

# Greenway Improvement District

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

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

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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, May 18, 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. Consideration of the Minutes of the April 20, 2021 Board of Supervisors' Meeting
- 2. Letter from Supervisor of Elections – Orange County

### Business Matters

- 3. Matters Pertaining to Fiscal Year 2022 Budget
  - a) Presentation of Pre-Split Fiscal Year 2022 Budget
  - b) Presentation of Post-Split Fiscal Year 2022 Budget
  - c) Consideration of Resolution 2021-05, Approving a Preliminary Budget for Fiscal Year 2022 and Setting a Public Hearing Date *[suggested date of August 17, 2021 at 3:00 p.m.]*
- 4. Ratification of Requisition Nos. 679-686 in April 2021 in an amount totaling \$105,858.12
- 5. Ratification of Operation and Maintenance Expenditures Paid in April 2021 in an amount totaling \$57,417.47
- 6. Recommendation of Work Authorizations/Proposed Services *(if applicable)*
- 7. Review of District's Financial Position and Budget to Actual YTD

### Other Business

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

### Adjournment



# **GREENEWAY IMPROVEMENT DISTRICT**

**Minutes of the April 20, 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, April 20, 2021 at 3:00 p.m. at Courtyard Orlando Lake Nona, 6955 Tavistock Lakes Blvd, Orlando, FL 32827.

### **Present:**

Chad Tinetti	Chairperson
Karen Duerr	Vice-Chairperson
Matthew Franko	Assistant Secretary
Antoinette Munroe	Assistant Secretary

### **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	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone)
Matt McDermott	Construction Committee Member	

## **SECOND ORDER OF BUSINESS**

### **Public Comment Period**

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

## **THIRD ORDER OF BUSINESS**

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

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

On Motion by Ms. Duerr, second by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the March 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 continue conversations about what is needed for FY 2022. The Construction Committee previously reviewed and is forecasting a slight potential increase to the budgeted expenditures based on upcoming needs. District staff will continue to

review and seek input from all parties involved. The preliminary budget is slated for approval at the May meeting, with final budget adoption at a public hearing in August.

District staff is also preparing an alternative budget, breaking out the Midtown portion of the District, but the Board will be asked to approve the budget for Greenway as the boundary currently stands as the boundary amendment will not be considered by the City of Orlando until the end of June. No action is required today other than to see if the Board had any initial input. There were no comments from the Board.

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

#### **Ratification of Operations & Maintenance Expenditures Paid in March 2021 in an amount totaling \$63,938.55**

The Board reviewed O&M Expenditures paid in March 2021 in an amount totaling \$63,938.55. These have been approved and need to be ratified by the Board.

On Motion by Ms. Duerr, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operations & Maintenance Expenditures Paid in March 2021 in an amount totaling \$63,938.55.

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

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

There are no work authorizations or proposed services for this District.

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

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

Ms. Walden noted through March 31, 2021 the District has total expenses of \$418,000.00 versus a budget of \$921,000.00. The District is halfway through the Fiscal Year and staff is continuing to keep an eye on the budget. No action is required by the Board.

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

#### **Staff Reports**

##### District Counsel –

Ms. Mackie stated the Boundary Amendment Hearing has been scheduled for June 28, 2021. She will continue to work with PFM and other District staff on the proposed budget, anticipating the District's split at that time.

##### District Manager –

Ms. Walden noted the next meeting is scheduled for Tuesday, May 18, 2021, at the Courtyard Orlando Lake Nona. The proposed budget will be considered at that meeting so three Board Members will be needed to attend in person.



District Engineer –

Mr. Newton referenced the Construction Contract Status Memorandum (Minutes Exhibit A) but decided to skip the update for this month and bring it back to the Board's attention next month.

Construction Supervisor –

No Report

District Landscape Supervisor- Not Present

## **NINTH ORDER OF BUSINESS**

## **Supervisor Requests & Adjournment**

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

On Motion by Ms. Duerr, second by Mr. Tinetti, with all in favor, the April 20, 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: April 20, 2021  
TO: Greeneway Improvement District  
Board of Supervisors  
FROM: Donald W. McIntosh Associates, Inc.  
District Engineer  
RE: Construction Contract Status

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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 were received on April 5, 2021. The Poitras East Community Development District board will be considering this matter at a later meeting this afternoon and we will provide an update to this board concerning their action at your next meeting.

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**

**Letter from Supervisor of Elections  
-Orange County**

Date 4/15/2021

Time 12:39 PM

**Bill Cowles**  
**Supervisor of Elections**

**District List Report**

<u>District</u>	<u>Nbr</u>	<u>DistrictType</u>	<u>Description</u>	<u>Registered Voters</u>					
				<u>Total</u>	<u>Dems</u>	<u>Reps</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>
ALL		1	ALL OF COUNTY	880,897	380,117	222,684	263,402	14,694	45,305
				880,897	380,117	222,684	263,402	14,694	45,305
SPC		9	BOGGY CREEK	0	0	0	0	0	0
SPC		10	GREENEWAY	4,529	1,563	1,309	1,546	111	112
SPC		11	MYRTLE CREEK	2,342	782	679	829	52	129
SPC		25	POITRAS EAST	10	5	2	3	0	0

# **GREENEWAY IMPROVEMENT DISTRICT**

**Matters Pertaining to Fiscal Year 2022 Budget**

# **Pre-Split Fiscal Year 2022 Budget**

**Greenway Improvement District**  
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
<b>Revenues</b>						
On-Roll Assessments	\$ 489,625.67	\$ 49,454.61	\$ 539,080.28	\$ 539,080.28	\$ 911,167.85	\$ 372,087.57
Off-Roll Assessments	279,065.72	93,021.85	372,087.57	372,087.57	-	\$ (372,087.57)
Developer Contributions	35,640.40	11,879.86	47,520.26	-	-	\$ -
Carryforward Revenue	-	-	-	-	67,382.49	\$ 67,382.49
<b>Net Revenues</b>	<b>\$ 804,331.79</b>	<b>\$ 154,356.32</b>	<b>\$ 958,688.11</b>	<b>\$ 911,167.85</b>	<b>\$ 978,550.34</b>	<b>\$ 67,382.49</b>
<b>General &amp; Administrative Expenses</b>						
<b>Legislative</b>						
Supervisor Fees	\$ 2,400.00	\$ 3,000.00	\$ 5,400.00	\$ 7,200.00	\$ 12,000.00	\$ 4,800.00
<b>Financial &amp; Administrative</b>						
Public Officials' Liability Insurance	2,415.00	-	2,415.00	2,550.00	2,700.00	\$ 150.00
Trustee Services	7,979.89	-	7,979.89	9,000.00	9,000.00	\$ -
Management	23,333.31	16,666.69	40,000.00	40,000.00	40,000.00	\$ -
District Engineering						\$ -
District Engineering	2,812.50	2,008.93	4,821.43	10,000.00	10,000.00	\$ -
Boundary Amendment - Developer Funded	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	\$ 1,800.00
District Counsel						\$ -
District Counsel	9,762.01	6,972.86	16,734.87	30,000.00	30,000.00	\$ -
Boundary Amendment - Developer Funded	15,470.15	11,050.11	26,520.26	-	-	\$ -
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	59.34	42.39	101.73	300.00	300.00	\$ -
Telephone	-	20.83	20.83	50.00	50.00	\$ -
Postage & Shipping	105.49	75.35	180.84	1,000.00	1,000.00	\$ -
Copies	-	1,041.67	1,041.67	2,500.00	2,500.00	\$ -
Legal Advertising	2,582.51	1,844.65	4,427.16	7,500.00	7,500.00	\$ -
Bank Fees	-	-	-	-	360.00	\$ 360.00
Miscellaneous	122.41	87.44	209.85	5,100.00	5,100.00	\$ -
Office Supplies	-	-	-	-	250.00	\$ 250.00
Property Taxes	4,246.25	-	4,246.25	1,000.00	5,000.00	\$ 4,000.00
Web Site Maintenance	1,475.00	1,225.00	2,700.00	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	\$ -
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 112,212.61</b>	<b>\$ 51,822.16</b>	<b>\$ 164,034.77</b>	<b>\$ 146,600.00</b>	<b>\$ 157,960.00</b>	<b>\$ 11,360.00</b>



**Greeneway Improvement District**  
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
<b>Field Operations</b>						
<b>Electric Utility Services</b>						
Electric	\$ 5,295.76	3,782.69	\$ 9,078.45	\$ 9,000.00	\$ 12,000.00	\$ 3,000.00
<b>Water-Sewer Combination Services</b>						
Water Reclaimed	26,188.70	28,706.21	54,894.91	40,000.00	50,000.00	\$ 10,000.00
<b>Other Physical Environment</b>						
General Insurance	2,717.00	-	2,717.00	2,950.00	3,000.00	\$ 50.00
Property & Casualty Insurance	4,041.00	-	4,041.00	7,000.00	5,000.00	\$ (2,000.00)
Other Insurance	-	-	-	150.00	100.00	\$ (50.00)
Irrigation Repairs	37,909.03	15,000.00	52,909.03	40,000.00	55,000.00	\$ 15,000.00
Landscaping Maintenance & Material	133,547.51	95,391.08	228,938.59	269,836.00	280,320.00	\$ 10,484.00
Tree Trimming	-	15,000.00	15,000.00	40,000.00	20,000.00	\$ (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	26,260.44	34,218.43	20,992.22	87,814.22	\$ 66,822.00
Pest Control	2,595.00	1,853.57	4,448.57	4,740.00	2,600.00	\$ (2,140.00)
Hurricane Cleanup	-	20,000.00	20,000.00	20,000.00	-	\$ (20,000.00)
<b>Interchange Maintenance Expenses</b>						
IME - Aquatics Maintenance	2,104.20	1,503.00	3,607.20	3,816.00	3,816.00	\$ -
IME - Irrigation Repairs	1,423.83	1,017.02	2,440.85	10,800.00	3,600.00	\$ (7,200.00)
IME - Landscaping	52,831.55	37,736.82	90,568.37	87,266.88	97,886.88	\$ 10,620.00
IME - Lighting	448.34	320.24	768.58	1,800.00	900.00	\$ (900.00)
IME - Miscellaneous	4,151.05	2,965.04	7,116.09	1,800.00	4,680.00	\$ 2,880.00
IME - Water Reclaimed	230.52	164.66	395.18	2,700.00	1,800.00	\$ (900.00)
<b>Road &amp; Street Facilities</b>						
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	\$ 3,000.00
Streetlights	44,511.93	41,794.24	86,306.17	100,370.08	83,726.57	\$ (16,643.51)
Accent Lighting	-	2,000.00	2,000.00	2,000.00	2,000.00	\$ -
<b>Parks &amp; Recreation</b>						
Personnel Leasing Agreement	21,000.07	15,000.05	36,000.12	36,000.00	36,000.00	\$ -
<b>Reserves</b>						
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	\$ -
	<b>\$ 361,725.68</b>	<b>\$ 368,119.52</b>	<b>\$ 729,845.20</b>	<b>\$ 774,567.85</b>	<b>\$ 826,590.34</b>	\$ 52,022.49
<b>Total Expenses</b>	<b>\$ 473,938.29</b>	<b>\$ 419,941.69</b>	<b>\$ 893,879.98</b>	<b>\$ 921,167.85</b>	<b>\$ 984,550.34</b>	\$ 63,382.49
<b>Income (Loss) from Operations</b>	<b>\$ 330,393.50</b>	<b>\$ (265,585.37)</b>	<b>\$ 64,808.13</b>	<b>\$ (10,000.00)</b>	<b>\$ (6,000.00)</b>	\$ 4,000.00
<b>Other Income (Expense)</b>						
Interest Income	\$ 443.79	\$ 2,130.57	\$ 2,574.36	\$ 10,000.00	\$ 6,000.00	\$ (4,000.00)
<b>Total Other Income (Expense)</b>	<b>\$ 443.79</b>	<b>\$ 2,130.57</b>	<b>\$ 2,574.36</b>	<b>\$ 10,000.00</b>	<b>\$ 6,000.00</b>	\$ (4,000.00)
<b>Net Income (Loss)</b>	<b>\$ 330,837.29</b>	<b>\$ (263,454.80)</b>	<b>\$ 67,382.49</b>	<b>\$ -</b>	<b>\$ -</b>	\$ -

# **Post-Split Fiscal Year 2022 Budget**

**Greeneway Improvement District**  
FY 2022 Estimated Budget Post-Split

	FY 2021 Adopted Budget	Estimated FY 2022 Budget for GID Post-Split
<b><u>Revenues</u></b>		
On-Roll Assessments	\$ 539,080.28	\$ 539,954.70
Off-Roll Assessments	372,087.57	
Carry Forward	-	67,382.49
<b>Net Revenues</b>	<b>\$ 911,167.85</b>	<b>\$ 607,337.19</b>
<b><u>General &amp; Administrative Expenses</u></b>		
<b>Legislative</b>		
Supervisor Fees	\$ 7,200.00	\$ 12,000.00
<b>Financial &amp; Administrative</b>		
Public Officials' Liability Insurance	\$ 2,550.00	2,700.00
Trustee Services	9,000.00	9,000.00
Management	40,000.00	40,000.00
Engineering	10,000.00	10,000.00
Dissemination Agent	5,000.00	5,000.00
Property Appraiser	1,700.00	3,500.00
District Counsel	30,000.00	30,000.00
Assessment Administration	7,500.00	7,500.00
Reamortization Schedules	250.00	250.00
Audit	5,000.00	5,000.00
Travel and Per Diem	300.00	300.00
Telephone	50.00	50.00
Postage & Shipping	1,000.00	1,000.00
Copies	2,500.00	1,500.00
Legal Advertising	7,500.00	4,000.00
Bank Fees	-	360.00
Miscellaneous	5,100.00	100.00
Office Supplies	-	250.00
Property Taxes	1,000.00	5,000.00
Web Site Maintenance	2,700.00	2,700.00
Holiday Decorations	8,000.00	6,000.00
Dues, Licenses, and Fees	250.00	250.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 146,600.00</b>	<b>\$ 146,460.00</b>

**Greeneway Improvement District**  
FY 2022 Estimated Budget Post-Split

	FY 2021 Adopted Budget	Estimated FY 2022 Budget for GID Post-Split
<b><u>Field Operations</u></b>		
<b>Electric Utility Services</b>		
Electric	\$ 9,000.00	\$ 7,440.00
<b>Water-Sewer Combination Services</b>		
Water Reclaimed	\$ 40,000.00	\$ 31,000.00
<b>Other Physical Environment</b>		
General Insurance	\$ 2,950.00	\$ 3,000.00
Property & Casualty Insurance	\$ 7,000.00	\$ 3,100.00
Other Insurance	\$ 150.00	\$ 100.00
Irrigation Repairs	40,000.00	\$ 34,100.00
Landscaping Maintenance & Material	269,836.00	\$ 173,798.40
Other Landscaping Maintenance	-	\$ -
Tree Trimming	40,000.00	\$ 7,400.00
Flower & Plant Replacement	40,000.00	\$ 24,800.00
Contingency	20,992.22	\$ 15,422.00
Pest Control	4,740.00	\$ 1,612.00
Hurricane Cleanup	20,000.00	\$ -
<b>Interchange Maintenance Expenses</b>		\$ -
IME - Aquatics Maintenance	3,816.00	\$ 2,365.92
IME - Irrigation Repairs	10,800.00	\$ 2,232.00
IME - Landscaping	87,266.88	\$ 60,689.87
IME - Lighting	1,800.00	\$ 558.00
IME - Miscellaneous	1,800.00	\$ 2,901.60
IME - Water Reclaimed	2,700.00	\$ 1,116.00
<b>Road &amp; Street Facilities</b>		\$ -
Entry and Wall Maintenance	3,000.00	\$ 1,860.00
Hardscape Maintenance	5,000.00	\$ 4,960.00
Streetlights	100,370.08	\$ 51,910.47
Accent Lighting	2,000.00	\$ 1,240.00
<b>Parks &amp; Recreation</b>		\$ -
Personnel Leasing Agreement	36,000.00	\$ 22,320.00
<b>Reserves</b>		\$ -
Infrastructure Capital Reserve	22,200.00	\$ 11,000.00
Interchange Maintenance Reserve	3,146.67	\$ 1,950.94
<b>Total Field Operations Expenses</b>	<b>\$ 774,567.85</b>	<b>\$ 466,877.19</b>
<b>Total Expenses</b>	<b>\$ 921,167.85</b>	<b>\$ 613,337.19</b>
<b>Income (Loss) from Operations</b>	<b>\$ (10,000.00)</b>	<b>\$ (6,000.00)</b>
<b><u>Other Income (Expense)</u></b>		
Interest Income	\$ 10,000.00	\$ 6,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 10,000.00</b>	<b>\$ 6,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 0.00</b>	<b>\$ -</b>

**Resolution 2021-05,  
Approving a Preliminary Budget for Fiscal  
Year 2022 and Setting a Public Hearing Date**

## RESOLUTION 2021-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Greenway Improvement District ("**District**") prior to June 15, 2021, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 17, 2021

HOUR: 3:00 p.m.

LOCATION: Courtyard by Marriott Orlando Lake Nona  
6955 Tavistock Lakes Blvd.  
Orlando, Florida 32827

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Orlando and Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 18th DAY OF MAY, 2021.**

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## EXHIBIT A



**Greenway Improvement District**  
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
<b>Revenues</b>						
On-Roll Assessments	\$ 489,625.67	\$ 49,454.61	\$ 539,080.28	\$ 539,080.28	\$ 911,167.85	\$ 372,087.57
Off-Roll Assessments	279,065.72	93,021.85	372,087.57	372,087.57	-	\$ (372,087.57)
Developer Contributions	35,640.40	11,879.86	47,520.26	-	-	\$ -
Carryforward Revenue	-	-	-	-	67,382.49	\$ 67,382.49
<b>Net Revenues</b>	<b>\$ 804,331.79</b>	<b>\$ 154,356.32</b>	<b>\$ 958,688.11</b>	<b>\$ 911,167.85</b>	<b>\$ 978,550.34</b>	<b>\$ 67,382.49</b>
<b>General &amp; Administrative Expenses</b>						
<b>Legislative</b>						
Supervisor Fees	\$ 2,400.00	\$ 3,000.00	\$ 5,400.00	\$ 7,200.00	\$ 12,000.00	\$ 4,800.00
<b>Financial &amp; Administrative</b>						
Public Officials' Liability Insurance	2,415.00	-	2,415.00	2,550.00	2,700.00	\$ 150.00
Trustee Services	7,979.89	-	7,979.89	9,000.00	9,000.00	\$ -
Management	23,333.31	16,666.69	40,000.00	40,000.00	40,000.00	\$ -
District Engineering						\$ -
District Engineering	2,812.50	2,008.93	4,821.43	10,000.00	10,000.00	\$ -
Boundary Amendment - Developer Funded	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	\$ 1,800.00
District Counsel						\$ -
District Counsel	9,762.01	6,972.86	16,734.87	30,000.00	30,000.00	\$ -
Boundary Amendment - Developer Funded	15,470.15	11,050.11	26,520.26	-	-	\$ -
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	59.34	42.39	101.73	300.00	300.00	\$ -
Telephone	-	20.83	20.83	50.00	50.00	\$ -
Postage & Shipping	105.49	75.35	180.84	1,000.00	1,000.00	\$ -
Copies	-	1,041.67	1,041.67	2,500.00	2,500.00	\$ -
Legal Advertising	2,582.51	1,844.65	4,427.16	7,500.00	7,500.00	\$ -
Bank Fees	-	-	-	-	360.00	\$ 360.00
Miscellaneous	122.41	87.44	209.85	5,100.00	5,100.00	\$ -
Office Supplies	-	-	-	-	250.00	\$ 250.00
Property Taxes	4,246.25	-	4,246.25	1,000.00	5,000.00	\$ 4,000.00
Web Site Maintenance	1,475.00	1,225.00	2,700.00	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	\$ -
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 112,212.61</b>	<b>\$ 51,822.16</b>	<b>\$ 164,034.77</b>	<b>\$ 146,600.00</b>	<b>\$ 157,960.00</b>	<b>\$ 11,360.00</b>

**Greenway Improvement District**  
FY 2022 Proposed O&M Budget

	Actual Through 04/30/2021	Anticipated May - Sep.	Anticipated FY 2021 Total	FY 2021 Adopted Budget	FY 2022 Proposed Budget	Change in Year Variance
<b><u>Field Operations</u></b>						
<b>Electric Utility Services</b>						
Electric	\$ 5,295.76	3,782.69	\$ 9,078.45	\$ 9,000.00	\$ 12,000.00	\$ 3,000.00
<b>Water-Sewer Combination Services</b>						
Water Reclaimed	26,188.70	28,706.21	54,894.91	40,000.00	50,000.00	\$ 10,000.00
<b>Other Physical Environment</b>						
General Insurance	2,717.00	-	2,717.00	2,950.00	3,000.00	\$ 50.00
Property & Casualty Insurance	4,041.00	-	4,041.00	7,000.00	5,000.00	\$ (2,000.00)
Other Insurance	-	-	-	150.00	100.00	\$ (50.00)
Irrigation Repairs	37,909.03	15,000.00	52,909.03	40,000.00	55,000.00	\$ 15,000.00
Landscaping Maintenance & Material	133,547.51	95,391.08	228,938.59	269,836.00	280,320.00	\$ 10,484.00
Tree Trimming	-	15,000.00	15,000.00	40,000.00	20,000.00	\$ (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	26,260.44	34,218.43	20,992.22	87,814.22	\$ 66,822.00
Pest Control	2,595.00	1,853.57	4,448.57	4,740.00	2,600.00	\$ (2,140.00)
Hurricane Cleanup	-	20,000.00	20,000.00	20,000.00	-	\$ (20,000.00)
<b>Interchange Maintenance Expenses</b>						
IME - Aquatics Maintenance	2,104.20	1,503.00	3,607.20	3,816.00	3,816.00	\$ -
IME - Irrigation Repairs	1,423.83	1,017.02	2,440.85	10,800.00	3,600.00	\$ (7,200.00)
IME - Landscaping	52,831.55	37,736.82	90,568.37	87,266.88	97,886.88	\$ 10,620.00
IME - Lighting	448.34	320.24	768.58	1,800.00	900.00	\$ (900.00)
IME - Miscellaneous	4,151.05	2,965.04	7,116.09	1,800.00	4,680.00	\$ 2,880.00
IME - Water Reclaimed	230.52	164.66	395.18	2,700.00	1,800.00	\$ (900.00)
<b>Road &amp; Street Facilities</b>						
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	\$ 3,000.00
Streetlights	44,511.93	41,794.24	86,306.17	100,370.08	83,726.57	\$ (16,643.51)
Accent Lighting	-	2,000.00	2,000.00	2,000.00	2,000.00	\$ -
<b>Parks &amp; Recreation</b>						
Personnel Leasing Agreement	21,000.07	15,000.05	36,000.12	36,000.00	36,000.00	\$ -
<b>Reserves</b>						
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	\$ -
	<b>\$ 361,725.68</b>	<b>\$ 368,119.52</b>	<b>\$ 729,845.20</b>	<b>\$ 774,567.85</b>	<b>\$ 826,590.34</b>	\$ 52,022.49
<b>Total Expenses</b>	<b>\$ 473,938.29</b>	<b>\$ 419,941.69</b>	<b>\$ 893,879.98</b>	<b>\$ 921,167.85</b>	<b>\$ 984,550.34</b>	\$ 63,382.49
<b>Income (Loss) from Operations</b>	<b>\$ 330,393.50</b>	<b>\$ (265,585.37)</b>	<b>\$ 64,808.13</b>	<b>\$ (10,000.00)</b>	<b>\$ (6,000.00)</b>	\$ 4,000.00
<b><u>Other Income (Expense)</u></b>						
Interest Income	\$ 443.79	\$ 2,130.57	\$ 2,574.36	\$ 10,000.00	\$ 6,000.00	\$ (4,000.00)
<b>Total Other Income (Expense)</b>	<b>\$ 443.79</b>	<b>\$ 2,130.57</b>	<b>\$ 2,574.36</b>	<b>\$ 10,000.00</b>	<b>\$ 6,000.00</b>	\$ (4,000.00)
<b>Net Income (Loss)</b>	<b>\$ 330,837.29</b>	<b>\$ (263,454.80)</b>	<b>\$ 67,382.49</b>	<b>\$ -</b>	<b>\$ -</b>	\$ -

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

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#### *Revenues*

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##### **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.”

##### **Carryforward Revenue**

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

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#### *General & Administrative Expenses*

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##### **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.

##### **Public Officials’ Liability 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.

##### **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.

# Greenway Improvement District

## Budget Item Descriptions

### FY 2021 – 2022

#### **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.

#### **Reamortization 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 and Per Diem**

Travel to and from meetings as related to the District.

#### **Telephone**

Telephone and fax machine services.

#### **Postage & Shipping**

Mail, overnight deliveries, correspondence, etc.

# Greenway Improvement District

## Budget Item Descriptions

### FY 2021 – 2022

#### **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.

#### **Bank Fees**

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

#### **Miscellaneous**

Other general & administrative expenses incurred throughout the year.

#### **Office Supplies**

General office supplies associated with the District.

#### **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.

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### *Field Operations Expenses*

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#### ***Electric Utility Services***

##### **Electric**

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

Greenway Improvement District  
Budget Item Descriptions  
FY 2021 – 2022

*Water-Sewer Combination Services*

**Water Reclaimed**

Water used for irrigation

*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.

# Greenway Improvement District

## Budget Item Descriptions

### FY 2021 – 2022

#### *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**

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.



Greeneway Improvement District  
Budget Item Descriptions  
FY 2021 – 2022

***Parks & Recreation***

**Personnel Leasing Agreement**

The lease of outside personnel per signed agreement.

***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.

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***Other Income (Expense)***

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**Interest Income**

Income from interest earnings.

# **GREENEWAY IMPROVEMENT DISTRICT**

**Requisition Nos. 679 - 686 in April 2021 in an  
amount totaling \$105,858.12**

# GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817

PHONE: (407) 723-5900 • FAX: (407) 723-5901

## **Requisition Recap For Board Approval**

Attached please find the listing of requisitions approved to be paid from bond funds from April 1, 2021 through April 30, 2021. This does not include requisitions previously approved by the Board.

<b>REQUISITION NO.</b>	<b>PAYEE</b>	<b>AMOUNT</b>
679	Boggy Creek Improvement District	\$67.81
680	Donald W. McIntosh Associates	\$56,721.70
681	Kittelson & Associates	\$1,255.00
682	Hopping Green & Sams	\$1,109.00
683	Donald W. McIntosh Associates	\$30,552.80
684	Boggy Creek Improvement District	\$67.81
685	Donald W. McIntosh Associates	\$14,848.50
686	Hopping Green & Sams	\$1,235.50
		<b>\$105,858.12</b>

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 679
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$67.81
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, and Poitras East, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds Requisition 187 (Reference OSC32067791; Ad: 6864577) – \$67.81
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

**RECEIVED**

*By Amanda Lane at 2:45 pm, Apr 07, 2021*

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

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

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

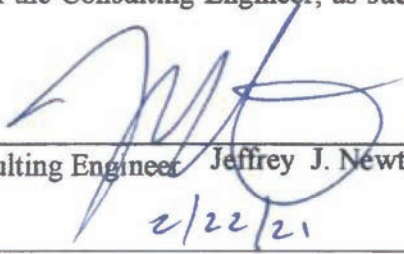
GREENEWAY IMPROVEMENT  
DISTRICT

  
Responsible Officer

Date: 4/7/2021

CONSULTING ENGINEER'S APPROVAL

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

  
Consulting Engineer Jeffrey J. Newton, PE

Date: 2/22/21

**RECEIVED**

By Amanda Lane at 2:45 pm, Apr 07, 2021



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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 680
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$56,721.70
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 40751 for Project 23216 (Lake Nona Greenway) Through 01/29/2021 – **\$1,956.25**
  - 2. Invoice 40756 for Project 17141 (Centerline Drive Phase 2 (aka Segment F)) Through 01/29/2021 – **\$1,375.00**
  - 3. Invoice 40759 for Project 18140 (Centerline Drive – Segments A & B) Through 01/29/2021 – **\$20,318.05**
  - 4. Invoice 40760 for Project 18141 (Centerline Drive – Segments C & D) Through 01/29/2021 – **\$33,072.40**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

**RECEIVED**

*By Amanda Lane at 2:44 pm, Apr 07, 2021*

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

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

GREENWAY IMPROVEMENT  
DISTRICT

  
\_\_\_\_\_  
Responsible Officer

Date: 4/7/2021

**CONSULTING ENGINEER'S APPROVAL**

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

  
\_\_\_\_\_  
Consulting Engineer Jeffrey I. Newton, PE

Date: 2/22/21

**RECEIVED**

By Amanda Lane at 2:44 pm, Apr 07, 2021

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 681
- (B) **Name of Payee:** Kittelson & Associates
- (C) **Amount Payable:** \$1,255.00
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):** Invoice 116070 for Project 246440.000 (Centerline Drive Traffic Analysis) Through 01/31/2021
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

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


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

**RECEIVED**

*By Amanda Lane at 2:45 pm, Apr 07, 2021*



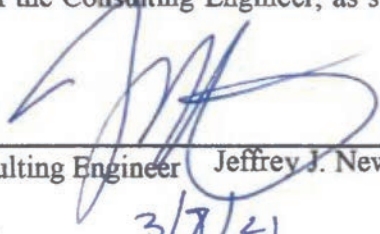
GREENEWAY IMPROVEMENT  
DISTRICT

  
\_\_\_\_\_  
Responsible Officer

Date: 4/7/2021

**CONSULTING ENGINEER'S APPROVAL**

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

  
\_\_\_\_\_  
Consulting Engineer Jeffrey J. Newton, PE

Date: 3/8/21

**RECEIVED**

By Amanda Lane at 2:45 pm, Apr 07, 2021

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 682
- (B) **Name of Payee:** Hopping Green & Sams
- (C) **Amount Payable:** \$1,109.00
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 120812 for Project Construction through 01/31/2021 – **\$1,109.00**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

**RECEIVED**

*By Amanda Lane at 11:05 am, Apr 21, 2021*

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 682
- (B) **Name of Payee:** Hopping Green & Sams
- (C) **Amount Payable:** \$1,109.00
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 120812 for Project Construction through 01/31/2021 – **\$1,109.00**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

**RECEIVED**

*By Amanda Lane at 11:05 am, Apr 21, 2021*

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

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

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

GREENEWAY IMPROVEMENT  
DISTRICT

R. Chad Tinetti

Responsible Officer

Date: 4/21/2021

**CONSULTING ENGINEER'S APPROVAL**

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

  
Consulting Engineer Jeffrey J. Newton, P.E.

Date: 3/22/21

**RECEIVED**

By Amanda Lane at 11:05 am, Apr 21, 2021

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 683
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$30,552.80
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 40858 for Project 23216 (Lake Nona Greenway) Through 02/26/2021 – **\$981.25**
  - 2. Invoice 40863 for Project 17141 (Centerline Drive Phase 2 (aka Segment F)) Through 02/26/2021 – **\$1,852.50**
  - 3. Invoice 40866 for Project 18140 (Centerline Drive – Segments A & B) Through 02/26/2021 – **\$13,940.55**
  - 4. Invoice 40867 for Project 18141 (Centerline Drive – Segments C & D) Through 02/26/2021 – **\$13,778.50**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the 2013 Acquisition and Construction Account;
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**RECEIVED**

*By Amanda Lane at 11:05 am, Apr 21, 2021*

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GREENEWAY IMPROVEMENT  
DISTRICT

*R. Chad Tinetti*

Responsible Officer

Date: 4/21/2021

**CONSULTING ENGINEER'S APPROVAL**

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Consulting Engineer Jeffrey J. Newton, PE

Date: 3/22/21

**RECEIVED**

By Amanda Lane at 11:05 am, Apr 21, 2021



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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 684
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$67.81
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, and Poitras East, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds Requisition 190 (Reference OSC33338262 ; Ad: 6881423) – **\$67.81**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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- 2. each disbursement set forth above is a proper charge against the 2013 Acquisition and Construction Account;
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**RECEIVED**

By Amanda Lane at 11:05 am, Apr 21, 2021

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GREENEWAY IMPROVEMENT  
DISTRICT

R. Chad Tinetti

Responsible Officer

Date: 4/21/2021

**CONSULTING ENGINEER'S APPROVAL**

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Consulting Engineer Jeffrey J. Newton, PE

Date: 3/22/21

**RECEIVED**

By Amanda Lane at 11:05 am, Apr 21, 2021



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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 685
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$14,848.50
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 40963 for Project 23216 (Lake Nona Greenway) Through 03/26/2021 – **\$1,330.00**
  - 2. Invoice 40970 for Project 18140 (Centerline Drive – Segments A & B) Through 03/26/2021 – **\$6,451.50**
  - 3. Invoice 40971 for Project 18141 (Centerline Drive – Segments C & D) Through 03/26/2021 – **\$7,067.00**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

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GREENEWAY IMPROVEMENT  
DISTRICT

*R. Chad Tinetti*

Responsible Officer

Date: 4/19/2021

**CONSULTING ENGINEER'S APPROVAL**

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Consulting Engineer, Jeffrey J. Newton, PE

Date: 4/12/21

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

(Acquisition and Construction Fund)

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- (A) **Requisition Number:** 686
- (B) **Name of Payee:** Hopping Green & Sams
- (C) **Amount Payable:** \$1,235.50
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 121476 for Project Construction through 02/28/2021 – **\$1,235.50**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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GREENEWAY IMPROVEMENT  
DISTRICT

*R. Chad Tinetti*

Responsible Officer

Date: 4/19/2021

**CONSULTING ENGINEER'S APPROVAL**

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

  
Consulting Engineer Jeffrey J. Newton, PE

Date: 4/19/21

# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditures Paid in  
March 2021 in an amount totaling \$57,417.47**

# GREENEWAY IMPROVEMENT DISTRICT

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

## **Operation and Maintenance Expenditures For Board Approval**

Attached please find the check register listing Operations and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$57,417.47**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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

**Greenway Improvement District**  
AP Check Register (Current by Bank)  
Check Dates: 4/1/2021 to 4/30/2021

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
3083	4/06/21	P	DONMC	Donald W. McIntosh Associates	\$17,708.75
3084	4/12/21	P	CEPRA	Cepra Landscape	\$2,166.80
3085	4/12/21	P	DOWNT0	Down to Earth Landscape & Irr	\$1,286.62
3086	4/12/21	P	FRANK	atthew Franko	\$400.00
3087	4/12/21	P	ORLS	Orlando Sentinel	\$305.00
3088	4/12/21	P	PFMGC	PFM Group Consulting	\$47.06
3089	4/12/21	P	VGLOBA	VGlobalTech	\$425.00
3090	4/22/21	P	DONMC	Donald W. McIntosh Associates	\$777.50
3091	4/22/21	P	DOWNT0	Down to Earth Landscape & Irr	\$92.50
3092	4/22/21	P	HGS	Hopping Green & Sams	\$5,118.11
3093	4/22/21	P	PFMGC	PFM Group Consulting	\$14.45
3094	4/22/21	P	TRUSTE	US Bank as Trustee for Greenew	\$299,480.80
3095	4/26/21	P	AMUNRO	Antoinette Munroe	\$200.00
3096	4/26/21	P	BERMAN	Berman Construction LLC	\$3,000.01
3097	4/26/21	P	DOWNT0	Down to Earth Landscape & Irr	\$8,376.00
3098	4/26/21	P	FRANK	atthew Franko	\$200.00
3099	4/26/21	P	PFMGC	PFM Group Consulting	\$3,333.33
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$342,931.93</b>
<b>GRAND TOTAL :</b>					<b>\$342,931.93</b>

43,451.13	Checks 3083-3093, 3095-3099
299,480.80	Check 3094 - Debt service paid
13,459.46	PA 483 - OUC paid online
506.88	Mar. ICM exp. paid to Boggy Creek
356,898.27	Total cash spent
57,417.47	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 #022

2/19/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Donald W McIntosh Associates</b> District Boundary Split Assistance Through 01/29/2021	40752	\$ 17,708.75
TOTAL			\$ 17,708.75



# GREENEWAY IMPROVEMENT DISTRICT

## Construction Funding Request #023

3/12/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b>		
	Local Alternative Mobility Network Counsel Through 01/31/2021	120813	\$ 146.65
	2020 Boundary Amendment Counsel Through 01/31/2021	120814	\$ 3,530.00
TOTAL			\$ 3,676.65

# GREENEWAY IMPROVEMENT DISTRICT

## Construction Funding Request #024

3/19/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Donald W McIntosh Associates</b> District Boundary Split Assistance Through 02/26/2021	40859	\$ 277.50
		<b>TOTAL</b>	<b>\$ 277.50</b>

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #482

4/2/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> April Administrator & Irrigation Specialist Services	11883	\$ 3,000.01
2	<b>Cepira Landscape</b> Clock 18 MI and Repairs	23767	\$ 1,149.80
3	<b>Down to Earth Landscape &amp; Irrigation</b> Clock 24 - Add Sprays Clock 24 - Valve Replacement Irrigation Inspection Repairs Zone 5 Short - Clock 25 March Landscape Maintenance	3702 3703 3704 4199 5729	\$ 355.14 \$ 350.00 \$ 415.00 \$ 166.48 \$ 3,974.00
4	<b>Orlando Sentinel</b> Legal Advertising on 03/09/2021 (Ad: 6897769)	OSC33643805	\$ 305.00
5	<b>PFM Group Consulting</b> February Reimbursables	114108	\$ 47.06
6	<b>Supervisor Fees - 01/19/2021 Meeting</b> Matthew Franko	--	\$ 200.00
7	<b>Supervisor Fees - 02/16/2021 Meeting</b> Matthew Franko	--	\$ 200.00
8	<b>VGlobalTech</b> April Website Maintenance	2561	\$ 125.00
TOTAL			\$ 10,287.49



Secretary/Assistant Secretary

Chairperson

**RECEIVED**

By Amanda Lane at 8:49 am, Apr 06, 2021

  
4/3/21

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #483

4/9/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Cepira Landscape</b>		
	March MI and Repairs	23953	\$ 705.00
	Section 2 Repairs	23954	\$ 312.00
2	<b>OUC</b>		
	Acct: 8795843030 ; Service 03/04/2021 - 04/02/2021	--	\$ 13,459.46
3	<b>VGlobaTech</b>		
	Quarter 1 ADA Audit	2538	\$ 300.00
<b>TOTAL</b>			<b>\$ 14,776.46</b>

Jennifer L. Walden  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

*[Handwritten signature]*  
4/10/21

**RECEIVED**

By Amanda Lane at 1:45 pm, Apr 12, 2021

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #484

4/16/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Boggy Creek Improvement District</b> March ICM Expenses	ICM2021-06	\$ 506.88
2	<b>Donald W McIntosh Associates</b> Engineering Services Through 03/26/2021	40962	\$ 500.00
3	<b>Down to Earth Landscape &amp; Irrigation</b> Irrigation Inspection & Repairs	7381	\$ 92.50
4	<b>Hopping Green &amp; Sams</b> General Counsel Through 02/28/2021	121475	\$ 1,441.46
5	<b>Orange County Utilities</b> 9987 Laureate Boulevard ; Service 03/16/2021 - 04/15/2021	Acct: 6838006489	\$ 189.93
6	<b>PFM Group Consulting</b> March Reimbursables	OE-EXP-04-16	\$ 14.45
TOTAL			\$ 2,745.22



Secretary/Assistant Secretary

Chairperson

 4/17/21

**RECEIVED**

By Amanda Lane at 2:50 pm, Apr 20, 2021

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #485

4/23/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Down to Earth Landscape &amp; Irrigation</b>		
	April Lawn care Maintenance	7420	\$ 3,974.00
	Valve and Nozzle Replacement	7924	\$ 428.00
2	<b>PFM Group Consulting</b>		
	DM Fee: April 2021	DM-04-2021-0017	\$ 3,333.33
3	<b>Supervisor Fees - 04/20/2021 Meeting</b>		
	Antoinette Munroe	--	\$ 200.00
	Matthew Franko	--	\$ 200.00
TOTAL			\$ 8,135.33

Jennifer L. Walden

Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson

**RECEIVED**

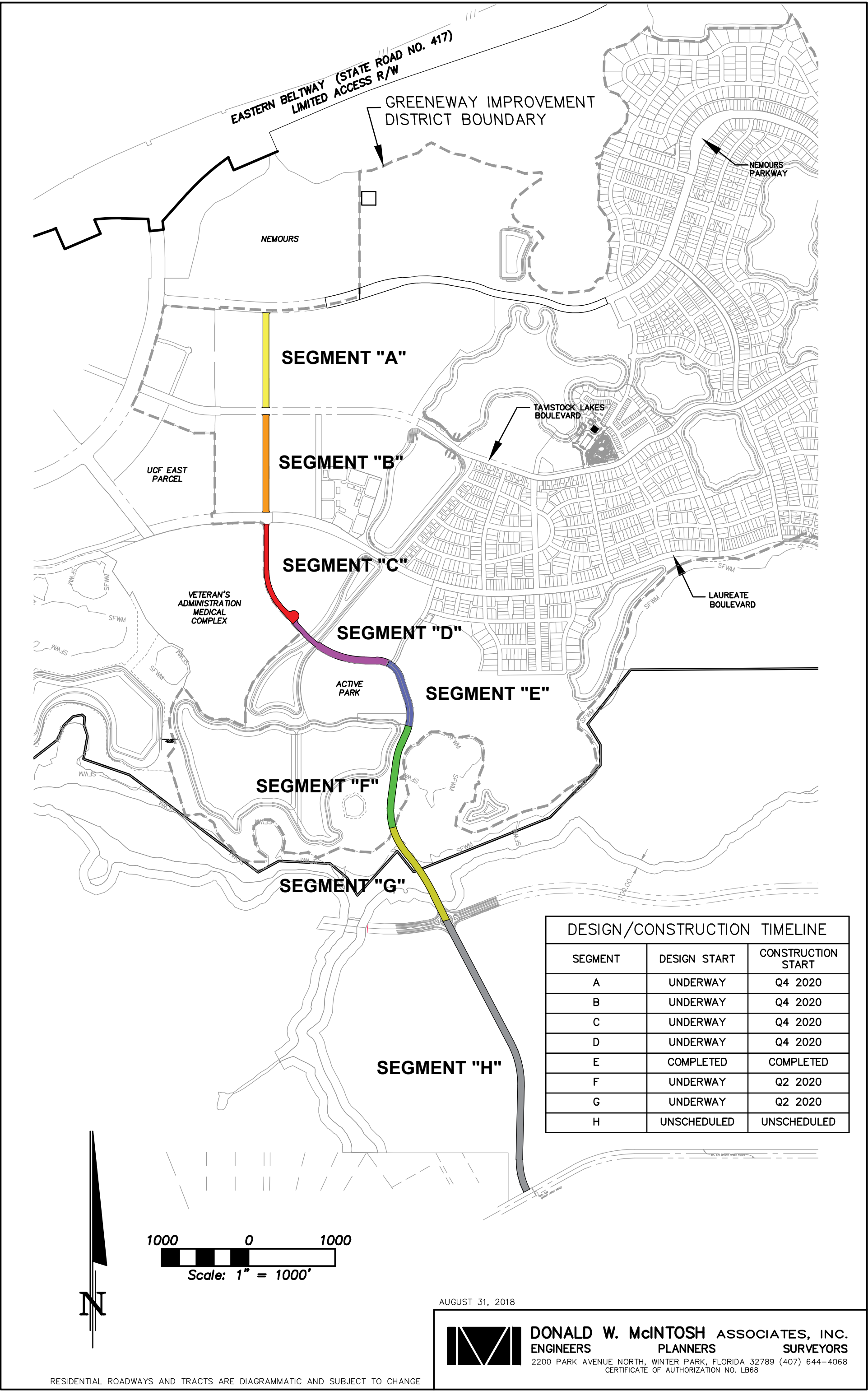
By Amanda Lane at 10:53 am, Apr 26, 2021

*Jak 4/24/21*

# **GREENEWAY IMPROVEMENT DISTRICT**

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





AUGUST 31, 2018



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68



## GREENWAY IMPROVEMENT DISTRICT

### Recommendation for Work Authorization / Proposed Services

Project Name: GID – Centerline Drive Segment A&B- Amendment

Brief Description: Traffic, Intersection, Geometry and Pavement Analysis for a Roundabout.

Name of Consultant /Vendor: Kittelson & Associates, Inc.

Is this work pursuant to an existing Agreement?

☒ Yes ☐ No

If so, name and date of Agreement: \_\_\_\_\_

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

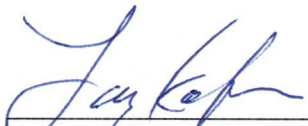
Amount of Services:

\$ 49,000.00

Recommendation:

☒ Approve ☐ Deny

By:

 5/14/21

Larry Kaufmann, Chairman

Greenway Improvement District Construction Committee

c: Jennifer Walden  
Tucker Mackie  
Jeffrey Newton  
Lynne Mullins



May 13, 2021

Project #: 24644

Dr. Richard Levey, Chairman – Board of Supervisors  
Greenway Improvement District  
12051 Corporate Boulevard  
Orlando, Florida 32817

*RE: Centerline Drive Traffic Analysis – Segments A & B - Amendment*

Dear Richard:

This letter formally requests your authorization of up to an additional \$49,000 in fees for roundabout preliminary design and analysis services associated with Segment A of the proposed Centerline Drive. As outlined in the attached Scope of Work, the additional fees cover design services for exploring roundabout layout options for two intersection locations. Work by Kittelison includes preliminary horizontal roundabout design and support to the CDD. We are submitting this as an amendment to our existing Centerline Drive Traffic Analysis task. All work will be conducted on a time & materials basis.

Please review the attached amendment to the professional services agreement. If the agreement is satisfactory, please return both signed copies. One executed original will be returned for your records. If you have any comments or questions, please do not hesitate to call.

Sincerely,  
**KITTELSON & ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read 'Daniel Torre', is written over a horizontal line.

Daniel Torre, EI  
Engineering Associate

## AUTHORIZATION FOR AMENDMENT TO PROFESSIONAL SERVICES

PROJECT #: 24644

PROJECT NAME: Centerline Drive Traffic Analysis – Segments A &amp; B

PROJECT BUDGET: As of May 13, 2021

Project Phase	Task Authorization
Previous Authorized Budget (Tasks 1-5)	\$12,500
Task 5 – Prior Task Amendment for Out of Scope Coordination	\$9,000
Task 6 – Roundabout Operational Analysis	\$5,000
Task 7a – Best Fit Preliminary Roundabout Design	\$19,000
New Authorized Budget	\$45,500
Optional Task 7b – Avoidance Preliminary Roundabout Design	\$16,000
Total Authorized Budget (with Optional Task 7b)	\$61,500

### AUTHORIZATION:

This amendment to professional services agreement, authorizes Kittelson & Associates, Inc. to perform services in addition to the original contract services described in **Part “A”** (See attached **Amendments to Part “A”**) and authorizes an increase in the **Current Authorized Budget** (shown above) to an amount not to exceed the **Total Authorized Budget** shown above. This contract extension is subject to all of the provisions described in **Part “B”** of the original contract.

Approved for:

Accepted for:

**GREENEWAY IMPROVEMENT DISTRICT****KITTELSON & ASSOCIATES, INC.**

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

**Project Manager:** Daniel Torre, EI**Project Principal:** Adam Burghdoff, PE

## AMENDMENTS TO EXHIBIT “A” SCOPE OF WORK

Work specifically to be performed in addition to the original scope of work outlined in Exhibit “A” of the original contract consists of the following:

### TASK 5 – SUMMARY MEMORANDA AND MEETINGS AMENDMENT (\$9,000)

Kittelson will provide up to 36 hours in support for the traffic analysis and turn lane evaluation (Tasks 1-4). This covers coordination with DWMA and Tavistock and may include, but is not limited to, meetings, e-mail coordination, or other miscellaneous analysis activities requested.

### TASK 6 – NEMOURS EMERGENCY VEHICLE ENTRANCE INTERSECTION TRAFFIC ANALYSIS (\$5,000)

To inform the horizontal roundabout design for the intersection of Nemours Parkway & the Nemours Emergency Vehicle Entrance, Kittelson will perform a traffic analysis at this location.

Tavistock will provide Kittelson the latest documents for the planned developments north and south of the intersection. Kittelson will evaluate the trip end generation potential for the planned developments north and south of the intersection. This trip end generation will be utilized in conjunction with the network analysis completed as part of the *Poitras West and Lake Nona Network Analysis* effort to prepare future year (2040) traffic volumes for the intersection.

Roundabout geometrics at this location will be determined based upon analysis software implementing the Highway Capacity Manual methodologies.

### TASK 7A – ROUNDABOUT HORIZONTAL DESIGN: BEST FIT ALTERNATIVE (\$19,000)

Kittelson will prepare a horizontal roundabout design for two locations along Nemours Parkway: at the intersection with the Nemours Emergency Vehicle Entrance and at the intersection with Centerline Drive. Each location will have one horizontal roundabout design alternative based on the best fit of the roadway. The horizontal roundabout designs will support further evaluation of the feasibility of roundabout implementation, potential impacts, and potential extents of reconstruction along Nemours Parkway. The product of this task will be exhibits illustrating the roundabout designs and corresponding design checks (e.g. speed control verification, design vehicle paths, and sight-distance checks) to support internal review and external coordination with Nemours. No construction plans are included under this scope of work.

The roundabout lane configurations will be based on traffic analysis conducted in previous tasks. The horizontal design alternatives for the roundabouts will be prepared utilizing survey data and design files

provided by DWMA to tie into the existing Nemours Parkway and proposed Centerline Drive alignments. DWMA will provide all aeriels, survey, utility, ROW, and roadway design files necessary for Kittelson to prepare the horizontal roundabout designs. The designs will be prepared following the principals-based process outlined in *NCHRP Report 672, Roundabouts: An Informational Guide – 2<sup>nd</sup> Edition* and augmented by Kittelson’s practical and research experience.

The following activities will be undertaken as part of Task 7a:

1. Two best fit horizontal roundabout designs will be prepared by Kittelson: one for the intersection of Nemours Parkway & Centerline Drive and one for the intersection of Nemours Parkway & the Nemours Emergency Vehicle Entrance. Due to the iterative nature of roundabout design, multiple options may need to be tested; however, two initial designs will be fully developed and delivered as part of this scope. Requests for an additional alternative will be addressed under the optional Task 7b detailed below. The designs will be developed to a level of detail to illustrate the following basic geometric and pavement marking elements: the locations of curb and gutter lines, raised splitter islands, central island and truck apron, basic pavement markings, crosswalk and ped ramp locations, and initial proposed sidewalk location.
  - a. Deliverable(s):
    - i. PDF format sheets illustrating the roundabout alternatives over aerial photography along with applicable Centerline Drive alignment information.
    - ii. CADD files containing the horizontal designs for the two roundabout layouts.
2. For each of the two roundabout design alternatives developed, Kittelson will prepare key design checks to verify adequacy of the horizontal geometry. A package of figures in PDF format will be prepared that documents the design checks. This includes checks of: fastest path vehicle speeds, design vehicle swept paths, and sight distance triangles. The design check package will be compiled in a manner suitable for submission to the reviewing agencies as part of the review package to demonstrate that the design achieves each of the key design principles outlined in NCHRP Report 672.
  - a. Deliverable: Compiled set of design check figures in PDF format for each of the two roundabout design alternatives.

Kittelson will prepare for and attend one meeting with Nemours to discuss horizontal roundabout designs. This scope of work does not include coordination with the City of Orlando. Requests for major adjustments to the designs after delivery, will be addressed at a time and materials basis after receiving additional authorizations.

## TASK 7B – ROUNDABOUT HORIZONTAL DESIGN: AVOIDANCE ALTERNATIVE (OPTIONAL TASK) (\$16,000)

Following the meeting with Nemours, should an alternative minimizing the impacts to Nemours be required, then this task will be authorized separately. The intent of this optional task is to develop an additional horizontal design at each location to avoid impacts to Nemours property. These additional design alternatives will be prepared to the same level of detail and delivered following the process discussed in Task 7a above. This includes delivery of two horizontal layouts and corresponding packages of design checks.

Owner requests for additional alternatives, or major adjustments to the designs after delivery, are not part of this scope of work.

- a. Deliverable(s):
  - i. PDF format sheets illustrating the roundabout alternative over aerial photography along with applicable Centerline Drive alignment information.
  - ii. CADD files containing the horizontal roundabout designs.
  - iii. Compiled set of design check figures in PDF format.

Additional requests for support beyond what is anticipated in this scope will be accommodated at a time and materials basis after receiving additional authorizations.

# **GREENEWAY IMPROVEMENT DISTRICT**

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

**Greenway Improvement District**  
Statement of Financial Position  
As of 4/30/2021

	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	\$430,893.72				\$430,893.72
State Board of Administration	1,519.89				1,519.89
Accounts Receivable - Due from Developer	2,051.50				2,051.50
Assessments Receivable	49,334.82				49,334.82
Prepaid Expenses	923.44				923.44
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	54,245.07				54,245.07
Interchange Maintenance Reserve	18,946.07				18,946.07
Assessments Receivable		\$240,897.74			240,897.74
Due From Other Funds		299,480.80			299,480.80
Debt Service Reserve (Series 2013)		3,478,503.13			3,478,503.13
Debt Service Reserve (Series 2018)		615,008.26			615,008.26
Revenue (Series 2013)		294,254.93			294,254.93
Interest (Series 2013)		1,203,350.00			1,203,350.00
Interest (Series 2018)		928.27			928.27
Prepayment (Series 2013)		3,742.08			3,742.08
Sinking Fund (Series 2013)		1,095,000.00			1,095,000.00
General Checking Account			\$7,074.29		7,074.29
Acquisition/Construction (Series 2013)			757,074.88		757,074.88
Acquisition/Construction (Series 2018)			1,150.05		1,150.05
Total Current Assets	\$559,540.09	\$7,231,165.21	\$765,299.22	\$0.00	\$8,556,004.52
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$6,690,786.67	\$6,690,786.67
Amount To Be Provided				40,269,213.33	40,269,213.33
Total Investments	\$0.00	\$0.00	\$0.00	\$46,960,000.00	\$46,960,000.00
<b>Total Assets</b>	<b>\$559,540.09</b>	<b>\$7,231,165.21</b>	<b>\$765,299.22</b>	<b>\$46,960,000.00</b>	<b>\$55,516,004.52</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$2,595.03				\$2,595.03
Due To Other Governmental Units	17,724.22				17,724.22
Deferred Revenue	51,386.32				51,386.32
Deferred Revenue		\$240,897.74			240,897.74
Accounts Payable			\$8,217.81		8,217.81
Total Current Liabilities	\$71,705.57	\$240,897.74	\$8,217.81	\$0.00	\$320,821.12
<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>\$71,705.57</b>	<b>\$240,897.74</b>	<b>\$8,217.81</b>	<b>\$46,960,000.00</b>	<b>\$47,280,821.12</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	330,837.29				330,837.29
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		2,466,963.14			2,466,963.14
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			1,238,125.02		1,238,125.02
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<b>\$487,834.52</b>	<b>\$6,990,267.47</b>	<b>\$757,081.41</b>	<b>\$0.00</b>	<b>\$8,235,183.40</b>
<b>Total Liabilities and Net Assets</b>	<b>\$559,540.09</b>	<b>\$7,231,165.21</b>	<b>\$765,299.22</b>	<b>\$46,960,000.00</b>	<b>\$55,516,004.52</b>



# Greenway Improvement District

## Statement of Activities

As of 4/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b>Revenues</b>					
On-Roll Assessments	\$489,625.67				\$489,625.67
Off-Roll Assessments	279,065.72				279,065.72
Developer Contributions	35,640.40				35,640.40
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$2,344,043.29			2,344,043.29
Other Assessments		1,256,819.17			1,256,819.17
Inter-Fund Group Transfers In		(100.86)			(100.86)
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			(14,899.14)		(14,899.14)
Debt Proceeds			643,385.28		643,385.28
Total Revenues	\$819,331.79	\$3,821,746.85	\$1,428,681.92	\$0.00	\$6,069,760.56
<b>Expenses</b>					
Supervisor Fees	\$2,400.00				\$2,400.00
Public Officials' Liability Insurance	2,415.00				2,415.00
Trustee Services	7,979.89				7,979.89
Management	23,333.31				23,333.31
Engineering	23,201.25				23,201.25
Dissemination Agent	2,500.00				2,500.00
Property Appraiser	2,810.00				2,810.00
District Counsel	25,232.16				25,232.16
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	59.34				59.34
Postage & Shipping	105.49				105.49
Legal Advertising	2,582.51				2,582.51
Miscellaneous	122.41				122.41
Property Taxes	4,246.25				4,246.25
Web Site Maintenance	1,475.00				1,475.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	5,295.76				5,295.76
Water Reclaimed	26,188.70				26,188.70
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	37,909.03				37,909.03
Landscaping Maintenance & Material	133,547.51				133,547.51
Flower & Plant Replacement	8,222.20				8,222.20
Contingency	7,957.99				7,957.99

**Greenway Improvement District**  
Statement of Activities  
As of 4/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	2,104.20				2,104.20
IME - Irrigation	1,423.83				1,423.83
IME - Landscaping	52,831.55				52,831.55
IME - Lighting	448.34				448.34
IME - Miscellaneous	4,151.05				4,151.05
IME - Water Reclaimed	230.52				230.52
Pest Control	2,595.00				2,595.00
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	44,511.93				44,511.93
Personnel Leasing Agreement	21,000.07				21,000.07
Interest Payments		\$1,355,185.69			1,355,185.69
Engineering			\$178,591.90		178,591.90
District Counsel			3,074.50		3,074.50
Legal Advertising			644.69		644.69
Contingency			8,255.00		8,255.00
Total Expenses	<u>\$473,938.29</u>	<u>\$1,355,185.69</u>	<u>\$190,566.09</u>	<u>\$0.00</u>	<u>\$2,019,690.07</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$443.79				\$443.79
Interest Income		\$401.98			401.98
Interest Income			\$9.19		9.19
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$443.79</u>	<u>\$401.98</u>	<u>\$9.19</u>	<u>\$0.00</u>	<u>\$854.96</u>
<b>Change In Net Assets</b>	<b>\$345,837.29</b>	<b>\$2,466,963.14</b>	<b>\$1,238,125.02</b>	<b>\$0.00</b>	<b>\$4,050,925.45</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$141,997.23</b></u>	<u><b>\$4,523,304.33</b></u>	<u><b>(\$481,043.61)</b></u>	<u><b>\$0.00</b></u>	<u><b>\$4,184,257.95</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$487,834.52</b></u></u>	<u><u><b>\$6,990,267.47</b></u></u>	<u><u><b>\$757,081.41</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$8,235,183.40</b></u></u>

# Greenway Improvement District

Budget to Actual

For the Month Ending 04/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b>Revenues</b>				
On-Roll Assessments	\$ 489,625.67	\$ 314,463.50	\$ 175,162.17	\$ 539,080.28
Off-Roll Assessments	279,065.72	217,051.08	62,014.64	372,087.57
Developer Contributions	35,640.40	-	35,640.40	-
<b>Net Revenues</b>	<b>\$ 804,331.79</b>	<b>\$ 531,514.58</b>	<b>\$ 272,817.21</b>	<b>\$ 911,167.85</b>
<b>General &amp; Administrative Expenses</b>				
<b>Legislative</b>				
Supervisor Fees	\$ 2,400.00	\$ 4,200.00	\$ (1,800.00)	\$ 7,200.00
<b>Financial &amp; Administrative</b>				
Public Officials' Liability Insurance	2,415.00	1,487.50	927.50	2,550.00
Trustee Services	7,979.89	5,250.00	2,729.89	9,000.00
Management	23,333.31	23,333.33	(0.02)	40,000.00
District Engineering				
District Engineering	2,812.50	5,833.33	(3,020.83)	10,000.00
Boundary Amendment - Developer Funded	20,388.75	-	20,388.75	-
Dissemination Agent	2,500.00	2,916.67	(416.67)	5,000.00
Property Appraiser	2,810.00	991.67	1,818.33	1,700.00
District Counsel				
District Counsel	9,762.01	17,500.00	(17,500.00)	30,000.00
Boundary Amendment - Developer Funded	15,470.15	-	15,470.15	-
Assessment Administration	7,500.00	4,375.00	3,125.00	7,500.00
Reamortization Schedules	-	145.83	(145.83)	250.00
Audit	-	2,916.67	(2,916.67)	5,000.00
Travel and Per Diem	59.34	175.00	(115.66)	300.00
Telephone	-	29.17	(29.17)	50.00
Postage & Shipping	105.49	583.33	(477.84)	1,000.00
Copies	-	1,458.33	(1,458.33)	2,500.00
Legal Advertising	2,582.51	4,375.00	(1,792.49)	7,500.00
Miscellaneous	122.41	2,975.00	(2,852.59)	5,100.00
Property Taxes	4,246.25	583.35	3,662.90	1,000.00
Web Site Maintenance	1,475.00	1,575.00	(100.00)	2,700.00
Holiday Decorations	6,075.00	4,666.67	1,408.33	8,000.00
Dues, Licenses, and Fees	175.00	145.83	29.17	250.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 112,212.61</b>	<b>\$ 85,516.68</b>	<b>\$ 16,933.92</b>	<b>\$ 146,600.00</b>

# Greeneway Improvement District

Budget to Actual  
For the Month Ending 04/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Field Operations</u></b>				
<b>Electric Utility Services</b>				
Electric	\$ 5,295.76	\$ 5,250.00	\$ 45.76	\$ 9,000.00
<b>Water-Sewer Combination Services</b>				
Water Reclaimed	26,188.70	23,333.33	2,855.37	40,000.00
<b>Other Physical Environment</b>				
General Insurance	2,717.00	1,720.83	996.17	2,950.00
Property & Casualty Insurance	4,041.00	4,083.33	(42.33)	7,000.00
Other Insurance	-	87.50	(87.50)	150.00
Irrigation Repairs	37,909.03	23,333.33	14,575.70	40,000.00
Landscaping Maintenance & Material	133,547.51	157,404.33	(23,856.82)	269,836.00
Tree Trimming	-	23,333.33	(23,333.33)	40,000.00
Flower & Plant Replacement	8,222.20	23,333.33	(15,111.13)	40,000.00
Contingency	7,957.99	12,245.46	(4,287.47)	20,992.22
Pest Control	2,595.00	2,765.00	(170.00)	4,740.00
Hurricane Cleanup	-	11,666.67	(11,666.67)	20,000.00
<b>Interchange Maintenance Expenses</b>				
IME - Aquatics Maintenance	2,104.20	2,226.00	(121.80)	3,816.00
IME - Irrigation Repairs	1,423.83	6,300.00	(4,876.17)	10,800.00
IME - Landscaping	52,831.55	50,905.68	1,925.87	87,266.88
IME - Lighting	448.34	1,050.00	(601.66)	1,800.00
IME - Miscellaneous	4,151.05	1,050.00	3,101.05	1,800.00
IME - Water Reclaimed	230.52	1,575.00	(1,344.48)	2,700.00
<b>Road &amp; Street Facilities</b>				
Entry and Wall Maintenance	-	1,750.00	(1,750.00)	3,000.00
Hardscape Maintenance	6,550.00	2,916.67	3,633.33	5,000.00
Streetlights	44,511.93	58,549.21	(14,037.28)	100,370.08
Accent Lighting	-	1,166.67	(1,166.67)	2,000.00
<b>Parks &amp; Recreation</b>				
Personnel Leasing Agreement	21,000.07	21,000.00	0.07	36,000.00
<b>Reserves</b>				
Infrastructure Capital Reserve	-	12,950.00	(12,950.00)	22,200.00
Interchange Maintenance Reserve	-	1,835.56	(1,835.56)	3,146.67
	<b>\$ 361,725.68</b>	<b>\$ 451,831.23</b>	<b>\$ (90,105.55)</b>	<b>\$ 774,567.85</b>
<b>Total Expenses</b>	<b>\$ 473,938.29</b>	<b>\$ 537,347.91</b>	<b>\$ (73,171.63)</b>	<b>\$ 921,167.85</b>
<b>Income (Loss) from Operations</b>	<b>\$ 330,393.50</b>	<b>\$ (5,833.33)</b>	<b>\$ 345,988.84</b>	<b>\$ (10,000.00)</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 443.79	\$ 5,833.33	\$ (5,389.54)	\$ 10,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 443.79</b>	<b>\$ 5,833.33</b>	<b>\$ (5,389.54)</b>	<b>\$ 10,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 330,837.29</b>	<b>\$ -</b>	<b>\$ 340,599.30</b>	<b>\$ -</b>

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 04/30/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	YTD Actual
<b>Revenues</b>								
On-Roll Assessments	\$ -	\$ 25,594.37	\$ 113,393.70	\$ 190,406.94	\$ 35,075.35	\$ 62,564.31	\$ 62,591.00	\$ 489,625.67
Off-Roll Assessments	-	186,043.81	-	-	-	-	93,021.91	279,065.72
Developer Contributions	-	-	-	4,482.00	6,064.00	1,598.50	21,662.90	279,065.72
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 211,638.18</b>	<b>\$ 115,226.70</b> 1,833.00	<b>\$ 194,888.94</b>	<b>\$ 41,139.35</b>	<b>\$ 64,162.81</b>	<b>\$ 177,275.81</b>	<b>\$ 5,806,301.79</b>
<b>General &amp; Administrative Expenses</b>								
<b>Legislative</b>								
Supervisor Fees	\$ 400.00	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 800.00	\$ 800.00	\$ 2,400.00
<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	3,333.33	3,333.33	3,333.33	23,333.31
District Engineering	-	-	-	-	-	-	-	-
District Engineering	-	750.00	187.50	125.00	812.50	437.50	500.00	2,812.50
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	-	-	-	-	-	-	-	-
District Counsel	-	-	1,756.75	2,401.00	1,393.80	2,769.00	1,441.46	9,762.01
Boundary Amendment - Developer Funded	-	-	4,819.00	3,324.50	1,598.50	3,676.65	2,051.50	15,470.15
Assessment Administration	7,500.00	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	35.27	-	6.91	-	17.16	-
Telephone	-	-	-	-	-	-	-	-
Postage & Shipping	-	19.27	7.00	14.79	34.56	15.42	14.45	59.34
Copies	-	-	-	-	-	-	-	-
Legal Advertising	331.25	361.26	636.25	342.50	305.00	-	606.25	105.49
Miscellaneous	-	-	40.16	-	-	-	82.25	2,582.51
Property Taxes	-	59.88	-	-	4,186.37	-	-	-
Website Maintenance	125.00	125.00	125.00	425.00	125.00	125.00	425.00	122.41
Holiday Decorations	6,075.00	-	-	-	-	-	-	4,246.25
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	1,475.00
<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>\$ 29,504.72</b>	<b>\$ 12,684.40</b>	<b>\$ 9,271.40</b>	<b>\$ 112,212.61</b> 175.00
<b>Field Operations</b>								
<b>Electric Utility Services</b>								
Electric	\$ -	\$ 848.49	\$ 854.65	\$ 993.58	\$ 843.37	\$ 837.01	\$ 918.66	\$ 5,295.76
<b>Water-Sewer Combination Services</b>								
Water Reclaimed	120.74	4,175.67	3,816.69	4,248.26	4,469.50	4,059.36	5,298.48	26,188.70

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 04/30/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	YTD Actual
<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	8,815.23	1,999.00	3,973.92	37,909.03
Landscaping Maintenance & Material	20,934.42	20,934.42	20,934.42	20,934.42	22,917.75	18,944.08	7,948.00	133,547.51
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	-	-	-	-	-	-	-	-
<b>Interchange Maintenance Expenses</b>								
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	300.60	300.60	300.60	2,104.20
IME - Irrigation	-	108.45	330.92	352.80	236.97	-	394.69	1,423.83
IME - Landscaping	7,272.24	7,272.24	-	14,544.48	7,344.24	-	16,398.35	52,831.55
IME - Lighting	-	66.25	67.83	75.38	65.46	65.68	107.74	448.34
IME - Miscellaneous	1,296.00	-	1,728.00	217.80	340.45	109.80	459.00	4,151.05
IME - Water Reclaimed	-	30.80	39.00	25.09	40.99	30.80	63.84	230.52
<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	7,422.63	7,424.05	7,432.25	44,511.93
Accent Lighting	-	-	-	-	-	-	-	-
<b>Parks &amp; Recreation</b>								
Personnel Leasing Agreement	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	3,000.01	21,000.07
<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>\$ 55,847.19</b>	<b>\$ 39,365.39</b>	<b>\$ 46,295.54</b>	<b>\$ 361,725.68</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>\$ 85,351.91</b>	<b>\$ 52,049.79</b>	<b>\$ 55,566.94</b>	<b>\$ 473,938.29</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>\$ (44,212.56)</b>	<b>\$ 12,113.02</b>	<b>\$ 121,708.87</b>	<b>\$ 330,393.50</b>
<b>Other Income (Expense)</b>								
Interest Income	\$ 6.98	\$ 8.96	\$ 111.91	\$ 17.68	\$ 10.86	\$ 274.70	\$ 12.70	\$ 443.79
<b>Total Other Income (Expense)</b>	<b>\$ 6.98</b>	<b>\$ 8.96</b>	<b>\$ 111.91</b>	<b>\$ 17.68</b>	<b>\$ 10.86</b>	<b>\$ 274.70</b>	<b>\$ 12.70</b>	<b>\$ 443.79</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>\$ (44,201.70)</b>	<b>\$ 12,387.72</b>	<b>\$ 121,721.57</b>	<b>\$ 330,837.29</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	-	-	204,784.23	(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	-	-	476,763.43	(356,898.27)	430,893.72
5/1/2021	430,893.72	-	-	2,051.50	(6,355.19)	426,590.03
						as of 05/11/2021
Totals		3,082,157.62	(2,980,621.25)	3,148,922.96	(2,801,731.99)	

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

Amount

<b>Series 2013 Bond Issue</b>	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	1,457,834.43
Cumulative Draws Through Prior Month	(49,407,827.36)
	=====
<b>Construction Funds Available</b>	<b>\$ 750,007.07</b>
<b>Requisitions This Month</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
	=====
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ 750,007.07</b>

<b>Series 2018 Bond Issue</b>	
	\$ 24,000,000.00
Additions (Interest, Transfers from DSR, etc.)	105,014.58
Cumulative Draws Through Prior Month	(6,365,794.66)
<b>Requisitions This Month</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
<b>Series 2018 Construction Funds Remaining</b>	<b>\$ 17,739,219.92</b>

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

<b>Net Uncommitted</b>	<b>18,489,226.99</b>
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