14	4,500.00	(3,470.86)	10,800.00
IME - Landscaping	36,433.20	36,361.20	72.00	87,266.88
IME - Lighting	274.92	750.00	(475.08)	1,800.00
IME - Miscellaneous	3,582.25	750.00	2,832.25	1,800.00
IME - Water Reclaimed	135.88	1,125.00	(989.12)	2,700.00
Road & Street Facilities				
Entry and Wall Maintenance	-	1,250.00	(1,250.00)	3,000.00
Hardscape Maintenance	6,550.00	2,083.33	4,466.67	5,000.00
Streetlights	29,655.63	41,820.87	(12,165.24)	100,370.08
Accent Lighting	-	833.33	(833.33)	2,000.00
Parks & Recreation				
Personnel Leasing Agreement	15,000.05	15,000.00	0.05	36,000.00
Reserves				
Infrastructure Capital Reserve	-	9,250.00	(9,250.00)	22,200.00
Interchange Maintenance Reserve	-	1,311.11	(1,311.11)	3,146.67
	\$ 276,064.75	\$ 322,736.62	\$ (46,671.87)	\$ 774,567.85
Total Expenses	\$ 366,321.56	\$ 383,819.94	\$ (17,498.38)	\$ 921,167.85
Income (Loss) from Operations	\$ 196,571.61	\$ (4,166.67)	\$ 200,738.28	\$ (10,000.00)
<u>Other Income (Expense)</u>				
Interest Income	\$ 156.39	\$ 4,166.67	\$ (4,010.28)	\$ 10,000.00
Total Other Income (Expense)	\$ 156.39	\$ 4,166.67	\$ (4,010.28)	\$ 10,000.00
Net Income (Loss)	\$ 196,728.00	\$ -	\$ 196,728.00	\$ -

Greenway Improvement District
Budget to Actual
For the Month Ending 02/28/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	YTD Actual
Revenues						
On-Roll Assessments	\$ -	\$ 25,594.37	\$ 113,393.70	\$ 190,406.94	\$ 35,075.35	\$ 364,470.36
Off-Roll Assessments	-	186,043.81	-	-	-	186,043.81
Developer Contributions	-	-	1,833.00	4,482.00	6,064.00	12,379.00
Net Revenues	\$ -	\$ 211,638.18	\$ 115,226.70	\$ 194,888.94	\$ 41,139.35	\$ 562,893.17
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ 400.00	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 800.00
Financial & Administrative						
Public Officials' Liability Insurance	2,415.00	-	-	-	-	2,415.00
Trustee Fees	3,362.70	-	-	4,617.19	-	7,979.89
Management	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	16,666.65
District Engineering	-	-	-	-	-	-
District Engineering	-	750.00	187.50	125.00	812.50	1,875.00
Boundary Amendment - Developer Funded	-	1,590.00	625.00	187.50	17,708.75	20,111.25
Dissemination Agent	-	-	-	1,250.00	-	1,250.00
Property Appraiser	-	-	2,810.00	-	-	2,810.00
District Counsel	-	-	6,575.75	5,725.50	2,992.30	15,293.55
Assessment Administration	7,500.00	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-
Audit	-	-	-	-	-	-
Travel and Per Diem	-	-	35.27	-	6.91	42.18
Telephone	-	-	-	-	-	-
Postage & Shipping	-	19.27	7.00	14.79	34.56	75.62
Copies	-	-	-	-	-	-
Legal Advertising	331.25	361.26	636.25	342.50	305.00	1,976.26
Miscellaneous	-	-	40.16	-	-	40.16
Property Taxes	-	59.88	-	-	4,186.37	4,246.25
Website Maintenance	125.00	125.00	125.00	425.00	125.00	925.00
Holiday Decorations	6,075.00	-	-	-	-	6,075.00
Dues, Licenses, and Fees	175.00	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 23,717.28	\$ 6,438.74	\$ 14,375.26	\$ 16,220.81	\$ 29,504.72	\$ 90,256.81
Field Operations						
Electric Utility Services						
Electric	\$ -	\$ 848.49	\$ 854.65	\$ 993.58	\$ 843.37	\$ 3,540.09
Water-Sewer Combination Services						
Water Reclaimed	120.74	4,175.67	3,816.69	4,248.26	4,469.50	16,830.86
Other Physical Environment						
General Insurance	2,717.00	-	-	-	-	2,717.00
Property & Casualty Insurance	3,551.00	490.00	-	-	-	4,041.00
Other Insurance	-	-	-	-	-	-
Irrigation Repairs	-	5,787.98	9,591.25	7,741.65	8,815.23	31,936.11
Landscaping Maintenance & Material	20,934.42	20,934.42	20,934.42	20,934.42	22,917.75	106,655.43
Tree Trimming	-	-	-	-	-	-
Flower & Plant Replacement	-	5,962.20	2,260.00	-	-	8,222.20
Contingency	-	-	-	7,908.00	49.99	7,957.99
Pest Control	-	-	-	-	-	-
Hurricane Cleanup	-	-	-	-	-	-
Interchange Maintenance Expenses						
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	300.60	1,503.00
IME - Irrigation	-	108.45	330.92	352.80	236.97	1,029.14
IME - Landscaping	7,272.24	7,272.24	-	14,544.48	7,344.24	36,433.20
IME - Lighting	-	66.25	67.83	75.38	65.46	274.92
IME - Miscellaneous	1,296.00	-	1,728.00	217.80	340.45	3,582.25
IME - Water Reclaimed	-	30.80	39.00	25.09	40.99	135.88
Road & Street Facilities						
Entry and Wall Maintenance	-	-	-	-	-	-

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 02/28/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	YTD Actual
Hardscape Maintenance	-	-	6,550.00	-	-	6,550.00
Streetlights	-	7,395.37	7,384.33	7,453.30	7,422.63	29,655.63
Accent Lighting	-	-	-	-	-	-
Parks & Recreation						
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	15,000.05
Reserves						
Infrastructure Capital Reserve	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-
Total Field Operations Expenses	\$ 39,192.01	\$ 56,372.48	\$ 56,857.70	\$ 67,795.37	\$ 55,847.19	\$ 276,064.75
Total Expenses	\$ 62,909.29	\$ 62,811.22	\$ 71,232.96	\$ 84,016.18	\$ 85,351.91	\$ 366,321.56
Income (Loss) from Operations	\$ (62,909.29)	\$ 148,826.96	\$ 43,993.74	\$ 110,872.76	\$ (44,212.56)	\$ 196,571.61
<u>Other Income (Expense)</u>						
Interest Income	\$ 6.98	\$ 8.96	\$ 111.91	\$ 17.68	\$ 10.86	\$ 156.39
Total Other Income (Expense)	\$ 6.98	\$ 8.96	\$ 111.91	\$ 17.68	\$ 10.86	\$ 156.39
Net Income (Loss)	\$ (62,902.31)	\$ 148,835.92	\$ 44,105.65	\$ 110,890.44	\$ (44,201.70)	\$ 196,728.00

Greenway Improvement District
Cash Flow

	Beg. Cash	FY 2020 Inflows	FY 2020 Outflows	FY 2021 Inflows	FY 2021 Outflows	End. Cash
10/1/2019	41,605.81	0.52	(5,789.07)	-	-	25,258.89
11/1/2019	25,258.89	348,644.10	(15,695.08)	-	-	358,112.27
12/1/2019	358,112.27	815,202.81	(644,551.24)	-	-	489,971.64
1/1/2020	489,971.64	814,629.24	(963,631.28)	-	-	317,672.69
2/1/2020	317,672.69	182,354.52	(278,177.70)	-	-	221,849.51
3/1/2020	221,849.51	316,541.37	(17,637.14)	-	-	520,753.74
4/1/2020	520,753.74	214,773.30	(421,081.36)	-	-	314,445.68
5/1/2020	314,445.68	35,333.02	(107,949.91)	-	-	241,828.79
6/1/2020	241,828.79	228,171.00	(156,783.70)	-	-	313,216.09
7/1/2020	313,216.09	37,962.76	(112,839.96)	-	-	238,338.89
8/1/2020	238,338.89	49,659.25	(83,850.72)	-	-	204,147.42
9/1/2020	204,147.42	9,182.91	(119,960.47)	-	(16,183.00)	77,186.86
10/1/2020	77,186.86	11,690.32	(37,876.60)	0.88	(34,374.01)	16,627.45
11/1/2020	16,627.45	18,012.50	(4,739.02)	334,394.58	(82,655.01)	281,640.50
12/1/2020	281,640.50	-	(1,058.00)	661,198.36	(713,869.03)	227,911.83
1/1/2021	227,911.83	-	-	1,105,945.86	(981,089.00)	352,768.69
2/1/2021	352,768.69	-	-	204,784.23	(247,016.86)	310,536.06
3/1/2021	310,536.06	-	-	362,178.38	(307,899.65)	364,814.79 as of 03/10/2021
Totals		3,082,157.62	(2,980,621.25)	2,668,502.29	(2,383,086.56)	

**Greenway Improvement District
Construction Tracking - early March**

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	1,457,799.30
Cumulative Draws Through Prior Month	(49,351,690.94)
	=====
Construction Funds Available	\$ 806,108.36
Requisitions This Month	
Requisition #681: Kittelson & Associates	(1,255.00)
	=====
Total Requisitions This Month	\$ (1,255.00)
	=====
Series 2013 Construction Funds Remaining	\$ 804,853.36

Series 2018 Bond Issue	\$ 24,000,000.00
Additions (Interest, Transfers from DSR, etc.)	110,555.18
Cumulative Draws Through Prior Month	(6,365,794.66)
Requisitions This Month	=====
Total Requisitions This Month	\$ -
Series 2018 Construction Funds Remaining	\$ 17,744,760.52

Current Committed Funding	-
Upcoming Committed Funding	-
Total Committed Funding	\$ -

Net Uncommitted	18,549,613.88
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