

# Greeneway Improvement District

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

[www.greenewayid.org](http://www.greenewayid.org)

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greeneway Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, February 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](https://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 Member - Antoinette
- 2. Consideration of the Minutes of the January 19, 2021 Board of Supervisors' Meeting
- 3. Consideration of Resolution 2021-04, Election of Officers

### Business Matters

- 4. Consideration of Interlocal Agreement between the Poitras East Community Development District and the Greeneway Improvement District regarding Construction of Centerline Drive Segment F
- 5. Ratification of Operation and Maintenance Expenditures Paid in January 2021 in an amount totaling \$70,044.02
- 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
- 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 January 19, 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, January 19, 2021, at 3:02 p.m. 6900 Tavistock Lakes Blvd, Suite 200, Orlando, FL 32827

### **Present:**

Amanda Kost	Board Member
Karen Duerr	Board Member
Chad Tinetti	Board Member
Matthew Franko	Board Member (joined @ 3:03)
Antoinette Munroe	Board Member (via phone)

### **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)

## **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 Members**

Ms. Duerr and Mr. Franko were administered the oath of office prior to the start of today's meeting. Ms. Munroe will be administered the oath of office prior to the next meeting.

## **FOURTH ORDER OF BUSINESS**

### **Consideration of the Minutes of the November 10, 2020, Board of Supervisors Meeting.**

The Board reviewed the minutes of the November 10, 2020, Board of Supervisors Meeting.

Mr. Franko joined the meeting in progress at 3:03 p.m.

On Motion by Ms. Duerr second by Ms. Kost, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the November 10, 2020, Board of Supervisors' Meeting.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Minutes of the December 10, 2020 Workshop**

The Board reviewed the minutes of the December 10, 2020, Workshop.

On Motion by Mr. Tinetti, second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the December 10, 2020, Workshop.

#### **SIXTH ORDER OF BUSINESS**

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

Mrs. Walden explained the current slate of officers is as follows: the Chair is vacant, Mr. Chad Tinetti as Vice-Chair, Ms. Jennifer Walden as Secretary, Ms. Lynne Mullins, Ms. Karen Duerr, and Ms. Amanda Kost as Assistant Secretaries, Ms. Amanda Lane as Treasurer, and Ms. Jennifer Glasgow as Assistant Treasurer. The Board is free to choose the slate of officers as it sees fit but District Management asked that the individuals with PFM stay in their current positions so they can handle the appropriate items when they arise.

On Motion by Ms. Duerr, second by Ms. Kost the Board of Supervisors for the Greenway Improvement District nominated Mr. Chad Tinetti as Chair.

On Motion by Mr. Tinetti, second by Ms. Kost the Board of Supervisors for the Greenway Improvement District nominated Ms. Karen Duerr as Vice-Chair.

Ms. Walden requested a motion to approve Resolution 2021-03.

On Motion by Ms. Kost, second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District approved Resolution 2021-03, 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. Matthew Franko, and Ms. Amanda Kost as Assistant Secretaries, Ms. Amanda Lane as Treasurer and Ms. Jennifer Glasgow as Assistant Treasurer.

#### **SEVENTH ORDER OF BUSINESS**

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

The Board reviewed the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser.

On Motion by Ms. Duerr, second by Mr. Tinetti, the Board of Supervisors for the Greenway Improvement District approved the Non-Ad Valorem Assessment Administration Agreement with the Orange County Property Appraiser.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Landscape Proposals for Nemours Parkway Phase 7**

Ms. Walden stated the District received two proposals for landscape maintenance along Nemours Parkway Phase 7 – one from Cepra and one from Berman. Cepra's proposals is for a monthly cost of \$1,988.33 or an annual cost of \$23,800.00 while Berman's proposal is for a monthly cost of \$1,899.86 or an annual cost of \$22,798.32.

The Construction Committee was not able to meet last week as they did not have a quorum. Ms. Walden previously spoke to Mr. Kaufmann who recommended the Board award the contract to Cepra. Mr. Kaufmann noted Cepra is doing the rest of the roadway and for the sake of continuity, it would be appropriate to choose Cepra rather than split it up. Mr. Thacker was also in agreement.

Ms. Kost asked about the price in comparison to the other roads they are maintaining. Mr. Kaufmann stated it is comparable but this roadway has some 4-lane and landscaping which slightly increased the cost. Ms. Walden requested a motion to award the work to Cepra and authorize District staff to amend the current agreement to include Nemours Parkway Phase 7 and authorize the Chair to execute

On Motion by Ms. Duerr, second by Ms. Kost, the Board of Supervisors for the Greenway Improvement District approved Cepra's proposal; authorized District staff to update Cepra's current contract; and authorized the Chair to execute the agreement outside a meeting.

#### **NINTH ORDER OF BUSINESS**

#### **Ratification of Requisition Nos. 2018- 103 & 2018-104 Paid in November 2020 in the amount totaling \$44,903.25**

Board Members reviewed Requisition Nos. 2018-103 & 2018-104 paid in November 2020 in the amount totaling \$44,903.25.

On Motion by Mr. Tinetti, second by Mr. Duerr, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 2018-103 & 2018-104 paid in November 2020 in the amount totaling \$44,903.25.

#### **TENTH ORDER OF BUSINESS**

#### **Ratification of Requisition Nos. 2018-105 & 2018-110 Paid in December 2020 in the amount totaling \$593,314.13**

Board Members reviewed Requisition 2018-105 - 2018-110 paid in December 2020 in the amount totaling \$593,314.13.

On Motion by Mr. Tinetti, second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District ratified Requisition 2018-105 - 2018-110 paid in December 2020 in the amount totaling \$593,314.13.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Ratification of Operation and Maintenance Expenses Paid in November 2020 in the amount totaling \$41,345.13**

Board Members reviewed Operation and Maintenance Expenses Paid in November 2020 in the amount totaling \$41,345.13.

On Motion by Mr. Tinetti, second by Ms. Kost, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenses Paid in November 2020 in the amount totaling \$41,345.13.

#### **TWELFTH ORDER OF BUSINESS**

#### **Ratification of Operation and Maintenance Expenses Paid in December 2020 in the amount totaling \$96,637.40**

Board Members reviewed Operation and Maintenance Expenses Paid in December 2020 in the amount totaling \$96,637.40.

On Motion by Ms. Kost, second by Mr. Duerr, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenses Paid in November 2020 in the amount totaling \$96,637.40.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Recommendation of Work Authorizations/Proposed Services**

Mr. Kaufmann had no work authorization for this Board at this time.



## **FOURTEENTH 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 YTD. Ms. Walden stated that the budget to actual and financials are through the end of December. The District has spent \$197,800.00 vs. a budget of \$921,000.00. so the District is currently under budget. There was no action required by the Board.

## **FIFTEENTH ORDER OF BUSINESS**

### **Staff Reports**

#### District Counsel –

Ms. Sier made a presentation regarding recent legislative changes that require Board action.. The Florida Legislature passed a new law that went into effect of January 1, 2021 which requires public employers to participate in the E-Verify System. E-Verify, which is operated by the Department of Homeland Security, is used to confirm that employees are eligible to work in the United States. Local government entities, like the District, that enter into contracts are now required to register for the E-Verify System. Registration involves completing an online form and executing a Memorandum of Understanding. The District will include language on all new contracts that requires the contractors to comply with the E-Verify System as well. Ms. Sier requested the Board delegate to the Secretary the authority to register the District on E-Verify and execute the MOU.

On Motion by Ms. Kost, second by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District delegated to the Secretary the authority to register the District on E-Verify and execute the Memorandum of Understanding.

#### District Manager –

Ms. Walden noted the next meeting is scheduled for Tuesday, February 16, 2021, and the District will need to hold the meeting back at the hotel.

#### District Engineer –

Mr. Newton stated there are no active construction projects within the Greenway Improvement District but the next one coming up is Centerline Drive Segment F, which the Board approved to be bid 2-3 months ago. This project is dependant on a project in the Poitras CDD. He recommended that there be a cooperation agreement between Greenway ID and Poitras CDD to allow the Poitras CDD to construct Centerline Drive Segment F on behalf of the Greenway ID. There is no action required by the Board at this time. Additionally, Greenway will have to put out an RFQ soon for

prequalified Contractors because the current list of prequalified Contractors for this District expires in May 2021.

Construction Supervisor – Mr. Kaufmann stated it is important that the District put out the RFQ for prequalified Contractors simultaneously across all the Lake Nona Districts.

District Landscape Supervisor- No Report

## **SIXTEENTH 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 Ms. Kost, with all in favor, the January 19, 2021, meeting of the Board of Supervisors for the Greeneway Improvement District was adjourned.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2021-04,  
Election of Officers**

**RESOLUTION 2021-04**

**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 16th DAY of FEBRUARY, 2021.**

**ATTEST:**

**GREENWAY  
IMPROVEMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice-Chair

# **GREENEWAY IMPROVEMENT DISTRICT**

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

**INTERLOCAL AGREEMENT BETWEEN THE POITRAS EAST COMMUNITY  
DEVELOPMENT DISTRICT AND THE GREENEWAY IMPROVEMENT DISTRICT  
REGARDING CONSTRUCTION OF CENTERLINE DRIVE SEGMENT F**

**THIS AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the **POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT** (“**Poitras**”) and the **GREENEWAY IMPROVEMENT DISTRICT** (“**Greeneway**” and together the “**Districts**”), each of whom is a special purpose unit of local government located in the City of Orlando, Florida (this Agreement hereinafter referred to as the “**Interlocal Agreement**”).

**RECITALS**

**WHEREAS**, Poitras and Greeneway are special-purpose units of local government located entirely within the City of Orlando, Florida, that have been established for the purpose of planning, financing, constructing, installing, operating, and/or acquiring certain improvements, facilities and services in conjunction with the development of lands located within the Districts; and

**WHEREAS**, Greeneway anticipates providing certain infrastructure improvements consisting of a certain portion of roadway known as “**Centerline Drive Segment F**,” which is to be located within the boundaries of Greeneway, the location of which is depicted in **Exhibit A**; and

**WHEREAS**, Centerline Drive Segment F is an extension of a portion of roadway known as “**Centerline Drive Segment G**,” which is part of a project known as “**Poitras East Master Infrastructure Phase 1C**,” which is to be located within the boundaries Poitras, the location of which is also depicted in **Exhibit A**; and

**WHEREAS**, the Districts wish to ensure the timely, efficient and cost effective provision of construction services and each has determined that the Centerline Drive Segment F and Poitras East Master Infrastructure Phase 1C should be constructed as one coordinated effort; and

**WHEREAS**, the Districts find that designation of Poitras as the entity responsible for the solicitation of competitive bids and provision of construction services is the most efficient and cost-effective way to construct Centerline Drive Segment F; and

**WHEREAS**, Greeneway has previously authorized the Districts’ Engineer, Donald W. McIntosh Associates, Inc. (the “**Engineer**”) to design and permit Centerline Drive Segment F (“**Design Work Authorization**”) and Poitras intends to enter into a construction contract in connection with the construction of Centerline Drive Segment F, which contract will be administered by the Engineer (the “**Construction Contract**”); and

**WHEREAS**, Greeneway will not be a party to the Construction Contract; however, Greeneway has agreed to bear the full cost of Centerline Drive Segment F, to be constructed pursuant to the Construction Contract, as hereinafter provided; and

**WHEREAS**, it is in the interest of each District to establish intergovernmental relations that encourage, promote and improve the coordination, overall effectiveness and efficiency of governmental activities and services within the boundaries of their respective districts; and

**WHEREAS**, section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969,” permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

**WHEREAS**, the Districts find this Interlocal Agreement to be necessary, proper and convenient to the exercise of their powers, duties and purposes authorized by law; and

**WHEREAS**, the Districts desire to exercise jointly their common powers and authority concerning the cost effective provision of construction services; the avoidance of inefficiencies caused by the unnecessary duplication of services; and the clarification of responsibilities, obligations, duties, powers, and liabilities of each of the governmental bodies; and

**WHEREAS**, Greenway and Poitras desire to memorialize and set forth clearly their understanding and agreement with respect to allocation of costs between the parties for improvements related to Centerline Drive Segment F as well as certain other matters addressed herein.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

#### **AGREEMENT**

**1. RECITALS AND AUTHORITY.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Interlocal Agreement. This Interlocal Agreement is entered into pursuant to the provision of Florida law, including but not limited to Chapters 163, 189, and 190, *Florida Statutes*, and the Florida Constitution.

**2. CONSTRUCTION.** The parties agree that Centerline Drive Segment F shall only be constructed or otherwise provided for by Poitras. In order to ensure the efficient and timely completion of Centerline Drive Segment F, and to avoid unnecessary duplication of costs, the Districts hereby agree that Poitras shall be responsible for the solicitation of bids and construction, including construction management, of Centerline Drive Segment F through final acceptance by any applicable governmental body or authority with jurisdiction, subject to the terms and conditions of this Interlocal Agreement.

**2.1 Contracts.** Poitras agrees that all contracts for construction or provision of Centerline Drive Segment F shall name Greenway, its respective officers, directors, employees and agents, as additional insureds on all pertinent insurance policies. Poitras shall comply with the District’s Rules of

Procedure and all applicable laws regarding the procurement of goods, services or construction activities.

- 2.2 *Construction Administration.* Poitras shall be solely responsible for ensuring adequate construction administration and inspection for any construction of Centerline Drive Segment F. All contracts for construction administration shall ensure that Greeneway is insured and indemnified to the extent then-permitted by Florida law.
- 2.3 *Conveyance for Maintenance.* The Districts acknowledge that Centerline Drive Segment F may be conveyed to other units of government. The Districts agree to cooperate and use their best efforts to ensure the timely acceptance of any such improvements by any such governmental authority, including the granting of any necessary property rights to the governmental body or authority, or the execution of a plat dedicating certain interests in any necessary property.
- 2.4 *Allocation of Costs for Centerline Drive Segment F.* The projected costs for the provision of Centerline Drive Segment F shall be borne fully by Greeneway. Greeneway agrees to reimburse Poitras for actual costs associated with Centerline Drive Segment F as confirmed by the Engineer.
- 2.5 *Payment.* Upon receipt of invoices from the contractor under the Construction Contract, the Engineer shall review and approve the invoice and make a determination as to the amount owed by Greeneway to Poitras based on the cost allocation for Centerline Drive Segment F as described in Section 2.4 above. Following completion of the work pursuant to the Construction Contract, the Engineer shall forward a single invoice to Greeneway for payment of all of Greeneway's allocated costs. Greeneway shall remit the invoiced amount to Poitras within fourteen (14) days from the receipt of the invoice from the Engineer.
- 2.6 *Construction by Third Party.* Notwithstanding the foregoing, nothing herein shall prohibit the TDCP, LLC, its successors or assigns, from funding and constructing or causing the construction of any portion of Centerline Drive Segment F, which may then be acquired in whole or in part by Greeneway pursuant to a separate agreement and subject to such costs as may be separately determined by the Districts.

**3. INSURANCE.** Poitras shall require any contractor selected to construct Centerline Drive Segment F to maintain liability and property insurance in amounts customary for the scope of such a construction project and shall name Greeneway as an additional insured.

**4. LIABILITY LIMITATIONS.** Nothing in this Interlocal Agreement shall be deemed as a waiver of immunity or limits of liability of any of the Districts, including their supervisors, officers, agents and employees and independent contractors, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in



section 768.28, *Florida Statutes* or other statute, and nothing in this Interlocal Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**5. DEFAULT.** A default by either party under this Interlocal Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, damages, injunctive relief and specific performance. Each of the parties hereto shall give the other party written notice of any defaults hereunder and shall allow the defaulting party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

**6. ENFORCEMENT.** In the event that either party seeks to enforce this Interlocal Agreement by court proceedings or otherwise, then the prevailing party or parties shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

**7. CONTROLLING LAW.** This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

**8. SEVERABILITY.** In the event any term or provision of this Interlocal Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

**9. AMENDMENT.** This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto.

**10. INTERPRETATION.** This Interlocal Agreement has been negotiated fully between the parties as an arms-length transaction. The Districts participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, the Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

**11. TIME OF THE ESSENCE.** The Districts each agree that time is of the essence of this Interlocal Agreement.

**12. NOTICE.** Each District shall furnish to the other such notice, as may be required from time to time, pursuant to this Interlocal Agreement, in writing, posted in the U.S. mail or by hand delivery, or by overnight delivery service and addressed as follows:

To Greenway:           Greenway Improvement District  
                                  12051 Corporate Boulevard  
                                  Orlando, Florida 32817  
                                  Attn: District Manager

To Poitras:             Poitras East Community Development District  
                                  12051 Corporate Boulevard

Orlando, Florida 32817  
Attn: District Manager

With copy to: Hopping Green & Sams, P.A.  
119 S. Monroe Street, Suite 300  
Tallahassee, FL 32301  
Attn: Tucker F. Mackie

Except as otherwise provided in this Interlocal Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Interlocal Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**13. EFFECTIVE DATE.** This Interlocal Agreement and the rights conferred herein shall become effective upon filing with the Clerk of the Circuit Court of Orange County, Florida, in accordance with the requirements of section 163.01(11), *Florida Statutes*.

**[SIGNATURES CONTAINED ON FOLLOWING PAGES]**

IN WITNESS WHEREOF, the parties execute this Interlocal Agreement the day and year first written above.

Attest:

**POITRAS EAST COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_, Board of Supervisors

**STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or online notarization this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of Poitras East Community Development District, for and on behalf of the District, who ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Official Notary Signature & Seal)

Print Name: \_\_\_\_\_  
Notary Public, State of Florida

**Attest:**

**GREENEWAY IMPROVEMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_, Board of Supervisors

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or online notarization this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of Greenway Improvement District, for and on behalf of the District, who ☐ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

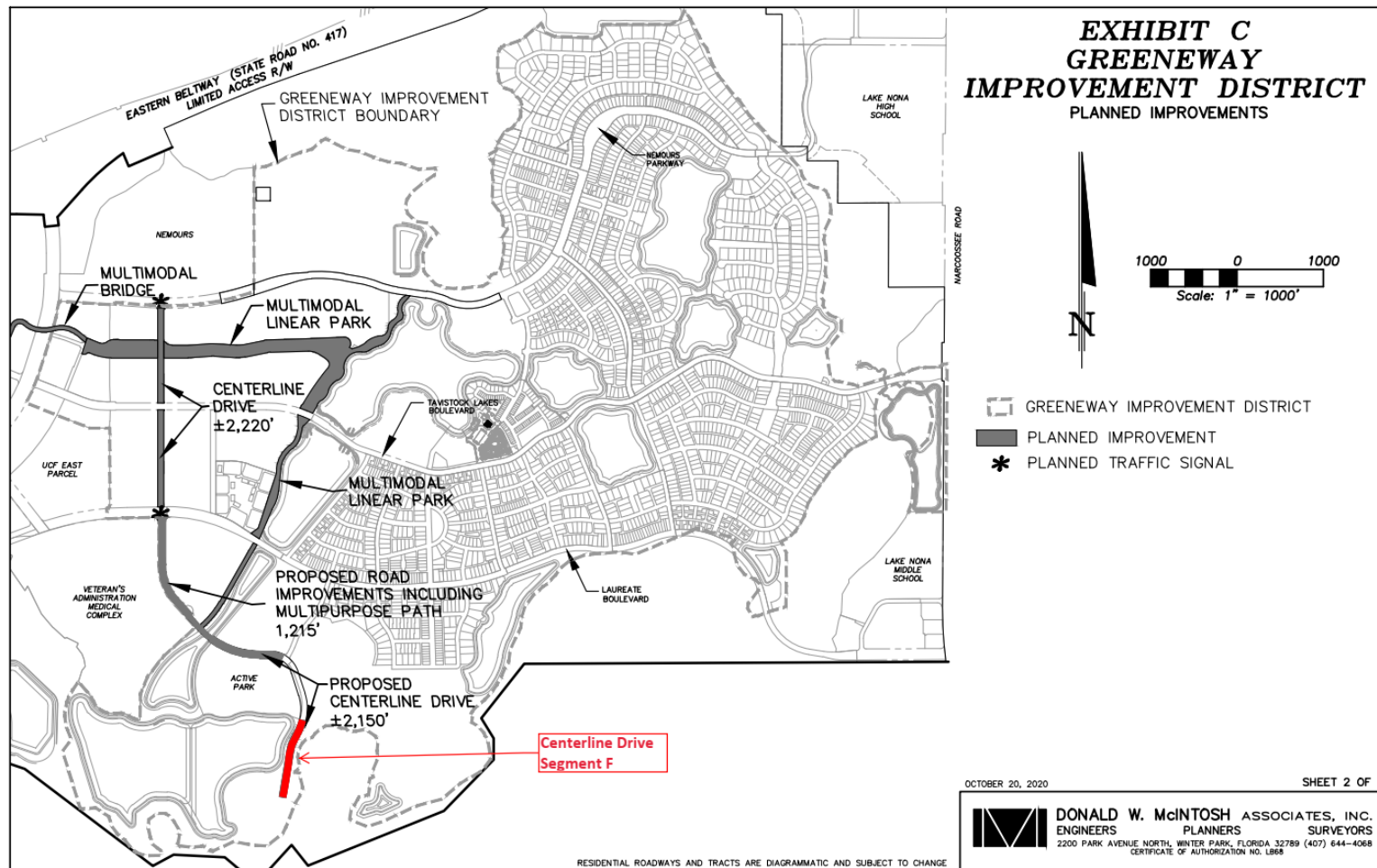
\_\_\_\_\_  
(Official Notary Signature & Seal)

Print Name: \_\_\_\_\_

Notary Public, State of Florida

**Exhibit A:** Map depicting the location of Centerline Drive Segment F and Poitras East Master Infrastructure Phase 1C

# **Exhibit A** Map depicting the location of Centerline Drive Segment F and Poitras East Master Infrastructure Phase 1C





# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditures Paid in  
January in an amount totaling \$70,044.02**

# GREENWAY 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 January 1, 2021 through January 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$70,044.02**

Approval of Expenditures:

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\_\_\_\_ Chairman

\_\_\_\_ Vice Chairman

\_\_\_\_ Assistant Secretary



**Greenway Improvement District**  
**AP Check Register (Current by Bank)**  
 Check Dates: 1/1/2021 to 1/31/2021

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
035	01/11/21	P	ERMAN	erman Construction LLC	\$6,550.00
036	01/11/21	P	DONMC	Donald W. McIntosh Associates	\$1,590.00
037	01/11/21	P	HGS	Hopping Green & Sams	\$7,220.00
038	01/11/21	P	OCPA	Orange Co. Property Appraiser	\$1,138.00
039	01/11/21	P	PFMGC	PFM Group Consulting	\$1,250.00
040	01/19/21	P	BERMAN	erman Construction LLC	\$2,137.70
041	01/19/21	P	CEPRA	Cepra Landscape	\$203.00
042	01/19/21	P	TRUSTE	US Bank as Trustee for Greenew	\$911,044.98
043	01/19/21	P	VGLOBA	VGlobalTech	\$425.00
044	01/26/21	P	AAIKIN	Amanda Aikins	\$200.00
045	01/26/21	P	BERMAN	erman Construction LLC	\$7,468.61
046	01/26/21	P	CEPRA	Cepra Landscape	\$16,960.75
047	01/26/21	P	DONMC	Donald W. McIntosh Associates	\$125.00
048	01/26/21	P	DOWNT0	Down to Earth Landscape & Irr	\$4,348.02
049	01/26/21	P	USBANK	US Bank	\$5,540.63
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$966,201.69</b>
<b>GRAND TOTAL :</b>					<b>\$966,201.69</b>

55,156.71	Checks 3035-3041, 3043-3049
911,044.98	Check 3042 - Debt service paid
12,420.96	PA 471 - OUC paid online
2,466.35	Dec. ICM exp. paid to Boggy Creek
981,089.00	Total cash spent
70,044.02	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

## Construction Funding Request #016

11/20/2020

Item No.	Payee	Invoice Number	General Fund
1	<b>Donald W McIntosh Associates</b> District Boundary Split Assistance Through 11/06/2020	40467	\$ 1,590.00
		<b>TOTAL</b>	<b>\$ 1,590.00</b>

## Amanda Lane

---

**From:** Larry Kaufmann <lkaufmann@tavistock.com>  
**Sent:** Sunday, November 22, 2020 10:33 AM  
**To:** Amanda Lane; Damon Ventura; AccountsPayable  
**Cc:** Ralph Ireland  
**Subject:** RE: Greeneway - FR #16  
**Attachments:** GID FR #016.pdf

**EXTERNAL EMAIL:** Use care with links and attachments.

FR#16 (Developer Funded) is approved for processing.

Ralph, where do you want to code this?

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

---

**From:** Amanda Lane <lanea@pfm.com>  
**Sent:** Friday, November 20, 2020 7:10 PM  
**To:** Damon Ventura <dventura@tavistock.com>; AccountsPayable <accountspayable@tavistock.com>  
**Cc:** Larry Kaufmann <lkaufmann@tavistock.com>  
**Subject:** Greeneway - FR #16

EXTERNAL E-MAIL

---

Please see attached for Greeneway FR #16 for \$1,590.00

Amanda Lane  
Assistant Chief District Accountant

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PFM Group Consulting LLC  
[LaneA@pfm.com](mailto: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

## GREENEWAY IMPROVEMENT DISTRICT

### Construction Funding Request #017

12/11/2020

Item No.	Payee	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> Local Alternative Mobility Network Counsel Through 10/31/2020	118911	\$ 2,892.00
TOTAL			\$ 2,892.00

## GREENEWAY IMPROVEMENT DISTRICT

### Construction Funding Request #018

12/18/2020

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

## GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #470

12/31/2020

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> Pressure Washing GID	10151	\$ 6,550.00
2	<b>Orange County Property Appraiser</b> FY 2021 Administrative Fee (Revised)	1480	\$ 1,138.00
TOTAL			\$ 7,688.00



Secretary/Assistant Secretary

Chairperson

  
1/3/21

**RECEIVED**

By Amanda Lane at 9:43 am, Jan 07, 2021

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #471

1/8/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b>		
	January Administrator Services	10226	\$ 1,333.34
	January Irrigation Specialist Services	10226	\$ 1,666.67
2	<b>Cepa Landscape</b>		
	January Landscaping: Section 1, Nemours Phase 6	22073	\$ 5,995.75
	January Landscaping: Section 2, Centerline	22074	\$ 10,965.00
3	<b>Hopping Green &amp; Sams</b>		
	General Counsel Through 11/30/2020	119466	\$ 2,401.00
4	<b>OUC</b>		
	Acct: 8795843030 ; Service 12/02/2020 - 01/04/2021	--	\$ 12,420.96
5	<b>PFM Group Consulting</b>		
	Quarterly Dissemination Services ; 10/01/2020 - 12/31/2020	113161	\$ 1,250.00
TOTAL			\$ 36,032.72



Secretary/Assistant Secretary

Chairperson

**RECEIVED**

By Amanda Lane at 4:31 pm, Jan 08, 2021



## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #472

1/15/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> Irrigation Repairs Zones 41-58	10308	\$ 2,137.70
2	<b>Boggy Creek Improvement District</b> December ICM Expenses	ICM2021-03	\$ 2,466.35
3	<b>Cepira Landscape</b> MI and Repairs Clocks 18 and 23	17094	\$ 203.00
4	<b>Down to Earth Landscape &amp; Irrigation</b> January Landscaping	84292	\$ 3,973.67
5	<b>VGlobalTech</b> October-December ADA Audit	2246	\$ 300.00
	January Website Maintenance	2273	\$ 125.00
TOTAL			\$ 9,205.72

*Lynne Mallins*

Secretary/Assistant Secretary

Chairperson

**RECEIVED**

By Amanda Lane at 9:57 am, Jan 19, 2021

*Jayla*  
1/16/21



# GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #473

1/22/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b>		
	Controller 18 Repairs	10322	\$ 540.60
	Controller 21 Repairs	10323	\$ 170.80
	Controller 22 Repairs	10324	\$ 248.80
	Controller 20 Repairs	10325	\$ 57.00
	Clock 27 Irrigation Repairs	10327	\$ 880.80
	Clock 26 Irrigation Repairs	10328	\$ 628.00
	Clock 25 Irrigation Repairs	10329	\$ 678.60
	Clock 19 Irrigation Repairs	10330	\$ 1,264.00
2	<b>Donald W McIntosh Associates</b>		
	Engineering Services Through 12/31/2020	40652	\$ 125.00
3	<b>Down to Earth Landscape &amp; Irrigation</b>		
	January Irrigation Repairs	84896	\$ 374.35
4	<b>Orange County Utilities</b>		
	9987 Laureate Blvd ; Service 12/15/2020 - 01/15/2021	Acct: 6838006489	\$ 274.18
5	<b>Supervisor Fees - 01/19/2021 Meeting</b>		
	Amanda Aikins	--	\$ 200.00
6	<b>US Bank</b>		
	Series 2018 Trustee Services 12/01/2020 - 09/30/2021	5979088	\$ 4,617.19
	Series 2018 Trustee Services 10/01/2021 - 11/30/2021	5979088	\$ 923.44
<b>TOTAL</b>			<b>\$ 10,982.76</b>

  
Secretary/Assistant Secretary

Chairperson

**RECEIVED**

By Amanda Lane at 10:15 am, Jan 25, 2021

  
1/24/20

# **GREENEWAY IMPROVEMENT DISTRICT**

**Work Authorizations/Proposed Services**  
*(if applicable)*

## GREENWAY IMPROVEMENT DISTRICT

### Recommendation for Work Authorization / Proposed Services

Project Name: Greenway Improvement District – Tavistock Lakes Blvd Crape Myrtle Replacement Briand Beds

Brief Description: Replacement of 8 crape myrtles along Tavistock Lakes Blvd near Briand

Name of Consultant /Vendor: Berman Construction, LLC

Is this work pursuant to an existing Agreement? ✓ Yes        No

If so, name and date of Agreement: Berman Construction for General Maint.

Is this project included in the District Capital Improvement Plan?        Yes ✓ No

Are the services required contemplated in the Capital Improvement Plan?        Yes ✓ No

Is this a continuation of previously authorized work?        Yes ✓ No

Proposal attached: ✓ Yes        No

Form of Agreement Utilized: Proposal

Amount of Services: \$ 3,703.00

Recommendation: ✓ Approve        Deny

By: Matt J McD 2/12/2021  
Greenway Improvement District Construction Committee

c: Jennifer Walden  
Tucker Mackie  
Jeffrey Newton

-----

February 9, 2021

August

landscape



# BERMAN

**Date of proposal:** February 9, 2021

**Client:** Greenway Improvement District

**Project:** Replace 8 crape myrtles along Tavistock Lakes Blvd near Briand

Berman proposes to furnish:

<b>Labor for removal (12 MH):</b>	<b>\$504</b>
<b>4 (45 Gal) Multi Natchez Crape Myrtle:</b>	<b>\$1,400</b>
<b>4 (45 Gal) Multi Tuscarora Crape Myrtle:</b>	<b>\$1,400</b>
<b>2 yds Hardwood Blend Mulch:</b>	<b>\$84</b>
<b>Irrigation retro fit as needed:</b>	<b>\$315</b>
<b><u>Total Cost of Project:</u></b>	<b><u>\$3,703</u></b>





# BERMAN

**Additional Notes:**

Berman Construction State of Florida CGC # 1518721

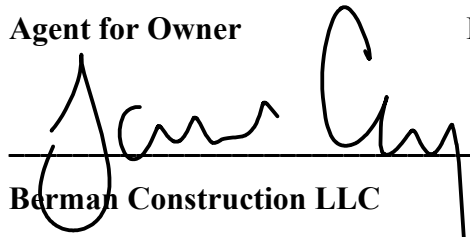
All labor work is guaranteed for 1 year. Any work defects due to poor craftsmanship will be repaired at contractor's expense. Any defect or poor craftsmanship of an installed product will be subject to manufacturer's warranty. If any dispute arises as a result of this contract, then parties agree to seek binding arbitration as outlined by State of FL contracting policies. Berman Property Maintenance & Construction/ Berman Property Management LLC are not responsible for damage to personal property as a result of accepted construction practices and such was not caused from negligent behavior or practices.

**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**

 2/9/21

**Berman Construction LLC**

**Date**

**By: Jamie Clay, Account Manager**

# **GREENEWAY IMPROVEMENT DISTRICT**

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

**Greenway Improvement District**  
Statement of Financial Position  
As of 1/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$352,768.69				\$352,768.69
State Board of Administration	1,519.37				1,519.37
Accounts Receivable - Due from Developer	6,064.00				6,064.00
Assessments Receivable	209,565.48				209,565.48
Prepaid Expenses	923.44				923.44
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	54,232.22				54,232.22
Interchange Maintenance Reserve	18,941.58				18,941.58
Assessments Receivable		\$1,007,557.52			1,007,557.52
Due From Other Funds		911,044.98			911,044.98
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)		679,646.67			679,646.67
Interest (Series 2018)		679.93			679.93
Prepayment (Series 2013)		3,742.03			3,742.03
General Checking Account			\$7,074.02		7,074.02
Acquisition/Construction (Series 2013)			89,027.03		89,027.03
Acquisition/Construction (Series 2018)			1,150.02		1,150.02
Total Current Assets	\$645,640.36	\$6,696,119.04	\$97,251.07	\$0.00	\$7,439,010.47
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$4,777,516.54	\$4,777,516.54
Amount To Be Provided				42,182,483.46	42,182,483.46
Total Investments	\$0.00	\$0.00	\$0.00	\$46,960,000.00	\$46,960,000.00
<b>Total Assets</b>	<b>\$645,640.36</b>	<b>\$6,696,119.04</b>	<b>\$97,251.07</b>	<b>\$46,960,000.00</b>	<b>\$54,399,010.47</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$16,567.80				\$16,567.80
Due To Other Governmental Units	15,516.15				15,516.15
Deferred Revenue	215,629.48				215,629.48
Deferred Revenue		\$1,007,557.52			1,007,557.52
Accounts Payable			\$25,939.09		25,939.09
Total Current Liabilities	\$247,713.43	\$1,007,557.52	\$25,939.09	\$0.00	\$1,281,210.04
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$46,960,000.00	\$46,960,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$46,960,000.00	\$46,960,000.00
<b>Total Liabilities</b>	<b>\$247,713.43</b>	<b>\$1,007,557.52</b>	<b>\$25,939.09</b>	<b>\$46,960,000.00</b>	<b>\$48,241,210.04</b>
<b><u>Net Assets</u></b>					
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	240,929.70				240,929.70
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		1,165,257.19			1,165,257.19
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			552,355.59		552,355.59
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<b>\$397,926.93</b>	<b>\$5,688,561.52</b>	<b>\$71,311.98</b>	<b>\$0.00</b>	<b>\$6,157,800.43</b>
<b>Total Liabilities and Net Assets</b>	<b>\$645,640.36</b>	<b>\$6,696,119.04</b>	<b>\$97,251.07</b>	<b>\$46,960,000.00</b>	<b>\$54,399,010.47</b>



# Greenway Improvement District

## Statement of Activities

As of 1/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$329,395.01				\$329,395.01
Off-Roll Assessments	186,043.81				186,043.81
Developer Contributions	6,315.00				6,315.00
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$1,577,383.51			1,577,383.51
Other Assessments		722,101.94			722,101.94
Inter-Fund Group Transfers In		(57.98)			(57.98)
Debt Proceeds		220,921.77			220,921.77
Developer Contributions			\$2,281.00		2,281.00
Inter-Fund Transfers In			(14,942.02)		(14,942.02)
Debt Proceeds			642,655.28		642,655.28
Total Revenues	\$536,753.82	\$2,520,349.24	\$629,994.26	\$0.00	\$3,687,097.32
<b><u>Expenses</u></b>					
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	13,333.32				13,333.32
Engineering	3,465.00				3,465.00
Dissemination Agent	1,250.00				1,250.00
Property Appraiser	2,810.00				2,810.00
District Counsel	12,301.25				12,301.25
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	35.27				35.27
Postage & Shipping	41.06				41.06
Legal Advertising	1,671.26				1,671.26
Miscellaneous	40.16				40.16
Property Taxes	59.88				59.88
Web Site Maintenance	800.00				800.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,696.72				2,696.72
Water Reclaimed	12,361.36				12,361.36
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	23,120.88				23,120.88
Landscaping Maintenance & Material	83,737.68				83,737.68
Flower & Plant Replacement	8,222.20				8,222.20
Contingency	7,908.00				7,908.00

# Greenway Improvement District

## Statement of Activities

As of 1/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	1,202.40				1,202.40
IME - Irrigation	792.17				792.17
IME - Landscaping	29,088.96				29,088.96
IME - Lighting	209.46				209.46
IME - Miscellaneous	3,241.80				3,241.80
IME - Water Reclaimed	94.89				94.89
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	22,233.00				22,233.00
Personnel Leasing Agreement	12,000.04				12,000.04
Interest Payments		\$1,355,185.69			1,355,185.69
Engineering			\$76,468.90		76,468.90
District Counsel			730.00		730.00
Legal Advertising			441.26		441.26
Total Expenses	\$280,969.65	\$1,355,185.69	\$77,640.16	\$0.00	\$1,713,795.50
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$145.53				\$145.53
Interest Income		\$93.64			93.64
Interest Income			\$1.49		1.49
Total Other Revenues (Expenses) & Gains (Losses)	\$145.53	\$93.64	\$1.49	\$0.00	\$240.66
<b>Change In Net Assets</b>	\$255,929.70	\$1,165,257.19	\$552,355.59	\$0.00	\$1,973,542.48
<b>Net Assets At Beginning Of Year</b>	\$141,997.23	\$4,523,304.33	(\$481,043.61)	\$0.00	\$4,184,257.95
<b>Net Assets At End Of Year</b>	\$397,926.93	\$5,688,561.52	\$71,311.98	\$0.00	\$6,157,800.43

# Greeneway Improvement District

Budget to Actual

For the Month Ending 01/31/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 329,395.01	\$ 179,693.43	\$ 149,701.58	\$ 539,080.28
Off-Roll Assessments	186,043.81	124,029.19	62,014.62	372,087.57
Developer Contributions	6,315.00	-	6,315.00	-
<b>Net Revenues</b>	<b>\$ 521,753.82</b>	<b>\$ 303,722.62</b>	<b>\$ 218,031.20</b>	<b>\$ 911,167.85</b>
<b><u>General &amp; Administrative Expenses</u></b>				
<b>Legislative</b>				
Supervisor Fees	\$ 800.00	\$ 2,400.00	\$ (1,600.00)	\$ 7,200.00
<b>Financial &amp; Administrative</b>				
Public Officials' Liability Insurance	2,415.00	850.00	1,565.00	2,550.00
Trustee Services	7,979.89	3,000.00	4,979.89	9,000.00
Management	13,333.32	13,333.33	(0.01)	40,000.00
District Engineering	3,465.00	3,333.33	131.67	10,000.00
Dissemination Agent	1,250.00	1,666.67	(416.67)	5,000.00
Property Appraiser	2,810.00	566.67	2,243.33	1,700.00
District Counsel	12,301.25	10,000.00	2,301.25	30,000.00
Assessment Administration	7,500.00	2,500.00	5,000.00	7,500.00
Reamortization Schedules	-	83.33	(83.33)	250.00
Audit	-	1,666.67	(1,666.67)	5,000.00
Travel and Per Diem	35.27	100.00	(64.73)	300.00
Telephone	-	16.67	(16.67)	50.00
Postage & Shipping	41.06	333.33	(292.27)	1,000.00
Copies	-	833.33	(833.33)	2,500.00
Legal Advertising	1,671.26	2,500.00	(828.74)	7,500.00
Miscellaneous	40.16	1,700.02	(1,659.86)	5,100.00
Property Taxes	59.88	333.33	(273.45)	1,000.00
Web Site Maintenance	800.00	900.00	(100.00)	2,700.00
Holiday Decorations	6,075.00	2,666.67	3,408.33	8,000.00
Dues, Licenses, and Fees	175.00	83.33	91.67	250.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 60,752.09</b>	<b>\$ 48,866.68</b>	<b>\$ 11,885.41</b>	<b>\$ 146,600.00</b>

# Greeneway Improvement District

Budget to Actual  
For the Month Ending 01/31/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Field Operations</u></b>				
<b>Electric Utility Services</b>				
Electric	\$ 2,696.72	\$ 3,000.00	\$ (303.28)	\$ 9,000.00
<b>Water-Sewer Combination Services</b>				
Water Reclaimed	12,361.36	13,333.33	(971.97)	40,000.00
<b>Other Physical Environment</b>				
General Insurance	2,717.00	983.33	1,733.67	2,950.00
Property & Casualty Insurance	4,041.00	2,333.33	1,707.67	7,000.00
Other Insurance	-	50.00	(50.00)	150.00
Irrigation Repairs	23,120.88	13,333.33	9,787.55	40,000.00
Landscaping Maintenance & Material	83,737.68	89,945.33	(6,207.65)	269,836.00
Tree Trimming	-	13,333.33	(13,333.33)	40,000.00
Flower & Plant Replacement	8,222.20	13,333.33	(5,111.13)	40,000.00
Contingency	7,908.00	6,997.41	910.59	20,992.22
Pest Control	-	1,580.00	(1,580.00)	4,740.00
Hurricane Cleanup	-	6,666.67	(6,666.67)	20,000.00
<b>Interchange Maintenance Expenses</b>				
IME - Aquatics Maintenance	1,202.40	1,272.00	(69.60)	3,816.00
IME - Irrigation Repairs	792.17	3,600.00	(2,807.83)	10,800.00
IME - Landscaping	29,088.96	29,088.96	-	87,266.88
IME - Lighting	209.46	600.00	(390.54)	1,800.00
IME - Miscellaneous	3,241.80	600.00	2,641.80	1,800.00
IME - Water Reclaimed	94.89	900.00	(805.11)	2,700.00
<b>Road &amp; Street Facilities</b>				
Entry and Wall Maintenance	-	1,000.00	(1,000.00)	3,000.00
Hardscape Maintenance	6,550.00	1,666.67	4,883.33	5,000.00
Streetlights	22,233.00	33,456.69	(11,223.69)	100,370.08
Accent Lighting	-	666.67	(666.67)	2,000.00
<b>Parks &amp; Recreation</b>				
Personnel Leasing Agreement	12,000.04	12,000.00	0.04	36,000.00
<b>Reserves</b>				
Infrastructure Capital Reserve	-	7,400.00	(7,400.00)	22,200.00
Interchange Maintenance Reserve	-	1,048.89	(1,048.89)	3,146.67
	<b>\$ 220,217.56</b>	<b>\$ 258,189.27</b>	<b>\$ (37,971.71)</b>	<b>\$ 774,567.85</b>
<b>Total Expenses</b>	<b>\$ 280,969.65</b>	<b>\$ 307,055.95</b>	<b>\$ (26,086.30)</b>	<b>\$ 921,167.85</b>
<b>Income (Loss) from Operations</b>	<b>\$ 240,784.17</b>	<b>\$ (3,333.33)</b>	<b>\$ 244,117.50</b>	<b>\$ (10,000.00)</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 145.53	\$ 3,333.33	\$ (3,187.80)	\$ 10,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 145.53</b>	<b>\$ 3,333.33</b>	<b>\$ (3,187.80)</b>	<b>\$ 10,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 240,929.70</b>	<b>\$ -</b>	<b>\$ 240,929.70</b>	<b>\$ -</b>

# Greenway Improvement District

Budget to Actual  
For the Month Ending 01/31/2021

	Oct-20	Nov-20	Dec-20	Jan-21	YTD Actual
<b>Revenues</b>					
On-Roll Assessments	\$ -	\$ 25,594.37	\$ 113,393.70	\$ 190,406.94	\$ 329,395.01
Off-Roll Assessments	-	186,043.81	-	-	186,043.81
Developer Contributions	-	-	1,833.00	4,482.00	6,315.00
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 211,638.18</b>	<b>\$ 115,226.70</b>	<b>\$ 194,888.94</b>	<b>\$ 521,753.82</b>
<b>General &amp; Administrative Expenses</b>					
<b>Legislative</b>					
Supervisor Fees	\$ 400.00	\$ 200.00	\$ -	\$ 200.00	\$ 800.00
<b>Financial &amp; Administrative</b>					
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	13,333.32
District Engineering	-	2,340.00	812.50	312.50	3,465.00
Dissemination Agent	-	-	-	1,250.00	1,250.00
Property Appraiser	-	-	2,810.00	-	2,810.00
District Counsel	-	-	6,575.75	5,725.50	12,301.25
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	14.79	41.06
Copies	-	-	-	-	-
Legal Advertising	331.25	361.26	636.25	342.50	1,671.26
Miscellaneous	-	-	40.16	-	40.16
Property Taxes	-	59.88	-	-	59.88
Website Maintenance	125.00	125.00	125.00	425.00	800.00
Holiday Decorations	6,075.00	-	-	-	6,075.00
Dues, Licenses, and Fees	175.00	-	-	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 23,717.28</b>	<b>\$ 6,438.74</b>	<b>\$ 14,375.26</b>	<b>\$ 16,220.81</b>	<b>\$ 60,752.09</b>
<b>Field Operations</b>					
<b>Electric Utility Services</b>					
Electric	\$ -	\$ 848.49	\$ 854.65	\$ 993.58	\$ 2,696.72
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	120.74	4,175.67	3,816.69	4,248.26	12,361.36
<b>Other Physical Environment</b>					
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	23,120.88
Landscaping Maintenance & Material	20,934.42	20,934.42	20,934.42	20,934.42	83,737.68
Tree Trimming	-	-	-	-	-
Flower & Plant Replacement	-	5,962.20	2,260.00	-	8,222.20
Contingency	-	-	-	7,908.00	7,908.00
Pest Control	-	-	-	-	-
Hurricane Cleanup	-	-	-	-	-
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	1,202.40
IME - Irrigation	-	108.45	330.92	352.80	792.17
IME - Landscaping	7,272.24	7,272.24	-	14,544.48	29,088.96

# Greenway Improvement District

Budget to Actual

For the Month Ending 01/31/2021

	Oct-20	Nov-20	Dec-20	Jan-21	YTD Actual
IME - Lighting	-	66.25	67.83	75.38	209.46
IME - Miscellaneous	1,296.00	-	1,728.00	217.80	3,241.80
IME - Water Reclaimed	-	30.80	39.00	25.09	94.89
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	-	-	-	-	-
Hardscape Maintenance	-	-	6,550.00	-	6,550.00
Streetlights	-	7,395.37	7,384.33	7,453.30	22,233.00
Accent Lighting	-	-	-	-	-
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	3,000.01	12,000.04
<b>Reserves</b>					
Infrastructure Capital Reserve	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 39,192.01</b>	<b>\$ 56,372.48</b>	<b>\$ 56,857.70</b>	<b>\$ 67,795.37</b>	<b>\$ 220,217.56</b>
<b>Total Expenses</b>	<b>\$ 62,909.29</b>	<b>\$ 62,811.22</b>	<b>\$ 71,232.96</b>	<b>\$ 84,016.18</b>	<b>\$ 280,969.65</b>
<b>Income (Loss) from Operations</b>	<b>\$ (62,909.29)</b>	<b>\$ 148,826.96</b>	<b>\$ 43,993.74</b>	<b>\$ 110,872.76</b>	<b>\$ 240,784.17</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ 6.98	\$ 8.96	\$ 111.91	\$ 17.68	\$ 145.53
<b>Total Other Income (Expense)</b>	<b>\$ 6.98</b>	<b>\$ 8.96</b>	<b>\$ 111.91</b>	<b>\$ 17.68</b>	<b>\$ 145.53</b>
<b>Net Income (Loss)</b>	<b>\$ (62,902.31)</b>	<b>\$ 148,835.92</b>	<b>\$ 44,105.65</b>	<b>\$ 110,890.44</b>	<b>\$ 240,929.70</b>

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	-	-	204,591.39	(184,206.21)	373,153.87 as of 02/04/2021
Totals		3,082,157.62	(2,980,621.25)	2,306,131.07	(2,012,376.26)	

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

Amount

<b>Series 2013 Bond Issue</b>	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	659,869.37
Cumulative Draws Through Prior Month	(49,270,842.34)
	=====
<b>Construction Funds Available</b>	<b>\$ 89,027.03</b>
<b>Requisitions This Month</b>	
Requisition #677: Boggy Creek Improvement District	(92.19)
Requisition #678: Donald W. McIntosh Associates	(23,966.90)
	=====
<b>Total Requisitions This Month</b>	<b>\$ (24,059.09)</b>
	=====
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ 64,967.94</b>

<b>Series 2018 Bond Issue</b>	\$ 24,000,000.00
Additions (Interest, Transfers from DSR, etc.)	105,014.55
Cumulative Draws Through Prior Month	(6,365,064.66)
<b>Requisitions This Month</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
<b>Series 2018 Construction Funds Remaining</b>	<b>\$ 17,739,949.89</b>

<b>Current Committed Funding</b>	-
<b>Upcoming Committed Funding</b>	-
<b>Total Committed Funding</b>	<b>\$ -</b>

<b>Net Uncommitted</b>	<b>17,804,917.83</b>
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