

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, January 19, 2021 at 6900 Tavistock Lakes Blvd., Suite 200, 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. Swearing in Newly Elected Board Members
- 2. Consideration of the Minutes of the November 10, 2020 Board of Supervisors' Meeting
- 3. Consideration of the Minutes of the December 10, 2020 Board of Supervisors' Workshop
- 4. Consideration of Resolution 2021-03, Election of Officers

Business Matters

5. Ratification of Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser
6. Consideration of Landscape Proposals for Nemours Parkway Phase 7
7. Ratification of Requisition Nos. 2018-103 & 2018-104 Approved in November 2020 in an amount totaling \$44,903.25
8. Ratification of Requisition Nos. 2018-105 & 2018-110 Approved in December 2020 in an amount totaling \$593,314.13
9. Ratification of Operation and Maintenance Expenditures Paid in November 2020 in an amount totaling \$41,345.13
10. Ratification of Operation and Maintenance Expenditures Paid in December 2020 in an amount totaling \$94,637.40
11. Recommendation of Work Authorizations/Proposed Services (*if applicable*)
12. 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
- B. Supervisor Requests

Adjournment



GREENEWAY IMPROVEMENT DISTRICT

Oath of Office

**GREENEWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF GREENEWAY IMPROVEMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing oath was administered before me this _____ day of _____, 2021, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Greeneway Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the November 10, 2020
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, November 10, 2020, at 3:00 p.m. at Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd., Orlando, FL 32827.

Present:

Richard Levey	Chairman
Chad Tinetti	Vice-Chairman
Alex Figuero	Assistant Secretary
Karen Duerr	Assistant Secretary

Also, attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Kevin Plenzler	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Tucker Mackie	Hopping Green & Sams	
Deb Sier	Hopping Green & Sams	
Jeff Newton	Donald W. McIntosh Associates	(via phone)
Scott Thacker	District Landscape Supervisor	(via phone)
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone)
Dan Byrnes	Tavistock	(via phone)
Ralph Ireland	Tavistock	(via phone)

SECOND ORDER OF BUSINESS

Public Comment Period

Dr. Levey noted for the record no members of the public wished to speak.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the October 20, 2020, Board of Supervisors' Meeting

Board Members reviewed the minutes from the October 20, 2020, Board of Supervisors' Meeting.

On Motion by Ms. Duerr, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the October 20, 2020, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Egis Insurance & Risk Advisors Proposal

Ms. Walden explained that at the last meeting the decorative monuments had been finalized. As a result, District staff asked the insurance provider for a quote to add them to the property insurance the District already has for the other monuments. It would be an additional annual cost of \$495.00 which is already accounted for in the budget. Mr. Levey requested a motion to approve the Egis Insurance & Risk Advisors Proposal.

On Motion by Ms. Duerr, second by Mr. Figuero, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Egis Insurance & Risk Advisors Proposal for Decorative Monuments for an annual cost of \$495.00 as an addition to the already existing insurance policy.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Adopting an Amended Budget for FY 2020

Ms. Walden presented Resolution 2021-01, Adopting an Amended Budget for Fiscal Year 2020. Included as an exhibit is the revised budget. Ms. Walden explained the column to the left shows the actual expenses through to date for Fiscal Year 2020. Some invoices lag and the District has 60 days after the Fiscal Year closes to incur those expenses. The total expenses are \$825,000.00, which is less than net revenues so the District did not go over budget; however, a couple of the line items went over the 10% threshold so the purpose of this resolution is to amend the budget for Fiscal Year 2020 to account for these variances.

The Board reviewed the revised budget. A question was raised about the holiday decorations, which did not previously have a specific line item. Ms. Walden responded that it was previously addressed under miscellaneous; however, since it is a recurring charge, it was moved to its own line item.

There were no other questions or comments, so Dr. Levey requested a motion to approve Resolution 2021-01, as presented.

On Motion by Mr. Figuero, second by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2021-01, Adopting an Amended Budget for FY 2020.

SIXTH ORDER OF BUSINESS

Consideration of FY 2020 Audit Engagement Letter

Ms. Walden explained District Counsel has reviewed and provided revisions and the final version appears in the agenda packet. Ms. Walden requested approval by the Board so the Auditor can begin the Fiscal Year 2020 Audit.

On Motion by Mr. Figuero, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the FY 2020 Audit Engagement Letter.

SEVENTH ORDER OF BUSINESS

Consideration of Matters Pertaining to Request for Boundary Contraction

- a) Presentation of Boundary
Contraction Map**
- b) Discussion Regarding
Proposed Contraction**
- c) Consideration of
Boundary Amendment
Funding Agreement**
- d) Consideration of
Resolution 2021-02,
Authorizing and
Approving Boundary
Contraction**

Ms. Mackie explained Lake Nona Land Company approached District staff with a request that the District Board consider a boundary amendment contraction which would remove approximately 389 acres from the existing Greenway District. The contraction would be contemporaneous with the establishment of a new district (Midtown District) over the boundaries of the land removed from the Greenway District.

Ms. Mackie presented the Boundary Contraction Map. The property proposed to be removed from the District currently secures a portion of the District's Debt Service and those obligations would be satisfied at the time the City approves the contraction by the landowner(s) paying off the outstanding Bonds associated with those parcels being removed from the District. District staff evaluated the allocation of maintenance obligations as a result of this boundary contraction in an effort to minimize the effect on the existing residents within Greenway as a result of the boundary contraction.

The Board would act as the petitioner to the City of Orlando for the Boundary Contraction.

Mr. Plenzler provided an overview of the Proposed Contraction. PFM looked at the existing Greenway Improvement District O&M Budget as approved by the Board for Fiscal Year 2021 and looked at what the allocation of O&M would look like pre- and post-split. PFM estimated what the O&M would look like as a result of removing the acreage shown in the map and how it would impact O&M Assessments for the remaining property owners within the Greenway Improvement District. It was estimated the O&M funding being generated by the contracted Greenway Improvement District is just over \$600,000.00 and the estimated total expenses would be roughly \$633,000.00. The difference of \$27,000.00 is about 3% of the current budget.

Mr. Plenzler noted the yellow lines in the Boundary Contraction Map that extend into the contracted Greenway District are anticipated to be included as O&M obligations of the proposed Midtown District.

There are additional development plans within The Gatherings as well as some remaining lands within the Greenway ID on the order of 240-250 future residential units which will be included within Greenway ID. The per ERU O&M costs are estimated to be \$288.00 per ERU before the contraction and \$287.00 per ERU after the contraction. The impact on O&M assessments as a result of the contraction is not expected to be dramatic or create a substantial increase in O&M assessments for the remaining property owners within the contracted Greenway District.

Ms. Duerr asked if there could be a big variance from the estimated O&M impact and if this could be guaranteed. Mr. Plenzler responded that they couldn't guarantee this without knowing the future O&M obligations of the Greenway District going forward and this is the best estimate given the current budget. O&M Budgets can go up in the future, but District staff is trying to do their best to make sure it doesn't go up as a result of the contraction. There is enough room for error in the estimate that there could be a moderate increase or decrease to the O&M budget. Ms. Mackie stated the District was already forecasted to have to increase the budget in the future because of more improvements coming online for maintenance and those items will now be in the boundaries of the Midtown District so the existing Greenway residents won't see an increase as a result of those additional improvements. Ms. Mackie discussed required interlocal agreements between the Districts. Ms. Duerr asked about the Greenlink improvement as it relates to the Midtown District. Ms. Mackie stated the Greenway portion of that O&M obligation will be allocated between the contracted Greenway District and the Midtown District. Ms. Mackie stated Centerline Drive is not complete yet and the existing Greenway District has not incurred that maintenance obligation yet. When it is completed there will be a budget increase in that year and it will then be in the Midtown District that will be responsible for determining the level of service and associated budget.

A Board Member asked if creating the Midtown District would duplicate some costs. Ms. Mackie stated the Midtown District would need a District Manager, District Engineer, District Counsel etc. However, that is the responsibility of the Midtown District Board and not the Greenway District Board.

There were no additional questions for Mr. Plenzler on the financials. The next item in the package is an Agreement between the Developer and Greenway District in which the Developer commits to paying for the cost of the contraction. The last item is Resolution 2021-02, which Ms. Mackie explained would authorize District staff and the other various consultants needed to begin preparing the petition to contract the District boundary.

Ms. Mackie requested a motion to approve the Boundary Amendment Funding Agreement and a motion to approve Resolution 2021-01, as presented. Mr. Tinetti asked how much of the District is being contracted. Mr. Newton said it is about 389 acres. Ms. Mackie noted the Boundary Amendment Funding Agreement has already been signed by the Developer.

On Motion by Mr. Duerr, second by Mr. Figuero, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Boundary Amendment Funding Agreement.

The Board reviewed Resolution 2021-02.

On Motion by Mr. Duerr, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2021-02, Authorizing and Approving Boundary Contraction.

EIGHTH ORDER OF BUSINESS

**Ratification of Requisition
Nos. 2018-101 – 2018-102
Approved in October 2020 in
an amount totaling \$4,438.00**

Dr. Levey noted that these have been approved and paid and just need to be ratified by the Board.

On Motion by Ms. Duerr, second by Mr. Figuero, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 2018-101 – 2018-102 Approved in October 2020 in an amount totaling \$4,438.00.

NINTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures
Paid in October 2020 in an
amount totaling \$62,717.93**

Dr. Levey noted these have been approved and paid and just need to be ratified by the Board.

On Motion by Ms. Duerr, second by Mr. Figuero, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation & Maintenance Expenditures paid in October 2020 in an amount totaling \$62,717.93.

TENTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed
Services**

Mr. Thacker reviewed the work authorization for pressure washing the stone columns and monuments throughout the District, including the ones on Laurate Boulevard and Tavistock Lakes Boulevard, in the amount of \$6,550.00.

Ms. Duerr asked if this is for regular maintenance or a one-time cost. Mr. Thacker stated this is a one-time charge. One time per year the District power washes everything and there is a little bit extra in the budget to touch up later in the year if needed.

On Motion by Mr. Figuero, second by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorizations/Proposed Services for Berman in the amount of \$6,550.00.

ELEVENTH ORDER OF BUSINESS

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

Board Members reviewed the Statement of Financial Position and Budget to Actual through the end of October. Ms. Walden noted that the District has spent a total of \$63,000.00 in expenses and is currently under budget. No action is required by the Board.

TWELFTH ORDER OF BUSINESS

Staff Reports

District Counsel –

No Report

District Manager –

Ms. Walden noted the next meeting is scheduled for Tuesday, December 15, 2020, at the Courtyard Orlando Lake Nona.

Ms. Mackie noted District staff plans to hold a workshop for the new Board Members and existing Board Members are welcome to attend as well if they are interested, but it is not a requirement. Ms. Duerr stated the District is now able to use the Brainstorming Room at the Tavistock office which allows space to socially distance. Ms. Walden will reach out about a change in location for the District Board Meetings.

District Engineer –

No Report

Construction Supervisor –

No Report

District Landscape Supervisor –

No Report

THIRTEENTH ORDER OF BUSINESS

Supervisor and Audience Comments & Adjournment

There was no other business to discuss. Dr. Levey requested a motion to adjourn.

On Motion by Ms. Duerr, second by Mr. Tinetti, with all in favor, the November 10, 2020, meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the December 10, 2020
Board of Supervisors' Workshop**

MINUTES OF THE WORKSHOP

GREENEWAY IMPROVEMENT DISTRICT WORKSHOP MINUTES

Thursday, December 10, 2020 at 4:02 p.m.

6900 Tavistock Lakes Blvd, Suite 200, Orlando, FL 32827

Members present:

Chad Tinetti	Board Member	
Karen Duerr	Board Member	
Matthew Franko	Board Member	
Antoinette Munroe	Board Member	(via phone)
Amanda Kost	Board Member	(via phone)

District Staff:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Tucker Mackie	Hopping Green & Sams	(via phone)
Deb Sier	Hopping Green & Sams	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The workshop was called to order at 4:02 p.m. by Ms. Walden. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

CDD Overview

A CDD is a local unit of special purpose government created to serve specific long term needs of the development within its boundaries. Created pursuant to Chapter 190, Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of the District.

Through a CDD, the District can offer its residents a broad range of community-related services and infrastructure to help ensure the highest quality of life possible.

Responsibilities of a CDD may include stormwater management, potable and non-potable water supply, sewer and wastewater management, landscaping, street lighting, and recreational amenities.

A CDD is governed by its Board of Supervisors. A District Board is elected initially by the landowners, eventually transitioning to residents of the CDD. The Greenway Improvement District has fully completed the transition process such that all five supervisors are residents of the District.

Similar to all municipal, county, state and national elections, the Office of the Supervisor of Elections oversees the election of Supervisors once the District transitions to qualified elector elections. CDD Supervisors are subject to state ethics and financial disclosure laws.

The cost to operate a CDD is borne by those who benefit from its services. Property owners in the CDD are subject to a non-ad valorem assessment, which appears on their annual property tax bill.

This assessment consists of two parts:

- ▶ – an annual assessment for operations and maintenance, which can fluctuate from year to year depending on the needs of the District as determined in the budget adopted annually by the Board
- ▶ – an annual capital assessment to repay bonds issued by the CDD to finance community infrastructure and facilities, which are generally fixed and do not vary for the term of the bonds

THIRD ORDER OF BUSINESS

Board Responsibilities

The Board of Supervisors is comprised of five members. The Board's authority is prescribed by Chapter 190, Florida Statutes, which governs all community development districts in the State of Florida. The Board serves as the governing body of the District and some of its duties include (but are not limited to) the following:

- ▶ Compliance with Public Records and Sunshine Laws
- ▶ Oversight of the District's maintenance obligations and general governance concerning District matters
- ▶ Determining and adopting an annual budget and the levy of operations and maintenance assessments
- ▶ Holding and attending Board meetings for the District
- ▶ Planning for the development of the District's Capital Improvement Plan and future maintenance of the District improvements

FOURTH ORDER OF BUSINESS

Board Member Terms

- ▶ The initial Board is appointed by the Landowners. Thereafter, a Landowner election is held every two years
- ▶ After the District has been established for 6 years and has 250 registered voters, the seats switch over to the General Election where each seat holds a 4-year term. Again, the Greenway Improvement District's Board does not consist entirely of individuals elected through the General Election process.

- ▶ If a Supervisor resigns his/her office mid-term, the Board will accept their letter of resignation and then appoint a new Supervisor to serve the remaining term. The new Supervisor must be a qualified voter registered in the State of Florida that resides in the District and be a US citizen who is at least 18 years of age.

FIFTH ORDER OF BUSINESS

Current Board Members

- ▶ Seat 1 – Karen Duerr, expires Nov. 2024
- ▶ Seat 2 – Chad Tinetti, expires Nov. 2022
- ▶ Seat 3 – Amanda Kost, expires Nov. 2022
- ▶ Seat 4 – Antoinette Munroe, expires Nov. 2024
- ▶ Seat 5 – Matthew Franko, expires Nov. 2024

SIXTH ORDER OF BUSINESS

District Staff and Additional Resources

District Manager – Jennifer Walden and Lynne Mullins

- ▶ Acts as the ‘City Manager/County Administrator’ of the District and works with the elected Board to serve the District and its residents
- ▶ Responsibilities include but are not limited to preserving and maintaining District improvements and facilities, overseeing and coordinating the planning, financing, purchasing, staffing, and compliance of the District

District Counsel – Tucker Mackie and Deb Sier

- ▶ Acts as the chief legal counsel to the District
- ▶ Responsibilities include but are not limited to ensuring that the District conducts its business according to the legal standards placed upon it, both by the actions of the District/Board and the Florida Statutes, reviewing and drafting documents, and assisting the District with public financing

District Engineer – Jeff Newton

- ▶ Provides professional and technical services to the District in support of the planning, design, permitting, construction, financing, operation, and maintenance of the District infrastructure
- ▶ Also provides the Engineer's Report for bond financing and can provide direct consultation for such items as: bidding, contractor selection standards, master planning of infrastructure, and construction phase operation

Additional Personnel Resources

- ▶ Irrigation Specialist – Paul Stephens
- ▶ Maintenance Administrator – Scott Thacker

- ▶ Construction Administrator – Larry Kaufmann

Construction Committee

- ▶ 3 Committee Members (Larry Kaufmann, Matt McDermott and Chris Wilson)
- ▶ Meets every other week to discuss Construction related items with District staff
- ▶ Encompasses all the sister Districts – BCID, MCID and PE

SEVENTH ORDER OF BUSINESS

Florida Sunshine Law

Florida's Government-in-the-Sunshine law provides a right of access to governmental proceedings at both the state and local levels. It applies to any gathering of two or more members of the same Board to discuss some matter which will foreseeably come before that Board for action. There is also a constitutionally guaranteed right of access. Virtually all state and local collegial public bodies are governed by the open meetings requirements.

What are the requirements?

- 1) Meetings of the boards or commission must be open to the public
- 2) Reasonable notice of such meetings must be given
- 3) Minutes of the meeting must be taken

Is a public meeting required to be audio taped?

- 1) There is no requirement under the Sunshine law that tape recordings be made by a public board or commission, but if they are made, they become public records

What are the restrictions on a citizen's right to speak at a meeting? Public agencies are allowed to adopt reasonable rules and regulations which ensure the orderly conduct of a public meeting and which require orderly behavior on the part of the public attending. This includes limiting the amount of time an individual can speak and requesting that a representative of each side of the issue speak rather than everyone present.

What is a public record? All materials made or received by an agency in connection with official business which are used to perpetuate, communicate or formalize knowledge.

Can the Board attend social functions together? Members of the Board are not prohibited under the Sunshine law from meeting together socially, provided that matters which may come before the Board are not discussed at such gatherings

Can the Board email each other? Members of the Board are prohibited under the Sunshine law from emailing each other about District business. Items/questions should be directed to the District Manager (and/or District staff) to handle. If included on a group email, Supervisor should not "reply all".

EIGHTH ORDER OF BUSINESS

Board Member Emails

- Board Member emails are subject to public records request and are posted on the District website
- A designated email is set up and will be provided if each Board Member wishes to utilize it

Ms. Mackie would encourage the Board Members to utilize the District emails as the District Manager monitors it.

NINTH ORDER OF BUSINESS

District Website

The District is required to have a website with specific information posted (some of which is required for a specific amount of time). Examples: Agendas, Budgets, Establishment Information, Board Member contact info (name, address, email, term, title), Meeting Schedule.

TENTH ORDER OF BUSINESS

Agendas

The agenda is sent out 7 days in advance of the meeting and is also posted to the District Website. Updates are provided as necessary and become available prior to the meeting.

ELEVENTH ORDER OF BUSINESS

O&M Budget

- ▶ An operations and maintenance (O&M) budget is set by the Board each year based on the needs of the District
- ▶ The Board reviews the O&M budget in the Spring and sets a date for the public hearing in the Summer
- ▶ At the public hearing, the Board adopts the final O&M budget and levies the assessments which will be provided to the County Tax Collector for collection
- ▶ This O&M assessment, which offsets the District's annually adopted budget, is levied each year, and again can vary based on the O&M budget adopted.

TWELFTH ORDER OF BUSINESS

Statement of Financial Interests

Board Members are required to complete and file a Form 1 – Statement of Financial Interests while on the District Board. This is required annually. At the start of each Board Members' term (and each year thereafter) the Form 1 – Statement of Financial Interests will need to be filled out. The items disclosed will be for the previous calendar year. Form is to be filed within 30 days from the appointment.

At the end of each Board Members' term, the Form 1F – Final Statement of Financial Interests will need to be filled out. The items disclosed will be for the current calendar year. Form 1F is to be filed within 60 days of leaving public office.

THIRTEENTH ORDER OF BUSINESS

Pending Boundary Amendment

Ms. Mackie noted the Board has approved the contraction of the Greenway Improvement District's current boundaries. The property being removed from the District will become its own CDD.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2021-03,
Election of Officers**

RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
GREENWAY IMPROVEMENT DISTRICT ELECTING THE OFFICERS
OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the **GREENWAY IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE GREENWAY IMPROVEMENT DISTRICT:**

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 3. _____ is elected Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 4. _____ is elected Treasurer.

Section 5. _____ is elected as Assistant Treasurer.

Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY of JANUARY, 2021.

ATTEST:

**GREENWAY
IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair

GREENEWAY IMPROVEMENT DISTRICT

**Non-Ad Valorem Assessment Administration Agreement
with the Orange County Property Appraiser**

NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 13th day of November, 2020 between **RICK SINGH, CFA**, as Orange County Property Appraiser (Property Appraiser) and **Greeneway CDD**, (Taxing Authority), and is effective upon acceptance by both parties and through September 30, 2021.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions necessary to enter into this agreement.

2. The Property Appraiser agrees to perform the following service for the Taxing Authority:

A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2021 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar For Implementation Of Non-Ad Valorem Assessment Roll.

B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments. Provide subsequent files or reports at request of the Taxing Authority.

C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and extend that amount against each parcel of real property as stipulated by Taxing Authority.

D. Include the Taxing Authority's non-ad valorem assessments on the Notice Of Proposed Property Taxes And Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.

E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.

F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:
 - A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non-ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar For Implementation Of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
 4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date data concerning its boundaries, proposed assessments and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the District's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
 5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming or any other associated costs.
- On 13th day of November, 2020 an administrative fee will be invoiced to the Taxing Authority equivalent to \$1 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
6. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar For Implementation Of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
 7. This agreement constitutes the entire agreement between the parties and can only be modified in writing.
 8. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.

9. All communications required by this agreement shall be in writing and sent by first class mail, email or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Greeneway CDD
Amanda Lane
PFM Group Consulting LLC
12051 Corporate Blvd.
Orlando, FL 32817
LaneA@pfm.com
(407)723-5900

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Finance Department
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
crespo@ocpafl.org
(407)836-5353

10. TERMINATION. This Agreement may be terminated by either party upon written notice. If terminated on or before April 1, a 100% refund of fee will apply. If terminated between April 2 and July 15, a 50% refund of fee will apply. Property Appraiser will perform no further work after the written termination notice is received.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
Rick Singh, CFA

Date _____

GREENEWAY CDD

Name Robert Chadwick Tinetti, Vice Chair

Signed _____

Date January 1, 2021

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st - Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/combo, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ASCII file, text or Excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearings.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

GREENEWAY IMPROVEMENT DISTRICT

Landscape Proposals for Nemours Parkway Phase 7



Exhibit B

Nemours Pkwy 7 Extension GID
December 2 2020

Base Maintenance Services (Monthly Costs)

Area	Landscape Management	Horticulture Services	Irrigation Management	Total
Nemours 7 GID	\$1,200.00	inc	\$200.00	\$1,400.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Base Monthly Costs	\$1,200.00	#VALUE!	\$200.00	\$1,400.00
Annual Base Maintenance Cost				\$16,800.00

Additional Services Included In Contract

Area														Mulch			Annuals			Palm Pruning			Misc. Services		
Area	Type	Freq.	Qty	Cost	Freq.	Qty	Cost	Freq.	Qty	Cost	Freq.	Qty	Cost												
		2	35	\$3,360.00				2	52	\$3,640.00															
Total			35	\$3,360.00		0	\$0.00		52	\$3,640.00			\$0.00												

Total Additional Services	\$7,000.00
Total Annual Cost	\$23,800.00
Total Monthly Cost	\$1,983.33

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BERMAN

Date: November 30, 2020

Client: PFM, agent for owner

Project: Nemours Parkway Phase 7 landscape maintenance

Berman proposes to perform landscape maintenance per the CDD's specifications at Nemours Parkway Phase 7, inclusive of all items in the standard CDD scope of work.

BCID section: \$1,899.86 per month // \$22,798.32 per year

GID section: \$474.97 per month // \$5,699.64 per year

Total Cost: \$28,497.96 per year

Additional Notes:

Berman Construction State of Florida CGC # 1518721

Revision and Approval Policy: Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return. We can then schedule your services at that time.

Agent for Owner

Date

Berman Construction LLC

Date

By: Samantha Sharenow, Senior VP

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 2018-103 & 2018-104 Approved in
November 2020 in an amount totaling \$44,903.25**

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 November 1, 2020 through November 30, 2020. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
S2018-103	Boggy Creek Improvement District	\$163.75
S2018-104	Donald W. McIntosh Associates	\$44,739.50
		\$44,903.25

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

DATE:	November 6, 2020	REQUISITION NO:	103
PAYEE:	Boggy Creek Improvement District	AMOUNT DUE:	\$163.75
ADDRESS:	12051 Corporate Boulevard Orlando, FL 32817	FUND:	Acquisition/Construction
ITEM:	<ul style="list-style-type: none">• 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 (Reference OSC26184224; Ad: 6779839), Req. 2018-175 – \$92.19• 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 (Reference OSC26184224; Ad: 6765210), Req. 2018-175 – \$71.56		

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:  11/6/20
DISTRICT ENGINEER Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 9:02 am, Nov 10, 2020

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

DATE:	November 6, 2020	REQUISITION NO:	104
PAYEE:	Donald W. McIntosh Associates	AMOUNT DUE:	\$44,739.50
ADDRESS:	2200 Park Avenue North Winter Park, FL 32789	FUND:	Acquisition/Construction
ITEM:	<ul style="list-style-type: none">• Invoice 40261 for Project 23216 (Lake Nona Greenway) Through 09/11/2020 – \$2,132.75• Invoice 40266 for Project 17141 (Centerline Drive Phase 2 (aka Segment F) Through 09/11/2020 – \$4,055.00• Invoice 40267 for Project 18141 (Centerline Drive – Segments C & D) Through 09/11/2020 – \$918.00• Invoice 40368 for Project 23216 (Lake Nona Greenway) Through 10/09/2020 – \$4,302.50• Invoice 40374 for Project 17141 (Centerline Drive Phase 2 (aka Segment F) Through 10/09/2020 – \$3,744.25• Invoice 40375 for Project 18140 (Centerline Drive – Segments A & B) Through 10/09/2020 – \$14,814.00• Invoice 40376 for Project 18141 (Centerline Drive – Segments C & D) Through 10/09/2020 – \$14,773.00		


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.

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GREENEWAY 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 9:02 am, Nov 10, 2020

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 2018-105 - 2018-110 Approved in
December 2020 in an amount totaling \$593,314.13**

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 December 1, 2020 through December 31, 2020. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
S2018-105	Boggy Creek Improvement District	\$92.19
S2018-106	Donald W. McIntosh Associates	\$8,378.25
S2018-107	Jr. Davis Construction	\$576,129.31
S2018-108	Boggy Creek Improvement District	\$93.13
S2018-109	Hopping Green & Sams	\$271.50
S2018-110	Donald W. McIntosh Associates	\$8,349.75
		\$593,314.13

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

DATE:	November 20, 2020	REQUISITION NO:	105
PAYEE:	Boggy Creek Improvement District	AMOUNT DUE:	\$92.19
ADDRESS:	12051 Corporate Boulevard Orlando, FL 32817	FUND:	Acquisition/Construction
ITEM:	Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greeneway, Myrtle Creek, and Poitras East, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds (Reference OSC27414424; Ad: 6788694), Req. 2018-177		

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.


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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.

GREENEWAY 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:  11/23/20
DISTRICT ENGINEER Jeffrey J. Newton, PE

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

DATE:	November 20, 2020	REQUISITION NO:	106
PAYEE:	Donald W. McIntosh Associates	AMOUNT DUE:	\$8,378.25
ADDRESS:	220 Park Avenue North Winter Park, FL 32789	FUND:	Acquisition/Construction
ITEM:	<ul style="list-style-type: none">• Invoice 40466 for Project 23216 (Lake Nona Greenway) Through 11/06/2020 – \$1,438.75• Invoice 40471 for Project 17141 (Centerline Drive Phase 2 (aka Segment F) Through 11/06/2020 – \$5,137.50• Invoice 40472 for Project 18140 (Centerline Drive – Segments A & B) Through 11/06/2020 – \$776.00• Invoice 40473 for Project 18141 (Centerline Drive – Segments C & D) Through 11/06/2020 – \$1,026.00		

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.

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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:  11/23/20
DISTRICT ENGINEER Jeffrey J. Newton, P

EXHIBIT A

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

DATE:	November 20, 2020	REQUISITION NO:	107
PAYEE:	Jr. Davis Construction Co., Inc.	AMOUNT DUE:	\$576,129.31
ADDRESS:	210 Hangar Road Kissimmee, FL 34741	FUND:	Acquisition/Construction
ITEM:	<ul style="list-style-type: none">• Invoice 126396 (Pay Application #18) for Project 1961 (Nemours Parkway Ph. 7) Through 09/25/2020 – \$103,704.47• Invoice 126398 (Pay Application #19) for Project 1961 (Nemours Parkway Ph. 7) Through 09/25/2020 – \$472,424.84		

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.

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GREENEWAY IMPROVEMENT DISTRICT

Robert Chad Tinetti

BY:

CHAIRMAN or VICE CHAIRMAN

Digitally signed by Robert Chad Tinetti
DN: C=US, E=Chad.Tinetti@Tavistock.com,
O=Tavistock Development Company,
CN=Robert Chad Tinetti
Date: 2020.12.11 18:55:00-05'00'

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

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

DATE:	December 11, 2020	REQUISITION NO:	108
PAYEE:	Boggy Creek Improvement District	AMOUNT DUE:	\$93.13
ADDRESS:	12051 Corporate Boulevard Orlando, FL 32817	FUND:	Acquisition/Construction
ITEM:	Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greeneway, Myrtle Creek, and Poitras East, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds (Reference OSC28606146; Ad: 6811194), Req. 2018-180		

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.

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GREENEWAY IMPROVEMENT DISTRICT

Robert Chad Tinetti

BY:

CHAIRMAN or VICE CHAIRMAN

Digitally signed by Robert Chad Tinetti
DN: cn=US, e=Chad.Tinetti@Tavistock.com,
o=Tavistock Development Company,
cn=Robert Chad Tinetti
Date: 2020.12.15 12:09:51-05'00'

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 1:27 pm, Dec 15, 2020

EXHIBIT A

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

DATE:	December 11, 2020	REQUISITION NO:	109 (revised)
PAYEE:	Hopping Green & Sams	AMOUNT DUE:	\$271.50
ADDRESS:	119 S. Monroe St., Ste. 300 PO Box 6526 Tallahassee, FL 32314	FUND:	Acquisition/Construction
ITEM:	Invoice 118910 for Project Construction Through 10/31/2020		

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.

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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.

GREENEWAY IMPROVEMENT DISTRICT

BY: Robert Chad Tinetti
CHAIRMAN or VICE CHAIRMAN

Digitally signed by Robert Chad Tinetti
DN: cn=US,
e=Chad.Tinetti@Tavistock.com,
o=Tavistock Development Company,
cn=Robert Chad Tinetti
Date: 2020.12.15 12:10:14-05'00'

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: Jeffrey J. Newton
DISTRICT ENGINEER Jeffrey J. Newton, PE

12/15/20

RECEIVED

By Amanda Lane at 1:27 pm, Dec 15, 2020

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

DATE:	December 18, 2020	REQUISITION NO:	110
PAYEE:	Donald W. McIntosh Associates	AMOUNT DUE:	\$8,349.75
ADDRESS:	2200 Park Avenue North Winter Park, FL 32789	FUND:	Acquisition/Construction
ITEM:	<ul style="list-style-type: none">• Invoice 40564 for Project 23216 (Lake Nona Greeneway) Through 12/04/2020 – \$943.75• Invoice 40569 for Project 18140 (Centerline Drive – Segments A & B) Through 12/04/2020 – \$2,645.00• Invoice 40570 for Project 18141 (Centerline Drive – Segments C & D) Through 12/04/2020 – \$4,761.00		

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.

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GREENEWAY IMPROVEMENT DISTRICT

Robert Chad Tinetti
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:  12/21/20
DISTRICT ENGINEER Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 3:20 pm, Dec 21, 2020

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
November 2020 in an amount totaling \$41,345.13**

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 November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,345.13**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
Check Dates: 11/1/2020 to 11/30/2020

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
2999	11/13/20	P	HGS	Hopping Green & Sams	\$1,812.50
3000	11/13/20	P	OCTC	Scott Randolph, Tax Collector	\$59.88
3001	11/18/20	P	BERMAN	Berman Construction LLC	\$949.98
3002	11/18/20	P	CEPRA	Cepira Landscape	\$750.00
3003	11/18/20	P	EGIS	Egis Insurance Advisors LLC	\$490.00
3004	11/18/20	P	PFMGC	PFM Group Consulting	\$3,333.33
3005	11/18/20	P	RLEVEY	Richard Levey	\$200.00
3006	11/18/20	P	TRUSTE	US Bank as Trustee for Greenew	\$46,048.90
3007	11/19/20	P	BERMAN	Berman Construction LLC	\$3,000.01
3008	11/19/20	P	CEPRA	Cepira Landscape	\$5,607.80
3009	11/19/20	P	DONMC	Donald W. McIntosh Associates	\$750.00
3010	11/19/20	P	DOWNT0	Down to Earth Landscape & Irr	\$497.76
3011	11/19/20	P	HGS	Hopping Green & Sams	\$2,271.45
BANK SUN REGISTER TOTAL:					\$65,771.61
GRAND TOTAL :					\$65,771.61

19,722.71	Checks 2999-3005, 3006-3011
46,048.90	Check 3006 - Debt service paid
241.48	PA 461 - OCU paid online
12,290.68	PA 464 - OUC paid online
92.57	Sep. ICM exp. paid to Boggy Creek
8,868.84	Oct. ICM exp. paid to Boggy Creek
128.85	PA 464 - OCU paid online
87,394.03	Total cash spent
41,345.13	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date) ; "A" - Application; "E" - EFT

** Denotes broken check sequence.

GREENEWAY IMPROVEMENT DISTRICT

Construction Funding Request #014

10/2/2020

Item No.	Payee	Invoice Number	General Fund
1	Hopping Green & Sams Build Grant Counsel Through 08/31/2020	117428	\$ 1,812.50
		TOTAL	\$ 1,812.50

Amanda Lane

From: Larry Kaufmann <lkaufmann@tavistock.com>
Sent: Sunday, October 4, 2020 9:24 AM
To: Amanda Lane; AccountsPayable; Damon Ventura
Subject: RE: Greeneway - FR #14

EXTERNAL EMAIL: Use care with links and attachments.

GID FR# 14 is approved for processing. This request is Build Grant / LAMN request.

KDS
Kaufmann Development Services, LLC
Larry Kaufmann
(407) 448-6592
lkaufmann@tavistock.com

From: Amanda Lane <lanea@pfm.com>
Sent: Saturday, October 3, 2020 10:50 AM
To: AccountsPayable <accountspayable@tavistock.com>; Damon Ventura <dventura@tavistock.com>
Cc: Larry Kaufmann <lkaufmann@tavistock.com>
Subject: Greeneway - FR #14

EXTERNAL E-MAIL

Please see attached for Greeneway FR #14 for \$1,812.50.

Amanda Lane
Assistant Chief District Accountant

PFM Group Consulting LLC
LaneA@pfm.com | web pfm.com
phone 407.723.5900 (direct phone 407.723.5925) | fax 407.723.5901
12051 Corporate Blvd. | Orlando, FL 32817

GREENWAY IMPROVEMENT DISTRICT

Payment Authorization #463

11/6/2020

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Berman Construction			
	November Administrator Services	9294	\$ 1,333.34	FY 2021
	November Irrigation Specialist Services	9294	\$ 1,666.67	FY 2021
2	Boggy Creek Improvement District			
	September (2) ICM Expenses	ICM2020-12(2)	\$ 92.57	FY 2020
	October ICM Expenses	ICM2021-01	\$ 8,868.84	FY 2021
3	Cepra Landscape			
	November Landscaping: Section 1, Nemours Phase 6	20373	\$ 5,995.75	FY 2021
	November Landscaping: Section 2, Centerline	20374	\$ 10,965.00	FY 2021
	Section 1 Mainline Leak	20491	\$ 669.60	FY 2021
	Section 1 New Monument Restoration	20493	\$ 3,412.20	FY 2021
	Section 1 October M.I. and Repairs	20494	\$ 1,526.00	FY 2021
4	Donald W McIntosh Associates			
	Engineering Services Through 09/11/2020	40260	\$ 312.50	FY 2020
	Engineering Services Through 09/30/2020	40367	\$ 250.00	FY 2020
	Engineering Services Through 10/09/2020	40367	\$ 187.50	FY 2021
5	Down to Earth Landscape & Irrigation			
	Clocks 25, 26, 27 Repairs	78827	\$ 396.00	FY 2021
	Clock 24 Repairs	78828	\$ 101.76	FY 2021
6	Hopping Green & Sams			
	General Counsel Through 09/30/2020	118095	\$ 2,271.45	FY 2020
7	Orange County Tax Collector			
	Nemours Parkway Phase 6 Tract B Property Taxes	--	\$ 59.88	FY 2021

TOTAL \$ 38,109.06

2,926.52	FY 2020
35,182.54	FY 2021

Jennifer L. Walden

Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 11:45 am, Nov 18, 2020

Jay
11/16/20

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #464

11/13/2020

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Berman Construction			
	Controller 18 Repairs	9014	\$ 105.36	FY 2020
	Controller 27 Repairs	9145	\$ 844.62	FY 2021
2	Ceptra Landscape			
	Section 1 Doisy Clock Decoder Replacements	20716	\$ 426.00	FY 2021
	Section 2 Clocks 18 & 19 Repairs	20717	\$ 324.00	FY 2021
3	Down to Earth Landscape & Irrigation			
	November Landscaping	80055	\$ 3,973.67	FY 2021
4	Egis Insurance & Risk Advisors			
	FY 2021 Additional Property Insurance	12507	\$ 490.00	FY 2021
5	Orange County Utilities			
	9987 Laureate Boulevard ; Service 10/16/2020 - 11/12/2020	--	\$ 128.85	FY 2021
6	OUC			
	Acct: 8795843030 ; Service 10/02/2020 - 11/02/2020	--	\$ 12,290.68	FY 2021
7	PFM Group Consulting			
	DM Fee: November 2020	DM-11-2020-0008	\$ 3,333.33	FY 2021
8	Supervisor Fees - 11/10/2020 Meeting			
	Richard Levey	--	\$ 200.00	FY 2021

TOTAL \$ 22,116.51

105.36	FY 2020
22,011.15	FY 2021

Jennifer L. Walden

Secretary/Assistant Secretary

Chairperson

Jake
11/16/20

RECEIVED

By Amanda Lane at 4:45 pm, Nov 16, 2020

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
December 2020 in an amount totaling \$94,637.40**

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 December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$94,637.40**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
Check Dates: 12/1/2020 to 12/31/2020

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
012	12/04/20	P	CEPRA	Cepra Landscape	\$16,960.75
013	12/04/20	P	DONMC	Donald W. McIntosh Associates	\$562.50
014	12/04/20	P	DOWNT0	Down to Earth Landscape & Irr	\$3,973.67
015	12/04/20	P	HTFL	Hathaway's Tree Farm & Landsc	\$4,050.00
016	12/04/20	P	ORLS	Orlando Sentinel	\$361.26
017	12/04/20	P	PFMGC	PFM Group Consulting	\$19.27
018	12/04/20	P	TRUSTE	US Bank as Trustee for Greenew	\$76,704.73
019	12/04/20	P	VGLOBA	VGlobalTech	\$125.00
020	12/09/20	P	BERMAN	Berman Construction LLC	\$3,000.01
021	12/09/20	P	CEPRA	Cepra Landscape	\$2,260.00
022	12/09/20	P	DOWNT0	Down to Earth Landscape & Irr	\$397.38
023	12/09/20	P	TRUSTE	US Bank as Trustee for Greenew	\$118,430.57
024	12/09/20	P	VGLOBA	VGlobalTech	\$125.00
025	12/16/20	P	TRUSTE	US Bank as Trustee for Greenew	\$313,960.39
026	12/29/20	P	BERMAN	Berman Construction LLC	\$5,201.50
027	12/29/20	P	CEPRA	Cepra Landscape	\$20,505.55
028	12/29/20	P	DONMC	Donald W. McIntosh Associates	\$2,468.50
029	12/29/20	P	DOWNT0	Down to Earth Landscape & Irr	\$4,421.24
030	12/29/20	P	HGS	Hopping Green & Sams	\$3,589.75
031	12/29/20	P	OCPA	Orange Co. Property Appraiser	\$1,672.00
032	12/29/20	P	ORLS	Orlando Sentinel	\$636.25
033	12/29/20	P	PFMGC	PFM Group Consulting	\$3,415.76
034	12/29/20	P	TRUSTE	US Bank as Trustee for Greenew	\$111,193.94
BANK SUN REGISTER TOTAL:					\$694,035.02
GRAND TOTAL :					\$694,035.02

73,745.39	Checks 3012-3034, less DS listed below
76,704.73	Check 3018 - Debt service paid
118,430.57	Check 3023 - Debt service paid
313,960.39	Check 3025 - Debt service paid
111,193.94	Check 3034 - Debt service paid
1,058.00	Centerline landscaping reimbursed to Boggy Creek
11,875.52	PA 468 - OUC paid online
7,778.34	Nov. ICM exp. paid to Boggy Creek
180.15	PA 468 - OCU paid online
714,927.03	Total cash spent
94,637.40	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Vid Date) ; "A" - Application ; "E" - EFT

** Denotes broken check sequence.

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #463

11/6/2020

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	Clock 24 Repairs	78828	\$ 101.76	FY 2021
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	General Counsel Through 09/30/2020	118095	\$ 2,271.45	FY 2020
7	Orange County Tax Collector			
	Nemours Parkway Phase 6 Tract B Property Taxes	--	\$ 59.88	FY 2021

TOTAL \$ 38,109.06

2,926.52	FY 2020
35,182.54	FY 2021

Jennifer L. Walden

Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 11:45 am, Nov 18, 2020

Jay
11/16/20

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 12/31/2020

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$227,911.83				\$227,911.83
State Board of Administration	1,519.15				1,519.15
Accounts Receivable - Due from Developer	7,034.00				7,034.00
Assessments Receivable	399,972.42				399,972.42
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	54,228.13				54,228.13
Interchange Maintenance Reserve	18,940.15				18,940.15
Assessments Receivable		\$1,918,602.50			1,918,602.50
Due From Other Funds		111,193.94			111,193.94
Debt Service Reserve (Series 2013)		3,478,503.13			3,478,503.13
Debt Service Reserve (Series 2018)		614,944.78			614,944.78
Revenue (Series 2013)		568,452.02			568,452.02
Interest (Series 2018)		679.93			679.93
Prepayment (Series 2013)		3,742.01			3,742.01
General Checking Account			\$7,073.94		7,073.94
Acquisition/Construction (Series 2013)			89,011.92		89,011.92
Acquisition/Construction (Series 2018)			1,150.02		1,150.02
Total Current Assets	<u>\$711,231.26</u>	<u>\$6,696,118.31</u>	<u>\$97,235.88</u>	<u>\$0.00</u>	<u>\$7,504,585.45</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$4,666,321.87	\$4,666,321.87
Amount To Be Provided				42,293,678.13	42,293,678.13
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>\$711,231.26</u></u>	<u><u>\$6,696,118.31</u></u>	<u><u>\$97,235.88</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$54,464,585.45</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$14,722.00				\$14,722.00
Due To Other Governmental Units	2,466.35				2,466.35
Deferred Revenue	407,006.42				407,006.42
Deferred Revenue		\$1,918,602.50			1,918,602.50
Accounts Payable			\$3,077.00		3,077.00
Total Current Liabilities	<u>\$424,194.77</u>	<u>\$1,918,602.50</u>	<u>\$3,077.00</u>	<u>\$0.00</u>	<u>\$2,345,874.27</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><u>\$424,194.77</u></u>	<u><u>\$1,918,602.50</u></u>	<u><u>\$3,077.00</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$49,305,874.27</u></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	130,039.26				130,039.26
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		254,211.48			254,211.48
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			575,202.49		575,202.49
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u><u>\$287,036.49</u></u>	<u><u>\$4,777,515.81</u></u>	<u><u>\$94,158.88</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,158,711.18</u></u>
Total Liabilities and Net Assets	<u><u>\$711,231.26</u></u>	<u><u>\$6,696,118.31</u></u>	<u><u>\$97,235.88</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$54,464,585.45</u></u>

Greenway Improvement District
Statement of Activities
As of 12/31/2020

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$138,988.07				\$138,988.07
Off-Roll Assessments	186,043.81				186,043.81
Developer Contributions	1,833.00				1,833.00
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$666,338.53			666,338.53
Other Assessments		722,101.94			722,101.94
Inter-Fund Group Transfers In		(43.25)			(43.25)
Debt Proceeds		220,921.77			220,921.77
Developer Contributions			\$2,281.00		2,281.00
Inter-Fund Transfers In			(14,956.75)		(14,956.75)
Debt Proceeds			642,655.28		642,655.28
Total Revenues	<u>\$341,864.88</u>	<u>\$1,609,318.99</u>	<u>\$629,979.53</u>	<u>\$0.00</u>	<u>\$2,581,163.40</u>
<u>Expenses</u>					
Supervisor Fees	\$600.00				\$600.00
Public Officials' Liability Insurance	2,415.00				2,415.00
Trustee Services	3,362.70				3,362.70
Management	9,999.99				9,999.99
Engineering	3,152.50				3,152.50
Property Appraiser	2,810.00				2,810.00
District Counsel	6,575.75				6,575.75
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	35.27				35.27
Postage & Shipping	26.27				26.27
Legal Advertising	1,328.76				1,328.76
Miscellaneous	40.16				40.16
Property Taxes	59.88				59.88
Web Site Maintenance	375.00				375.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,703.14				1,703.14
Water Reclaimed	8,113.10				8,113.10
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	15,379.23				15,379.23
Landscaping Maintenance & Material	62,803.26				62,803.26
Flower & Plant Replacement	8,222.20				8,222.20

Greenway Improvement District
Statement of Activities
As of 12/31/2020

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
IME - Aquatics Maintenance	901.80				901.80
IME - Irrigation	439.37				439.37
IME - Landscaping	14,544.48				14,544.48
IME - Lighting	134.08				134.08
IME - Miscellaneous	3,024.00				3,024.00
IME - Water Reclaimed	69.80				69.80
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	14,779.70				14,779.70
Personnel Leasing Agreement	9,000.03				9,000.03
Interest Payments		\$1,355,185.69			1,355,185.69
Engineering			\$54,429.00		54,429.00
Legal Advertising			349.07		349.07
Total Expenses	<u>\$196,953.47</u>	<u>\$1,355,185.69</u>	<u>\$54,778.07</u>	<u>\$0.00</u>	<u>\$1,606,917.23</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$127.85				\$127.85
Interest Income		\$78.18			78.18
Interest Income			\$1.03		1.03
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$127.85</u>	<u>\$78.18</u>	<u>\$1.03</u>	<u>\$0.00</u>	<u>\$207.06</u>
Change In Net Assets	\$145,039.26	\$254,211.48	\$575,202.49	\$0.00	\$974,453.23
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>\$287,036.49</u></u>	<u><u>\$4,777,515.81</u></u>	<u><u>\$94,158.88</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,158,711.18</u></u>

Greeneway Improvement District

Budget to Actual

For the Month Ending 12/31/2020

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 138,988.07	\$ 134,770.07	\$ 4,218.00	\$ 539,080.28
Off-Roll Assessments	186,043.81	93,021.89	93,021.92	372,087.57
Developer Contributions	1,833.00	-	1,833.00	-
Net Revenues	\$ 326,864.88	\$ 227,791.96	\$ 99,072.92	\$ 911,167.85
<u>General & Administrative Expenses</u>				
Legislative				
Supervisor Fees	\$ 600.00	\$ 1,800.00	\$ (1,200.00)	\$ 7,200.00
Financial & Administrative				
Public Officials' Liability Insurance	2,415.00	637.50	1,777.50	2,550.00
Trustee Services	3,362.70	2,250.00	1,112.70	9,000.00
Management	9,999.99	10,000.00	(0.01)	40,000.00
District Engineering	3,152.50	2,500.00	652.50	10,000.00
Dissemination Agent	-	1,250.00	(1,250.00)	5,000.00
Property Appraiser	2,810.00	425.00	2,385.00	1,700.00
District Counsel	6,575.75	7,500.00	(924.25)	30,000.00
Assessment Administration	7,500.00	1,875.00	5,625.00	7,500.00
Reamortization Schedules	-	62.50	(62.50)	250.00
Audit	-	1,250.00	(1,250.00)	5,000.00
Travel and Per Diem	35.27	75.00	(39.73)	300.00
Telephone	-	12.50	(12.50)	50.00
Postage & Shipping	26.27	250.00	(223.73)	1,000.00
Copies	-	625.00	(625.00)	2,500.00
Legal Advertising	1,328.76	1,875.00	(546.24)	7,500.00
Miscellaneous	40.16	1,274.99	(1,234.83)	5,100.00
Property Taxes	59.88	250.00	(190.12)	1,000.00
Web Site Maintenance	375.00	675.00	(300.00)	2,700.00
Holiday Decorations	6,075.00	2,000.00	4,075.00	8,000.00
Dues, Licenses, and Fees	175.00	62.50	112.50	250.00
Total General & Administrative Expenses	\$ 44,531.28	\$ 36,649.99	\$ 7,881.29	\$ 146,600.00

Greenway Improvement District
 Budget to Actual
 For the Month Ending 12/31/2020

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Field Operations</u>				
Electric Utility Services				
Electric	\$ 1,703.14	\$ 2,250.00	\$ (546.86)	\$ 9,000.00
Water-Sewer Combination Services				
Water Reclaimed	8,113.10	10,000.00	(1,886.90)	40,000.00
Other Physical Environment				
General Insurance	2,717.00	737.50	1,979.50	2,950.00
Property & Casualty Insurance	4,041.00	1,750.00	2,291.00	7,000.00
Other Insurance	-	37.50	(37.50)	150.00
Irrigation Repairs	15,379.23	10,000.00	5,379.23	40,000.00
Landscaping Maintenance & Material	62,803.26	67,459.00	(4,655.74)	269,836.00
Tree Trimming	-	10,000.00	(10,000.00)	40,000.00
Flower & Plant Replacement	8,222.20	10,000.00	(1,777.80)	40,000.00
Contingency	-	5,248.06	(5,248.06)	20,992.22
Pest Control	-	1,185.00	(1,185.00)	4,740.00
Hurricane Cleanup	-	5,000.00	(5,000.00)	20,000.00
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	901.80	954.00	(52.20)	3,816.00
IME - Irrigation Repairs	439.37	2,700.00	(2,260.63)	10,800.00
IME - Landscaping	14,544.48	21,816.72	(7,272.24)	87,266.88
IME - Lighting	134.08	450.00	(315.92)	1,800.00
IME - Miscellaneous	3,024.00	450.00	2,574.00	1,800.00
IME - Water Reclaimed	69.80	675.00	(605.20)	2,700.00
Road & Street Facilities				
Entry and Wall Maintenance	-	750.00	(750.00)	3,000.00
Hardscape Maintenance	6,550.00	1,250.00	5,300.00	5,000.00
Streetlights	14,779.70	25,092.52	(10,312.82)	100,370.08
Accent Lighting	-	500.00	(500.00)	2,000.00
Parks & Recreation				
Personnel Leasing Agreement	9,000.03	9,000.00	0.03	36,000.00
Reserves				
Infrastructure Capital Reserve	-	5,550.00	(5,550.00)	22,200.00
Interchange Maintenance Reserve	-	786.67	(786.67)	3,146.67
	\$ 152,422.19	\$ 193,641.97	\$ (41,219.78)	\$ 774,567.85
Total Expenses	\$ 196,953.47	\$ 230,291.96	\$ (33,338.49)	\$ 921,167.85
Income (Loss) from Operations	\$ 129,911.41	\$ (2,500.00)	\$ 132,411.41	\$ (10,000.00)
<u>Other Income (Expense)</u>				
Interest Income	\$ 127.85	\$ 2,500.00	\$ (2,372.15)	\$ 10,000.00
Total Other Income (Expense)	\$ 127.85	\$ 2,500.00	\$ (2,372.15)	\$ 10,000.00
Net Income (Loss)	\$ 130,039.26	\$ -	\$ 130,039.26	\$ -

Greenway Improvement District

Budget to Actual
For the Month Ending 12/31/2020

	Oct-20	Nov-20	Dec-20	YTD Actual
<u>Revenues</u>				
On-Roll Assessments	\$ -	\$ 25,594.37	\$ 113,393.70	\$ 138,988.07
Off-Roll Assessments	-	186,043.81	-	186,043.81
Developer Contributions	-	-	1,833.00	1,833.00
Net Revenues	\$ -	\$ 211,638.18	\$ 115,226.70	\$ 326,864.88
<u>General & Administrative Expenses</u>				
Legislative				
Supervisor Fees	\$ 400.00	\$ 200.00	\$ -	\$ 600.00
Financial & Administrative				
Public Officials' Liability Insurance	2,415.00	-	-	2,415.00
Trustee Fees	3,362.70	-	-	3,362.70
Management	3,333.33	3,333.33	3,333.33	9,999.99
District Engineering	-	2,340.00	812.50	3,152.50
Dissemination Agent	-	-	-	-
Property Appraiser	-	-	2,810.00	2,810.00
District Counsel	-	-	6,575.75	6,575.75
Assessment Administration	7,500.00	-	-	7,500.00
Reamortization Schedules	-	-	-	-
Audit	-	-	-	-
Travel and Per Diem	-	-	35.27	35.27
Telephone	-	-	-	-
Postage & Shipping	-	19.27	7.00	26.27
Copies	-	-	-	-
Legal Advertising	331.25	361.26	636.25	1,328.76
Miscellaneous	-	-	40.16	40.16
Property Taxes	-	59.88	-	59.88
Website Maintenance	125.00	125.00	125.00	375.00
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	\$ 44,531.28
<u>Field Operations</u>				
Electric Utility Services				
Electric	\$ -	\$ 848.49	\$ 854.65	\$ 1,703.14
Water-Sewer Combination Services				
Water Reclaimed	120.74	4,175.67	3,816.69	8,113.10
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	15,379.23
Landscaping Maintenance & Material	20,934.42	20,934.42	20,934.42	62,803.26
Tree Trimming	-	-	-	-
Flower & Plant Replacement	-	5,962.20	2,260.00	8,222.20
Contingency	-	-	-	-
Pest Control	-	-	-	-
Hurricane Cleanup	-	-	-	-
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	300.60	300.60	300.60	901.80
IME - Irrigation	-	108.45	330.92	439.37
IME - Landscaping	7,272.24	7,272.24	-	14,544.48

Greenway Improvement District

Budget to Actual
For the Month Ending 12/31/2020

	Oct-20	Nov-20	Dec-20	YTD Actual
IME - Lighting	-	66.25	67.83	134.08
IME - Miscellaneous	1,296.00	-	1,728.00	3,024.00
IME - Water Reclaimed	-	30.80	39.00	69.80
Road & Street Facilities				
Entry and Wall Maintenance	-	-	-	-
Hardscape Maintenance	-	-	6,550.00	6,550.00
Streetlights	-	7,395.37	7,384.33	14,779.70
Accent Lighting	-	-	-	-
Parks & Recreation				
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	9,000.03
Reserves				
Infrastructure Capital Reserve	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-
Total Field Operations Expenses	\$ 39,192.01	\$ 56,372.48	\$ 56,857.70	\$ 152,422.19
Total Expenses	\$ 62,909.29	\$ 62,811.22	\$ 71,232.96	\$ 196,953.47
Income (Loss) from Operations	\$ (62,909.29)	\$ 148,826.96	\$ 43,993.74	\$ 129,911.41
<u>Other Income (Expense)</u>				
Interest Income	\$ 6.98	\$ 8.96	\$ 111.91	\$ 127.85
Total Other Income (Expense)	\$ 6.98	\$ 8.96	\$ 111.91	\$ 127.85
Net Income (Loss)	\$ (62,902.31)	\$ 148,835.92	\$ 44,105.65	\$ 130,039.26

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	-	-	1,105,933.92	(17,748.00)	1,316,097.75 as of 01/14/2021
Totals		3,082,157.62	(2,980,621.25)	2,101,527.74	(864,829.05)	

**Greenway Improvement District
Construction Tracking - mid-January**

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	659,854.26
Cumulative Draws Through Prior Month	(49,270,842.34)
	=====
Construction Funds Available	\$ 89,011.92
Requisitions This Month	
	=====
Total Requisitions This Month	\$ -
	=====
Series 2013 Construction Funds Remaining	\$ 89,011.92

Series 2018 Bond Issue	\$ 24,000,000.00
Additions (Interest, Transfers from DSR, etc.)	105,014.55
Cumulative Draws Through Prior Month	(6,365,064.66)
Requisitions This Month	
Requisition #S2018-111: Hopping Green & Sams	(730.00)
	=====
Total Requisitions This Month	\$ (730.00)
Series 2018 Construction Funds Remaining	\$ 17,739,219.89

Current Committed Funding

Lake Nona South - Traffic Control Devices	\$ (54,546.10)
	=====

Total Current Committed Funding **\$ (54,546.10)**

Upcoming Committed Funding

Total Committed Funding **\$ (54,546.10)**

Net Uncommitted	17,773,685.71
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