

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, April 20, 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: pfmtgroup.webex.com Participant Code: 796 580 192#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

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

Business Matters

2. Review of Fiscal Year 2022 Operations & Maintenance Budget
3. Ratification of Operation and Maintenance Expenditures Paid in March 2021 in an amount totaling \$63,938.55
4. Recommendation of Work Authorizations/Proposed Services (*if applicable*)
5. Review of District's Financial Position and Budget to Actual YTD

Other Business

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

Adjournment



GREENEWAY IMPROVEMENT DISTRICT

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

GREENWAY IMPROVEMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, March 16, 2021, at 3:00 p.m. at Courtyard Orlando Lake Nona, 6955 Tavistock Lakes Blvd, Orlando, FL 32827

Present:

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

Also attending:

Jennifer Walden	PFM	
Kevin Plenzler	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Tucker Mackie	Hopping Green & Sams	
Deb Sier	Hopping Green & Sams	(via phone)
Jeff Newton	Donald W. McIntosh Associates	(via phone)
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone)
Scott Thacker	District Landscape Supervisor	(via phone)
Matt McDermott	Construction Committee Member	
Bryan Merced		(via phone)
Carlos Negron	Irrigation Specialist	(via phone)
Chris Wilson	Construction Committee Member	

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the February 16, 2021 Board of Supervisor's Meeting

The Board reviewed the minutes of the February 16, 2021, Board of Supervisors Meeting.

On Motion by Ms. Munroe, second by Mr. Franko, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the February 16, 2021, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Review of Fiscal Year 2022 Operations & Maintenance Budget

Ms. Walden brought the budget before the Board to start conversations about what is needed for FY 2022. The Construction Committee had an initial review on Thursday to discuss a potential slight increase to the budget based on upcoming needs. District staff will continue to review, seek input from all parties involved, and continue discussion with the Board over the next couple of months. The preliminary budget is slated for approval at the May meeting with final budget adoption at a public hearing August. No action is required today other than to see if the Board had any initial input.

Ms. Mackie noted the District has a pending boundary amendment before the City of Orlando to remove property from the District's boundaries and this proposed budget still anticipates the District existing as it currently does today. Hopefully between now and the next meeting the District will have an understanding of when that will be scheduled for a hearing. If the amendment is approved after the board has approved a proposed budget, the District can still incorporate and reduce the budget post approval as long as the assessments are not increasing beyond that which existing residents would be asked to pay.

Ms. Walden noted today's discussion is setting up the District for the preliminary budget approval in May and the budget can decrease before August but it cannot increase after the preliminary budget approval.

Ms. Duerr asked when the assessments start, will it be in August or is that when it is communicated. Ms. Walden answered August will be the date of the public hearing and final adoption of the Budget for Fiscal Year 2022. The Board will approve the Resolution for the Tax Roll at that meeting. The Assessments will be on the Tax Roll for October or November. Ms. Mackie noted Fiscal Year starts on October 1, 2021. Ms. Walden specified that the District needs to have cash in its account for the first few months of the new Fiscal Year because the assessments do not get noticed until November and even if people pay early, the District does not receive the first payment until December.

Ms. Duerr asked if there were any major shifts in the budget in which the Construction Committee discussed. Ms. Walden replied there were not any major shifts but some things increased such as the landscape and there are a few other things that are coming online which would warrant an increase to the budget such as streetlights or similar items. No action is required by the Board.

FIFTH ORDER OF BUSINESS

Consideration of Agreement with Bryant Miler Olive for Bond Counsel Services

Ms. Mackie stated the District had previously engaged Mr. Williams with Akerman to serve as the District's Bond Counsel. Mr. Williams retired in May. District staff has been working in coordination with the Developer to retain Bond Counsel services to meet the needs of the District going forward. Ms. Mackie has worked with Bryant Miller Olive, and in particular Misty Taylor, and recommended the District retain the services of Bryant Miller Olive. Included in the agenda package is a Fee Agreement with Bryant Miller Olive to provide Bond Counsel Services to the District.

Ms. Mackie explained to the Board that Bond Counsel provides documents to the District that are needed to close on Bonds such as the Trust Indenture and the Delegated Award Resolutions the District will approve in connection with those bonds. Bond Counsel also delivers a tax opinion which indicates if Bonds are used for the purpose intended in the documents then the Bonds themselves are tax exempt.

Ms. Mackie proposed that Bryant Miller and Olive serve as Greenway Improvement District's Bond Counsel. She explained the District has an outstanding note that will likely be reissued within 5

years. Ms. Mackie requested a motion from the Board to approve the Agreement with Bryant Miller Olive for Bond Counsel Services.

Ms. Duerr asked about the hourly rate for the Bond Counsel Services. Ms. Mackie responded, normally Bond Counsel Services are paid for out of the closing of Bonds which is typically when they are engaged on behalf of the District.

On Motion by Ms. Kost second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District approved the Agreement with Bryant Miller Olive for Bond Counsel Services.

SIXTH ORDER OF BUSINESS

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

Ms. Walden noted Requisition Nos. 2013-677, 2013-678 & S2018-111 have been approved and paid in November totaling \$24,789.09 and just need ratified by the Board.

On Motion by Ms. Kost, second by Mr. Franko the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 2013-677, 2013-678 & S2018-111 paid in February 2021 in an amount totaling \$24,789.09.

SEVENTH ORDER OF BUSINESS

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

The Board reviewed Operation and Maintenance Expenditures Paid in February 2021 in an amount totaling \$79,190.95.

On Motion by Ms. Kost, second by Ms. Duerr, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in February 2021 in an amount totaling \$79,190.95.

EIGHTH ORDER OF BUSINESS

Recommendation of Work Authorizations/ Proposed Services

Mr. Kaufmann presented a work authorization from Central Florida Locating in the amount of \$1,950.00 for Centerline Drive Segment A and \$3,900.00 for Segments B&C.

Ms. Duerr asked why this work is done and Mr. Kaufmann explained the District is locating underground utilities that may impact construction. Mr. Newton noted this mainly relates to left turn lane improvements that the District was required to make on Laureate Blvd and Nemours Parkway. The Board previously approved underground utility locates related to the North/South Centerline Drive roadway. At the time the District did not have know the extent of the left turn lane

improvements that would be required. Now that the District understand the extent of the left turn lane improvements it must go back and get the underground utility locations in order to protect those utilities as the District does construction.

Ms. Kost compared pages 41 and 36 of the agenda. Mr. Kaufmann noted he made a mistake and they should be check marked the same way. Ms. Duerr asked if Central Florida Locating has to dig up the property and landscape. Mr. Kaufmann stated they are adding turn lanes and part of the median will be destroyed and new pavement will be put in for the turn lanes.

On Motion by Ms. Duerr second by Ms. Kost, the Board of Supervisors for the Greenway Improvement District approved the proposal from Central Florida Locating in the amount of \$1,950.00 for Centerline Drive Segment A and \$3,900.00 for Segments B & C.

NINTH ORDER OF BUSINESS

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

Ms. Walden noted through February 2021, the District has total expenses of just under \$366,000.00 versus a budget of \$921,000.00. No action is required by the Board.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Mackie commented on the status of the Boundary Amendment petition. She had a call yesterday with the City Attorney regarding some discussion of the ordinance which would approve that boundary amendment. The planner has not reached out regarding setting the public hearing. Ms. Mackie hopes to have more information at the next meeting.

District Manager –

Ms. Walden noted the next meeting is scheduled for April 20, 2021 at the hotel.

District Engineer –

Mr. Newton referenced the Construction Contract Status Memorandum (Minutes Exhibit A) stating that Centerline Drive Phase 2 Segment F had been advertised for bids. Poitras East CDD advertised that for bid and it is currently in the process which will be managed by Poitras East CDD going forward.

Construction Supervisor –

Mr. Kaufmann noted McIntosh Associates is continuing to design the length of Centerline Drive and they are close to having final plans for the roadway.

District Landscape Supervisor- Mr. Thacker reported Paul Stevens who was the Irrigation Specialist is no longer with the firm and introduced the Board to Carlos Negrón who will be the new Irrigation Specialist. Mr. Negrón has been with Berman for 6 months and is very familiar with the District's irrigation systems.

ELEVENTH ORDER OF BUSINESS

Supervisor and Audience Comments & Adjournment

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

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

EXHIBIT A



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

MEMORANDUM

DATE: March 16, 2021
TO: Greenway Improvement District
Board of Supervisors
FROM: Donald W. McIntosh Associates, Inc.
District Engineer
RE: Construction Contract Status

Dear Board Members,

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

CIVIL ENGINEERS

Centerline Drive Phase 2 (aka Segment F):

LAND PLANNERS

Construction Status: An Invitation to Bid was advertised by the Poitras East Community Development District on February 26, 2021, and bids are due on April 2, 2021. It is anticipated that the Construction Committee will bring a recommendation to the Poitras Board at their meeting on April 21, 2021.

SURVEYORS

Change Order (C.O.) Status: None

Recommended Motion: None

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

Thank you.

End of memorandum.

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

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

GREENEWAY IMPROVEMENT DISTRICT

**Fiscal Year 2022 Operations &
Maintenance Budget**

Greenway Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 03/31/2021	Anticipated 04/2021 - 09/2021	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget
Revenues					
On-Roll Assessments	\$ 427,034.67	\$ 112,045.61	\$ 539,080.28	\$ 539,080.28	\$ 911,167.85
Off-Roll Assessments	186,043.81	186,043.76	372,087.57	372,087.57	-
Developer Contributions	13,977.50	7,022.50	21,000.00	-	-
Carryforward Revenue	-	-	-	-	67,382.49
Net Revenues	\$ 627,055.98	\$ 305,111.87	\$ 932,167.85	\$ 911,167.85	\$ 978,550.34
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 1,600.00	\$ 1,200.00	\$ 2,800.00	\$ 7,200.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	2,415.00	-	2,415.00	2,550.00	2,700.00
Trustee Services	7,979.89	-	7,979.89	9,000.00	9,000.00
Management	19,999.98	20,000.02	40,000.00	40,000.00	40,000.00
District Engineering	-	-	-	-	-
District Engineering	2,312.50	2,312.50	4,625.00	10,000.00	10,000.00
Boundary Amendment - Developer	20,388.75	611.25	21,000.00	-	-
Dissemination Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser	2,810.00	-	2,810.00	1,700.00	3,500.00
District Counsel	21,739.20	21,739.20	43,478.40	30,000.00	30,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	-	4,425.00	4,425.00	5,000.00	5,000.00
Travel and Per Diem	42.18	42.18	84.36	300.00	300.00
Telephone	-	25.00	25.00	50.00	50.00
Postage & Shipping	91.04	91.04	182.08	1,000.00	1,000.00
Copies	-	1,250.00	1,250.00	2,500.00	2,500.00
Legal Advertising	1,976.26	1,976.26	3,952.52	7,500.00	7,500.00
Bank Fees	-	-	-	-	360.00
Miscellaneous	40.16	40.16	80.32	5,100.00	5,100.00
Office Supplies	-	-	-	-	250.00
Property Taxes	4,246.25	-	4,246.25	1,000.00	5,000.00
Web Site Maintenance	1,050.00	1,350.00	2,400.00	2,700.00	2,700.00
Holiday Decorations	6,075.00	-	6,075.00	8,000.00	8,000.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Total General & Administrative Expenses	\$ 102,941.21	\$ 57,812.61	\$ 160,753.82	\$ 146,600.00	\$ 157,960.00

Greenway Improvement District
FY 2022 Proposed O&M Budget

	Actual Through 03/31/2021	Anticipated 04/2021 - 09/2021	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 4,377.10	4,377.10	\$ 8,754.20	\$ 9,000.00	\$ 12,000.00
Water-Sewer Combination Services					
Water Reclaimed	20,890.22	30,890.22	51,780.44	40,000.00	50,000.00
Other Physical Environment					
General Insurance	2,717.00	-	2,717.00	2,950.00	3,000.00
Property & Casualty Insurance	4,041.00	-	4,041.00	7,000.00	5,000.00
Other Insurance	-	-	-	150.00	100.00
Irrigation Repairs	33,935.11	15,000.00	48,935.11	40,000.00	55,000.00
Landscaping Maintenance & Material	125,599.51	125,599.51	251,199.02	269,836.00	280,320.00
Tree Trimming	-	15,000.00	15,000.00	40,000.00	20,000.00
Flower & Plant Replacement	8,222.20	31,777.80	40,000.00	40,000.00	40,000.00
Contingency	7,957.99	7,957.99	15,915.98	20,992.22	59,714.22
Pest Control	2,595.00	2,595.00	5,190.00	4,740.00	2,600.00
Hurricane Cleanup	-	20,000.00	20,000.00	20,000.00	20,000.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,803.60	1,803.60	3,607.20	3,816.00	3,816.00
IME - Irrigation Repairs	1,029.14	1,029.14	2,058.28	10,800.00	10,800.00
IME - Landscaping	36,433.20	36,433.20	72,866.40	87,266.88	87,266.88
IME - Lighting	340.60	340.60	681.20	1,800.00	1,800.00
IME - Miscellaneous	3,692.05	3,692.05	7,384.10	1,800.00	15,300.00
IME - Water Reclaimed	166.68	166.68	333.36	2,700.00	1,800.00
Road & Street Facilities					
Entry and Wall Maintenance	-	2,500.00	2,500.00	3,000.00	3,000.00
Hardscape Maintenance	6,550.00	-	6,550.00	5,000.00	8,000.00
Streetlights	37,079.68	47,079.68	84,159.36	100,370.08	83,726.57
Accent Lighting	-	2,000.00	2,000.00	2,000.00	2,000.00
Parks & Recreation					
Personnel Leasing Agreement	18,000.06	17,999.94	36,000.00	36,000.00	36,000.00
Reserves					
Infrastructure Capital Reserve	-	22,200.00	22,200.00	22,200.00	22,200.00
Interchange Maintenance Reserve	-	3,146.67	3,146.67	3,146.67	3,146.67
	\$ 315,430.14	\$ 391,589.18	\$ 707,019.32	\$ 774,567.85	\$ 826,590.34
Total Expenses	\$ 418,371.35	\$ 449,401.79	\$ 867,773.14	\$ 921,167.85	\$ 984,550.34
Income (Loss) from	\$ 208,684.63	\$ (144,289.92)	\$ 64,394.71	\$ (10,000.00)	\$ (6,000.00)
<u>Other Income (Expense)</u>					
Interest Income	\$ 431.09	\$ 2,556.69	\$ 2,987.78	\$ 10,000.00	\$ 6,000.00
Total Other Income (Expense)	\$ 431.09	\$ 2,556.69	\$ 2,987.78	\$ 10,000.00	\$ 6,000.00
Net Income (Loss)	\$ 209,115.72	\$ (141,733.24)	\$ 67,382.49	\$ -	\$ -

Greeneway Improvement District
FY 2022 Debt Service Proposed Budget
Series 2013 Special Assessment Bonds

	FY 2022 Proposed Budget
REVENUES:	
Special Assessments Series 2013	\$ 4,651,275.01
TOTAL REVENUES	<u>\$ 4,651,275.01</u>
EXPENDITURES:	
Series 2013 - Interest 11/01/2021	\$ 1,175,290.63
Series 2013 - Principal 05/01/2022	1,155,000.00
Series 2013 - Interest 05/01/2022	1,175,290.63
TOTAL EXPENDITURES	<u>\$ 3,505,581.26</u>
EXCESS REVENUES	<u>\$ 1,145,693.75</u>
Series 2013 - Interest 11/01/2022	\$ 1,145,693.75

Greenway Improvement District

Budget Item Descriptions

FY 2021 – 2022

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

Developer Contribution

Funding from the Developer.

Carryforward Revenue

Unused income from a prior year which is available as cash for the current year.

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Directors’ & Officers’ (D&O) or Public Officials’ Liability (POL) Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Greenway Improvement District

Budget Item Descriptions

FY 2021 – 2022

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Engineering

The District’s engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Dissemination Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District’s legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Re-amortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Travel & Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.

Greenway Improvement District

Budget Item Descriptions

FY 2021 – 2022

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Property Taxes

Ad Valorem taxes on District property that is not tax-exempt.

Website Maintenance

Website maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Field Operations Expenses

Electric Utility Services

Electric

The District pays for electric meters used on District-owned roads.

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Greeneway Improvement District
Budget Item Descriptions
FY 2021 – 2022

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty

Insurance to protect property and cover casualty.

Other Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation Repairs

Inspection and repair of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Tree Trimming

Trimming of trees on District property.

Flower & Plant Replacement

Purchase of materials and labor to replace flowers and plants within the District.

Contingency

Other Field Operations expenses incurred throughout the year.

Pest Control

Pest control services.

Hurricane Cleanup

Funds set aside to assist with any cleanup needed from a hurricane or funds needed to pay a hurricane-related insurance deductible.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Irrigation Repair

Greenway Improvement District

Budget Item Descriptions

FY 2021 – 2022

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Landscaping

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Lighting

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Miscellaneous

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Water Reclaimed

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

Road & Street Facilities

Entry and Wall Maintenance

Maintenance of entrance(s) and walls within the District.

Hardscape Maintenance

Purchase or maintenance of hard, yet “movable,” parts of landscape, such gravel, paving, and stones.

Streetlights

Streetlighting expenses within the District.

Accent Lighting

Accent lighting expenses within the District.

Parks & Recreation

Personnel Leasing Agreement

The lease of outside personnel per signed agreement.

Greeneway Improvement District
Budget Item Descriptions
FY 2021 – 2022

Reserves

Infrastructure Capital Reserve

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

Interchange Maintenance Reserve

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

Other Income (Expense)

Interest Income

Income from interest earnings.

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
March 2021 in an amount totaling \$63,938.55**

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

The total items being presented: **\$63,938.55**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
Check Dates: 3/1/2021 to 3/31/2021

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
65	9/21	P	BERMAN	Berman Construction LLC	\$1,501.99
66	9/21	P	CEPRA	Cepra Landscape	\$5,804.00
67	9/21	P	DOWNTON	Down to Earth Landscape & Irr	\$667.48
68	9/21	P	ORLS	Orlando Sentinel	\$305.00
69	9/21	P	PFMGC	PFM Group Consulting	\$6.91
70	9/21	P	TRUSTE	US Bank as Trustee for Greenew	\$299,353.07
71	9/21	P	VGLOBA	VGlobalTech	\$125.00
72	15/21	P	AMUNRO	Antoinette Munroe	\$200.00
73	15/21	P	FAC	Fire Ant Control	\$2,595.00
74	15/21	P	HGS	Hopping Green & Sams	\$2,769.00
75	15/21	P	PFMGC	PFM Group Consulting	\$4,598.75
76	17/21	P	HGS	Hopping Green & Sams	\$1,598.50
77	1/21	P	AAIKIN	Amanda Aikins	\$200.00
78	1/21	P	AMUNRO	Antoinette Munroe	\$200.00
79	1/21	P	BERMAN	Berman Construction LLC	\$3,000.01
80	1/21	P	CEPRA	Cepra Landscape	\$18,944.08
81	1/21	P	DONMC	Donald W. McIntosh Associates	\$437.50
82	1/21	P	FRANK	atthew Franko	\$200.00
BANK SUN REGISTER TOTAL:					\$342,506.29
GRAND TOTAL :					\$342,506.29

43,153.22	Checks 3065-3069, 3071-3082
299,353.07	Check 3070 - Debt service paid
136.20	PA 477 - OCU paid online
12,201.31	PA 480 - OUC paid online
119.11	PA 481 - OCU paid online
8,328.71	Feb. ICM exp. paid to Boggy Creek
363,291.62	Total cash spent
63,938.55	O&M cash spent

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

GREENEWAY IMPROVEMENT DISTRICT

Construction Funding Request #021

2/12/2021

Item No.	Payee	Invoice Number	General Fund
1	Hopping Green & Sams		
	Local Alternative Mobility Network Counsel Through 12/31/2020	120138	\$ 1,218.00
	2020 Boundary Amendment Counsel Through 12/31/2020	120139	\$ 380.50
TOTAL			\$ 1,598.50

Amanda Lane

From: Larry Kaufmann <lkaufmann@tavistock.com>
Sent: Saturday, February 13, 2021 1:11 PM
To: Amanda Lane; Damon Ventura; AccountsPayable
Subject: RE: Greeneway - FR #21
Attachments: GID FR #021.pdf

EXTERNAL EMAIL: Use care with links and attachments.

FR #21 is approved for processing.

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

From: Amanda Lane <lanea@pfm.com>
Sent: Friday, February 12, 2021 6:23 PM
To: Damon Ventura <dventura@tavistock.com>; AccountsPayable <accountspayable@tavistock.com>
Cc: Larry Kaufmann <lkaufmann@tavistock.com>
Subject: Greeneway - FR #21

EXTERNAL E-MAIL

Please see attached for Greeneway FR #21 for \$1,598.50.

Amanda Lane
Assistant Chief District Accountant

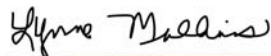
PFM Group Consulting LLC
LaneA@pfm.com | web pfm.com
phone 407.723.5900 (**direct phone 407.723.5925**) | fax 407.723.5901
12051 Corporate Blvd. | Orlando, FL 32817

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #478

2/26/2021

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction		
	Mainline Repair on Laureate	10968	\$ 1,452.00
	Repair of Broken Light on Bridge	11000	\$ 49.99
2	Cepra Landscape		
	Irrigation Repairs on the Doisy Controller	23133	\$ 3,477.40
	Irrigation Repairs For Clock 22	23134	\$ 327.60
3	Down to Earth Landscape & Irrigation		
	Irrigation Inspection & Repairs	3165	\$ 55.00
	Irrigation Inspection & Repairs	3166	\$ 306.88
	Additional Irrigation Repairs	3167	\$ 102.07
	Irrigation Repairs at Fire Hydrant	3168	\$ 203.53
4	Orlando Sentinel		
	Legal Advertising on 02/09/2021	OSC32372574	\$ 305.00
5	PFM Group Consulting		
	January Reimbursables	113929	\$ 6.91
TOTAL			\$ 6,286.38



Secretary/Assistant Secretary

Chairperson

RECEIVED

By Amanda Lane at 9:00 am, Mar 02, 2021



GREENWAY IMPROVEMENT DISTRICT

Payment Authorization #479

3/5/2021

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction March Administrator & Irrigation Specialist	11157	\$ 3,000.01
2	Cepra Landscape Controllers 19, 20, 21 Repairs	23272	\$ 1,999.00
	March Landscaping (Section 1, Phases 6, 7)	23463	\$ 7,979.08
	March Landscaping (Section 2, Centerline)	23464	\$ 10,965.00
3	VGlobalTech March Website Maintenance	2426	\$ 125.00
TOTAL			\$ 24,068.09


Secretary/Assistant Secretary

Chairperson


3/6/21

RECEIVED

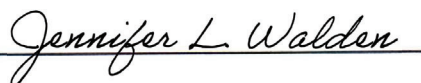
By Amanda Lane at 9:28 am, Mar 08, 2021

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #480

3/12/2021

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District February ICM Expenses	ICM2021-05	\$ 8,328.71
2	Fire Ant Control Fire Ant Control	13089	\$ 2,595.00
3	Hopping Green & Sams General Counsel Through 01/31/2021	120811	\$ 2,769.00
4	OUC Acct: 8795843030 ; Service 02/01/2021 - 03/02/2021	--	\$ 12,201.31
5	PFM Group Consulting Series 2013 Dissemination Services 01/01/2021 - 03/31/2021 DM Fee: March 2021 February Reimbursables	114196 DM-03-2021-0017 OE-EXP-03-19	\$ 1,250.00 \$ 3,333.33 \$ 15.42
6	Supervisor Fees - 02/16/2021 Meeting Antoinette Munroe	--	\$ 200.00
TOTAL			\$ 30,692.77



Secretary/Assistant Secretary

Chairperson



RECEIVED

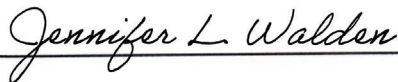
By Amanda Lane at 9:25 am, Mar 15, 2021

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #481

3/19/2021

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 02/26/2021	40857	\$ 437.50
2	Orange County Utilities 9987 Laureate Boulevard ; Service 02/13/2021 - 03/15/2021	--	\$ 119.11
3	Supervisor Fees - 03/16/2021 Meeting Amanda Aikins Antoinette Munroe Matthew Franko	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00
TOTAL			\$ 1,156.61



Secretary/Assistant Secretary

Chairperson



Received via email on Monday, March 22, 2021 - ALane

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 3/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$311,028.56				\$311,028.56
State Board of Administration	1,519.73				1,519.73
Accounts Receivable - Due from Developer	21,662.90				21,662.90
Assessments Receivable	111,925.82				111,925.82
Prepaid Expenses	923.44				923.44
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	54,240.83				54,240.83
Interchange Maintenance Reserve	18,944.59				18,944.59
Assessments Receivable		\$540,378.54			540,378.54
Debt Service Reserve (Series 2013)		3,478,503.13			3,478,503.13
Debt Service Reserve (Series 2018)		615,055.50			615,055.50
Revenue (Series 2013)		2,057,879.86			2,057,879.86
Interest (Series 2018)		828.72			828.72
Prepayment (Series 2013)		3,742.06			3,742.06
General Checking Account			\$7,074.20		7,074.20
Acquisition/Construction (Series 2013)			862,914.57		862,914.57
Acquisition/Construction (Series 2018)			1,150.04		1,150.04
Total Current Assets	<u>\$521,871.45</u>	<u>\$6,696,387.81</u>	<u>\$871,138.81</u>	<u>\$0.00</u>	<u>\$8,089,398.07</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$6,156,009.27	\$6,156,009.27
Amount To Be Provided				40,803,990.73	40,803,990.73
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>\$521,871.45</u></u>	<u><u>\$6,696,387.81</u></u>	<u><u>\$871,138.81</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$55,049,398.07</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$21,662.90				\$21,662.90
Due To Other Governmental Units	506.88				506.88
Deferred Revenue	133,588.72				133,588.72
Deferred Revenue		\$540,378.54			540,378.54
Accounts Payable			\$90,924.12		90,924.12
Total Current Liabilities	<u>\$155,758.50</u>	<u>\$540,378.54</u>	<u>\$90,924.12</u>	<u>\$0.00</u>	<u>\$787,061.16</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>\$155,758.50</u></u>	<u><u>\$540,378.54</u></u>	<u><u>\$90,924.12</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$47,747,061.16</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	209,115.72				209,115.72
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		1,632,704.94			1,632,704.94
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			69,861.01		69,861.01
Current Year Net Assets, Unrestricted			1,261,258.30		1,261,258.30
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u><u>\$366,112.95</u></u>	<u><u>\$6,156,009.27</u></u>	<u><u>\$780,214.69</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,302,336.91</u></u>
Total Liabilities and Net Assets	<u><u>\$521,871.45</u></u>	<u><u>\$6,696,387.81</u></u>	<u><u>\$871,138.81</u></u>	<u><u>\$46,960,000.00</u></u>	<u><u>\$55,049,398.07</u></u>

Greenway Improvement District

Statement of Activities

As of 3/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$427,034.67				\$427,034.67
Off-Roll Assessments	186,043.81				186,043.81
Developer Contributions	13,977.50				13,977.50
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$2,044,562.49			2,044,562.49
Other Assessments		722,101.94			722,101.94
Inter-Fund Group Transfers In		(86.09)			(86.09)
Debt Proceeds		220,985.25			220,985.25
Developer Contributions			\$2,281.00		2,281.00
Other Income & Other Financing Sources			797,914.78		797,914.78
Inter-Fund Transfers In			(14,913.91)		(14,913.91)
Debt Proceeds			643,385.28		643,385.28
Total Revenues	\$642,055.98	\$2,987,563.59	\$1,428,667.15	\$0.00	\$5,058,286.72
<u>Expenses</u>					
Supervisor Fees	\$1,600.00				\$1,600.00
Public Officials' Liability Insurance	2,415.00				2,415.00
Trustee Services	7,979.89				7,979.89
Management	19,999.98				19,999.98
Engineering	22,701.25				22,701.25
Dissemination Agent	2,500.00				2,500.00
Property Appraiser	2,810.00				2,810.00
District Counsel	21,739.20				21,739.20
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	42.18				42.18
Postage & Shipping	91.04				91.04
Legal Advertising	1,976.26				1,976.26
Miscellaneous	40.16				40.16
Property Taxes	4,246.25				4,246.25
Web Site Maintenance	1,050.00				1,050.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	4,377.10				4,377.10
Water Reclaimed	20,890.22				20,890.22
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	33,935.11				33,935.11
Landscaping Maintenance & Material	125,599.51				125,599.51
Flower & Plant Replacement	8,222.20				8,222.20
Contingency	7,957.99				7,957.99

Greenway Improvement District
Statement of Activities
As of 3/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	1,803.60				1,803.60
IME - Irrigation	1,029.14				1,029.14
IME - Landscaping	36,433.20				36,433.20
IME - Lighting	340.60				340.60
IME - Miscellaneous	3,692.05				3,692.05
IME - Water Reclaimed	166.68				166.68
Pest Control	2,595.00				2,595.00
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	37,079.68				37,079.68
Personnel Leasing Agreement	18,000.06				18,000.06
Interest Payments		\$1,355,185.69			1,355,185.69
Engineering			\$163,743.40		163,743.40
District Counsel			1,839.00		1,839.00
Legal Advertising			576.88		576.88
Contingency			1,255.00		1,255.00
Total Expenses	<u>\$418,371.35</u>	<u>\$1,355,185.69</u>	<u>\$167,414.28</u>	<u>\$0.00</u>	<u>\$1,940,971.32</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$431.09				\$431.09
Interest Income		\$327.04			327.04
Interest Income			\$5.43		5.43
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$431.09</u>	<u>\$327.04</u>	<u>\$5.43</u>	<u>\$0.00</u>	<u>\$763.56</u>
Change In Net Assets	\$224,115.72	\$1,632,704.94	\$1,261,258.30	\$0.00	\$3,118,078.96
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>\$366,112.95</u></u>	<u><u>\$6,156,009.27</u></u>	<u><u>\$780,214.69</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,302,336.91</u></u>

Greenway Improvement District

Budget to Actual

For the Month Ending 03/31/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Revenues</u>				
On-Roll Assessments	\$ 427,034.67	\$ 269,540.14	\$ 157,494.53	\$ 539,080.28
Off-Roll Assessments	186,043.81	186,043.79	0.02	372,087.57
Developer Contributions	13,977.50	-	13,977.50	-
Net Revenues	\$ 627,055.98	\$ 455,583.93	\$ 171,472.05	\$ 911,167.85
<u>General & Administrative Expenses</u>				
Legislative				
Supervisor Fees	\$ 1,600.00	\$ 3,600.00	\$ (2,000.00)	\$ 7,200.00
Financial & Administrative				
Public Officials' Liability Insurance	2,415.00	1,275.00	1,140.00	2,550.00
Trustee Services	7,979.89	4,500.00	3,479.89	9,000.00
Management	19,999.98	20,000.00	(0.02)	40,000.00
District Engineering				
District Engineering	2,312.50	5,000.00	(2,687.50)	10,000.00
Boundary Amendment - Developer Funded	20,388.75	-	20,388.75	-
Dissemination Agent	2,500.00	2,500.00	-	5,000.00
Property Appraiser	2,810.00	850.00	1,960.00	1,700.00
District Counsel	21,739.20	15,000.00	6,739.20	30,000.00
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00
Reamortization Schedules	-	125.00	(125.00)	250.00
Audit	-	2,500.00	(2,500.00)	5,000.00
Travel and Per Diem	42.18	150.00	(107.82)	300.00
Telephone	-	25.00	(25.00)	50.00
Postage & Shipping	91.04	500.00	(408.96)	1,000.00
Copies	-	1,250.00	(1,250.00)	2,500.00
Legal Advertising	1,976.26	3,750.00	(1,773.74)	7,500.00
Miscellaneous	40.16	2,550.00	(2,509.84)	5,100.00
Property Taxes	4,246.25	500.00	3,746.25	1,000.00
Web Site Maintenance	1,050.00	1,350.00	(300.00)	2,700.00
Holiday Decorations	6,075.00	4,000.00	2,075.00	8,000.00
Dues, Licenses, and Fees	175.00	125.00	50.00	250.00
Total General & Administrative Expenses	\$ 102,941.21	\$ 73,300.00	\$ 29,641.21	\$ 146,600.00

Greeneway Improvement District

Budget to Actual
For the Month Ending 03/31/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<u>Field Operations</u>				
Electric Utility Services				
Electric	\$ 4,377.10	\$ 4,500.00	\$ (122.90)	\$ 9,000.00
Water-Sewer Combination Services				
Water Reclaimed	20,890.22	20,000.00	890.22	40,000.00
Other Physical Environment				
General Insurance	2,717.00	1,475.00	1,242.00	2,950.00
Property & Casualty Insurance	4,041.00	3,500.00	541.00	7,000.00
Other Insurance	-	75.00	(75.00)	150.00
Irrigation Repairs	33,935.11	20,000.00	13,935.11	40,000.00
Landscaping Maintenance & Material	125,599.51	134,918.00	(9,318.49)	269,836.00
Tree Trimming	-	20,000.00	(20,000.00)	40,000.00
Flower & Plant Replacement	8,222.20	20,000.00	(11,777.80)	40,000.00
Contingency	7,957.99	10,496.11	(2,538.12)	20,992.22
Pest Control	2,595.00	2,370.00	225.00	4,740.00
Hurricane Cleanup	-	10,000.00	(10,000.00)	20,000.00
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	1,803.60	1,908.00	(104.40)	3,816.00
IME - Irrigation Repairs	1,029.14	5,400.00	(4,370.86)	10,800.00
IME - Landscaping	36,433.20	43,633.44	(7,200.24)	87,266.88
IME - Lighting	340.60	900.00	(559.40)	1,800.00
IME - Miscellaneous	3,692.05	900.00	2,792.05	1,800.00
IME - Water Reclaimed	166.68	1,350.00	(1,183.32)	2,700.00
Road & Street Facilities				
Entry and Wall Maintenance	-	1,500.00	(1,500.00)	3,000.00
Hardscape Maintenance	6,550.00	2,500.00	4,050.00	5,000.00
Streetlights	37,079.68	50,185.04	(13,105.36)	100,370.08
Accent Lighting	-	1,000.00	(1,000.00)	2,000.00
Parks & Recreation				
Personnel Leasing Agreement	18,000.06	18,000.00	0.06	36,000.00
Reserves				
Infrastructure Capital Reserve	-	11,100.00	(11,100.00)	22,200.00
Interchange Maintenance Reserve	-	1,573.34	(1,573.34)	3,146.67
	\$ 315,430.14	\$ 387,283.93	\$ (71,853.79)	\$ 774,567.85
Total Expenses	\$ 418,371.35	\$ 460,583.93	\$ (42,212.58)	\$ 921,167.85
Income (Loss) from Operations	\$ 208,684.63	\$ (5,000.00)	\$ 213,684.63	\$ (10,000.00)
<u>Other Income (Expense)</u>				
Interest Income	\$ 431.09	\$ 5,000.00	\$ (4,568.91)	\$ 10,000.00
Total Other Income (Expense)	\$ 431.09	\$ 5,000.00	\$ (4,568.91)	\$ 10,000.00
Net Income (Loss)	\$ 209,115.72	\$ -	\$ 209,115.72	\$ -

Greenway Improvement District
Budget to Actual
For the Month Ending 03/31/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	YTD Actual
Revenues							
On-Roll Assessments	\$ -	\$ 25,594.37	\$ 113,393.70	\$ 190,406.94	\$ 35,075.35	\$ 62,564.31	\$ 427,034.67
Off-Roll Assessments	-	186,043.81	-	-	-	-	186,043.81
Developer Contributions	-	-	1,833.00	4,482.00	6,064.00	1,598.50	13,977.50
Net Revenues	\$ -	\$ 211,638.18	\$ 115,226.70	\$ 194,888.94	\$ 41,139.35	\$ 64,162.81	\$ 627,055.98
General & Administrative Expenses							
Legislative							
Supervisor Fees	\$ 400.00	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 800.00	\$ 1,600.00
Financial & Administrative							
Public Officials' Liability Insurance	2,415.00	-	-	-	-	-	2,415.00
Trustee Fees	3,362.70	-	-	4,617.19	-	-	7,979.89
Management	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	19,999.98
District Engineering	-	-	-	-	-	-	-
District Engineering	-	750.00	187.50	125.00	812.50	437.50	2,312.50
Boundary Amendment - Developer Funded	-	1,590.00	625.00	187.50	17,708.75	277.50	20,388.75
Dissemination Agent	-	-	-	1,250.00	-	1,250.00	2,500.00
Property Appraiser	-	-	2,810.00	-	-	-	2,810.00
District Counsel	-	-	6,575.75	5,725.50	2,992.30	6,445.65	21,739.20
Assessment Administration	7,500.00	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-
Travel and Per Diem	-	-	35.27	-	6.91	-	42.18
Telephone	-	-	-	-	-	-	-
Postage & Shipping	-	19.27	7.00	14.79	34.56	15.42	91.04
Copies	-	-	-	-	-	-	-
Legal Advertising	331.25	361.26	636.25	342.50	305.00	-	1,976.26
Miscellaneous	-	-	40.16	-	-	-	40.16
Property Taxes	-	59.88	-	-	4,186.37	-	4,246.25
Website Maintenance	125.00	125.00	125.00	425.00	125.00	125.00	1,050.00
Holiday Decorations	6,075.00	-	-	-	-	-	6,075.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 23,717.28	\$ 6,438.74	\$ 14,375.26	\$ 16,220.81	\$ 29,504.72	\$ 12,684.40	\$ 102,941.21
Field Operations							
Electric Utility Services							
Electric	\$ -	\$ 848.49	\$ 854.65	\$ 993.58	\$ 843.37	\$ 837.01	\$ 4,377.10
Water-Sewer Combination Services							
Water Reclaimed	120.74	4,175.67	3,816.69	4,248.26	4,469.50	4,059.36	20,890.22
Other Physical Environment							
General Insurance	2,717.00	-	-	-	-	-	2,717.00
Property & Casualty Insurance	3,551.00	490.00	-	-	-	-	4,041.00
Other Insurance	-	-	-	-	-	-	-
Irrigation Repairs	-	5,787.98	9,591.25	7,741.65	8,815.23	1,999.00	33,935.11
Landscaping Maintenance & Material	20,934.42	20,934.42	20,934.42	20,934.42	22,917.75	18,944.08	125,599.51
Tree Trimming	-	-	-	-	-	-	-
Flower & Plant Replacement	-	5,962.20	2,260.00	-	-	-	8,222.20
Contingency	-	-	-	7,908.00	49.99	-	7,957.99
Pest Control	-	-	-	-	-	2,595.00	2,595.00
Hurricane Cleanup	-	-	-	-	-	-	-
Interchange Maintenance Expenses							
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	300.60	300.60	1,803.60
IME - Irrigation	-	108.45	330.92	352.80	236.97	-	1,029.14
IME - Landscaping	7,272.24	7,272.24	-	14,544.48	7,344.24	-	36,433.20
IME - Lighting	-	66.25	67.83	75.38	65.46	65.68	340.60
IME - Miscellaneous	1,296.00	-	1,728.00	217.80	340.45	109.80	3,692.05
IME - Water Reclaimed	-	30.80	39.00	25.09	40.99	30.80	166.68
Road & Street Facilities							
Entry and Wall Maintenance	-	-	-	-	-	-	-
Hardscape Maintenance	-	-	6,550.00	-	-	-	6,550.00
Streetlights	-	7,395.37	7,384.33	7,453.30	7,422.63	7,424.05	37,079.68
Accent Lighting	-	-	-	-	-	-	-
Parks & Recreation							
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	18,000.06

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 03/31/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	YTD Actual
Reserves							
Infrastructure Capital Reserve	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-
Total Field Operations Expenses	<u>\$ 39,192.01</u>	<u>\$ 56,372.48</u>	<u>\$ 56,857.70</u>	<u>\$ 67,795.37</u>	<u>\$ 55,847.19</u>	<u>\$ 39,365.39</u>	<u>\$ 315,430.14</u>
Total Expenses	<u>\$ 62,909.29</u>	<u>\$ 62,811.22</u>	<u>\$ 71,232.96</u>	<u>\$ 84,016.18</u>	<u>\$ 85,351.91</u>	<u>\$ 52,049.79</u>	<u>\$ 418,371.35</u>
Income (Loss) from Operations	<u>\$ (62,909.29)</u>	<u>\$ 148,826.96</u>	<u>\$ 43,993.74</u>	<u>\$ 110,872.76</u>	<u>\$ (44,212.56)</u>	<u>\$ 12,113.02</u>	<u>\$ 208,684.63</u>
<u>Other Income (Expense)</u>							
Interest Income	\$ 6.98	\$ 8.96	\$ 111.91	\$ 17.68	\$ 10.86	\$ 274.70	\$ 431.09
Total Other Income (Expense)	<u>\$ 6.98</u>	<u>\$ 8.96</u>	<u>\$ 111.91</u>	<u>\$ 17.68</u>	<u>\$ 10.86</u>	<u>\$ 274.70</u>	<u>\$ 431.09</u>
Net Income (Loss)	<u><u>\$ (62,902.31)</u></u>	<u><u>\$ 148,835.92</u></u>	<u><u>\$ 44,105.65</u></u>	<u><u>\$ 110,890.44</u></u>	<u><u>\$ (44,201.70)</u></u>	<u><u>\$ 12,387.72</u></u>	<u><u>\$ 209,115.72</u></u>

Greenway Improvement District
Cash Flow

	Beg. Cash	FY 2020 Inflows	FY 2020 Outflows	FY 2021 Inflows	FY 2021 Outflows	End. Cash
10/1/2019	41,605.81	0.52	(5,789.07)	-	-	25,258.89
11/1/2019	25,258.89	348,644.10	(15,695.08)	-	-	358,112.27
12/1/2019	358,112.27	815,202.81	(644,551.24)	-	-	489,971.64
1/1/2020	489,971.64	814,629.24	(963,631.28)	-	-	317,672.69
2/1/2020	317,672.69	182,354.52	(278,177.70)	-	-	221,849.51
3/1/2020	221,849.51	316,541.37	(17,637.14)	-	-	520,753.74
4/1/2020	520,753.74	214,773.30	(421,081.36)	-	-	314,445.68
5/1/2020	314,445.68	35,333.02	(107,949.91)	-	-	241,828.79
6/1/2020	241,828.79	228,171.00	(156,783.70)	-	-	313,216.09
7/1/2020	313,216.09	37,962.76	(112,839.96)	-	-	238,338.89
8/1/2020	238,338.89	49,659.25	(83,850.72)	-	-	204,147.42
9/1/2020	204,147.42	9,182.91	(119,960.47)	-	(16,183.00)	77,186.86
10/1/2020	77,186.86	11,690.32	(37,876.60)	0.88	(34,374.01)	16,627.45
11/1/2020	16,627.45	18,012.50	(4,739.02)	334,394.58	(82,655.01)	281,640.50
12/1/2020	281,640.50	-	(1,058.00)	661,198.36	(713,869.03)	227,911.83
1/1/2021	227,911.83	-	-	1,105,945.86	(981,089.00)	352,768.69
2/1/2021	352,768.69	-	-	204,784.23	(247,016.86)	310,536.06
3/1/2021	310,536.06	-	-	363,784.12	(363,291.62)	311,028.56
4/1/2021	311,028.56	-	-	110,730.66	(22,339.23)	399,419.99 as of 04/13/2021
Totals		3,082,157.62	(2,980,621.25)	2,780,838.69	(2,460,817.76)	

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

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	1,457,816.00
Cumulative Draws Through Prior Month	(49,384,675.55)
	=====
Construction Funds Available	\$ 773,140.45
Requisitions This Month	
	=====
Total Requisitions This Month	\$ -
	=====
Series 2013 Construction Funds Remaining	\$ 773,140.45

Series 2018 Bond Issue	
	\$ 24,000,000.00
Additions (Interest, Transfers from DSR, etc.)	105,014.57
Cumulative Draws Through Prior Month	(6,365,794.66)
Requisitions This Month	
	=====
Total Requisitions This Month	\$ -
Series 2018 Construction Funds Remaining	\$ 17,739,219.91

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

Net Uncommitted	18,512,360.36
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