

# Greenway Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 407-723-5900

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

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **3:00 p.m. on Tuesday, August 17, 2021 at Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

District Staff, 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 July 20, 2021 Board of Supervisors' Meeting** (*provided under separate cover*)
- 2. **Consideration of Resolution 2021-06, Approving an Annual Meeting Schedule for Fiscal Year 2022**

### Business Matters

- 3. **Consideration of Construction Committee Recommendations for Request for Qualifications from Contractors Interested in Providing Construction Services for Master Infrastructure Improvements** (*provided under separate cover*)
- 4. **Public Hearing on the Adoption of the District's Annual Budget**
  - a) **Public Comments and Testimony**
  - b) **Board Comments**
  - c) **Consideration of Resolution 2021-07, Adopting the Fiscal Year 2022 Budget and Appropriating Funds** (*exhibits provided under separate cover*)
- 5. **Consideration of Resolution 2021-08, Adopting an Assessment Roll for Fiscal Year 2022 and Certifying Special Assessments for Collection** (*exhibits provided under separate cover*)
- 6. **Ratification of Requisition Nos. 696 – 699 in July 2021 in an amount totaling \$47,924.09**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in July 2021 in an amount totaling \$62,883.39**
- 8. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
- 9. **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 July 20, 2021  
Board of Supervisors' Meeting**  
*(provided under separate cover)*

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2021-06,  
Approving an Annual Meeting Schedule  
for Fiscal Year 2022**



**RESOLUTION 2021-06**

**A RESOLUTION OF THE GREENEWAY IMPROVEMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Greenway Improvement District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in City of Orlando, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

1. Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file annually with Orange County a schedule of the District's regular meetings.
3. This Resolution shall take effect immediately upon adoption.

**Adopted this 17th day of August, 2021.**

**ATTEST:**

**Greenway Improvement District**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **EXHIBIT A**

### **Greenway Improvement District Fiscal Year 2021-2022**

The Board of Supervisors of the Greenway Improvement District will hold its meetings for the Fiscal Year 2022 at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd., Orlando, Florida 32827 at \_\_\_\_\_ p.m. on the third Tuesday of each month unless otherwise noted below.

October 19, 2021  
November 16, 2021  
December 14, 2021  
January 18, 2022  
February 15, 2022  
March 15, 2022  
April 19, 2022  
May 17, 2022  
June 21, 2022  
July 19, 2022  
August 16, 2022  
September 20, 2022

### **Construction Committee of the Boggy Creek, Greenway, Midtown & Myrtle Creek Improvement Districts and the Poitras East Community Development District Fiscal Year 2021-2022**

The Construction Committee of the Boggy Creek, Greenway, Midtown and Myrtle Creek Improvement Districts and the Poitras East Community Development District will be meeting for the Fiscal Year 2022 in the office of Donald W. McIntosh Associates, Inc., 2200 Park Avenue North, Winter Park, FL 32789 at 3:30 p.m. every other week as follows:

October 7 & 21, 2021  
November 4 & 18, 2021  
December 2, 16 & 30, 2021  
January 13 & 27, 2022  
February 10 & 24, 2022  
March 10 & 24, 2022  
April 7 & 21, 2022  
May 5 & 19, 2022  
June 2, 16 & 30, 2022  
July 14 & 28, 2022  
August 11 & 25, 2022  
September 8 & 22, 2022

# **GREENEWAY IMPROVEMENT DISTRICT**

**Construction Committee Recommendations  
for Request for Qualifications from  
Contractors Interested in Providing  
Construction Services for Master  
Infrastructure Improvements**  
*(provided under separate cover)*

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2021-07,  
Adopting the Fiscal Year 2022 Budget  
and Appropriating Funds**  
*(exhibits provided under separate cover)*

## **RESOLUTION 2021-07**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE GREENEWAY IMPROVEMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of the Greenway Improvement District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Greenway Improvement District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

## GREENEWAY IMPROVEMENT DISTRICT

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

# **GREENEWAY IMPROVEMENT DISTRICT**

## **Resolution 2021-08, Adopting an Assessment Roll for Fiscal Year 2022 and Certifying Special Assessments for Collection**

*(exhibits provided under separate cover)*



## RESOLUTION 2021-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Greeneway Improvement District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in City of Orlando, Orange County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B,"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17th day of August, 2021.

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

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

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

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

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

# **GREENEWAY IMPROVEMENT DISTRICT**

**Requisition Nos. 696 – 699 in July 2021 in an  
amount totaling \$47,924.09**

# GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 12051 CORPORATE BLVD • ORLANDO, FL 32817

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

## **Requisition Recap For Board Approval**

Attached please find the listing of requisitions approved to be paid from bond funds from July 1, 2021 through July 31, 2021. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
696	City of Orlando	\$43,643.84
697	Boggy Creek Improvement District	\$67.81
698	Donald W. McIntosh Associates	\$3,976.94
699	Hopping Green & Sams	\$235.50
		<b>\$47,924.09</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:** 696
- (B) **Name of Payee:** City of Orlando
- (C) **Amount Payable:** \$43,643.84
- (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. City Engineering Fees to Receive the Permit for the Centerline Drive Segment F Project – **\$43,643.84**
- (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 10:40 am, Jul 01, 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.

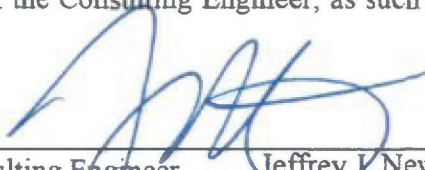
GREENEWAY IMPROVEMENT  
DISTRICT

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

Date: 7/1/2021

**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 L. Newton, PE

Date: 6/30/21

**RECEIVED**

By Amanda Lane at 10:40 am, Jul 01, 2021



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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 697
- (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 200 (Reference OSC68474420 ; Ad: 6975531)
- (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**

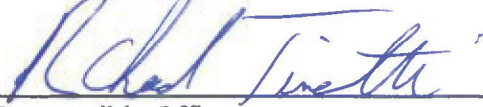
By Amanda Lane at 10:06 am, Jul 13, 2021

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.

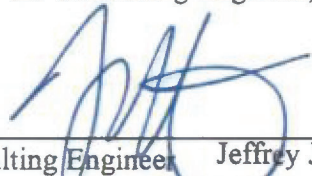
GREENEWAY IMPROVEMENT  
DISTRICT

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

Date: 7/13/2021

**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: 7/12/21

**RECEIVED**

By Amanda Lane at 10:06 am, Jul 13, 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:** 698
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$3,976.94
- (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 41292 for Project 23216 (Lake Nona Greenway) Through 06/18/2021 – **\$1,013.34**
  - 2. Invoice 41299 for Project 18140 (Centerline Drive – Segments A & B) Through 06/18/2021 – **\$844.60**
  - 3. Invoice 41300 for Project 18141 (Centerline Drive – Segments C & D) Through 06/18/2021 – **\$2,119.00**
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

**RECEIVED**

By Amanda Lane at 10:06 am, Jul 13, 2021

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

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

GREENEWAY IMPROVEMENT  
DISTRICT

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

Date: 7/13/2021

**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: 7/12/21

**RECEIVED**

By Amanda Lane at 10:06 am, Jul 13, 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:** 699
- (B) **Name of Payee:** Hopping Green & Sams
- (C) **Amount Payable:** \$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 123578 for Project Construction through 05/31/2021
- (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.

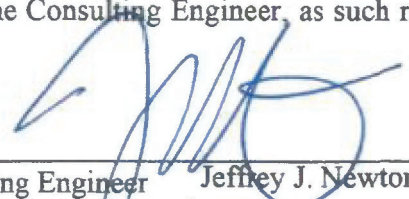
GREENEWAY IMPROVEMENT  
DISTRICT

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

Date: 7/13/2021

**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: 7/12/21

# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditures Paid  
in July 2021 in an amount totaling \$62,883.39**

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

The total items being presented:      **\$62,883.39**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

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

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



# GREENEWAY IMPROVEMENT DISTRICT

## Construction Funding Request #026

5/14/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> 2020 Boundary Amendment Counsel Through 03/31/2021	122186	\$ 1,491.50
TOTAL			\$ 1,491.50

# GREENEWAY IMPROVEMENT DISTRICT

## Construction Funding Request #027

5/28/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> 2020 Boundary Amendment Counsel Through 04/30/2021	122551	\$ 1,340.50
TOTAL			\$ 1,340.50

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #491

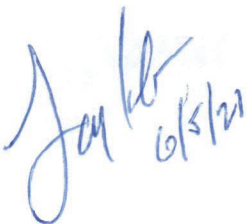
6/4/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> June Administrator & Irrigation Specialist	12679	\$ 3,000.01
2	<b>Ceptra Landscape</b> June Landscape Maintenance	25578	\$ 7,979.08
	June Landscape Maintenance	25579	\$ 10,965.00
3	<b>US Bank</b> FY 2021 Series 2013 Trustee Fees (05/01/2021 - 09/30/2021)	6138026	\$ 1,728.49
	FY 2022 Series 2013 Trustee Fees (10/01/2021 - 04/30/2022)	6138026	\$ 2,419.89
TOTAL			\$ 26,092.47



Secretary/Assistant Secretary

Chairperson

  
6/5/21

**RECEIVED**

By Amanda Lane at 8:59 am, Jun 07, 2021

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #493

6/18/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Cepira Landscape</b>		
	May Irrigation Inspections and Repairs	25212	\$ 1,309.20
	May Inspections and Repairs	25213	\$ 506.00
	Zone 59 Additional Heads	25400	\$ 274.00
	Controller 18 Zone 24 Stuck Valve	25401	\$ 429.00
2	<b>Down to Earth Landscape &amp; Irrigation</b>		
	June Landscaping	97393	\$ 3,973.67
3	<b>Orange County Utilities</b>		
	9987 Laureate Blvd ; Service 05/15/2021 - 06/15/2021	Acct: 6838006489	\$ 518.38
4	<b>PFM Group Consulting</b>		
	Series 2013 - Dissemination Services 04/01/2021 - 06/30/2021	115475	\$ 1,250.00
	DM Fee: June 2021	DM-06-2021-0017	\$ 3,333.33
5	<b>Supervisor Fees - 06/15/2021 Meeting</b>		
	Amanda Aikins	--	\$ 200.00
	Antoinette Munroe	--	\$ 200.00
	Matthew Franko	--	\$ 200.00
TOTAL			\$ 12,193.58



Secretary/Assistant Secretary

Chairperson

**RECEIVED**

By Amanda Lane at 9:26 am, Jun 28, 2021



## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #494

6/25/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> Replace Crepe Myrtles at TLB and Briand	12584	\$ 3,703.00
2	<b>Down to Earth Landscape &amp; Irrigation</b> Laureate Blvd Median Enhancement	97778	\$ 1,272.50
3	<b>Orlando Sentinel</b> Legal Advertising on 06/15/2021 (Ad: 6968099)	OSC37841526	\$ 301.25
4	<b>PFM Group Consulting</b> May Billable Expenses May Reimbursables	115605 OE-EXP-06-019	\$ 7.47 \$ 9.18
5	<b>VGlobalTech</b> June Website Maintenance	2721	\$ 125.00
TOTAL			\$ 5,418.40

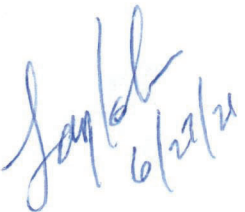


Secretary/Assistant Secretary

Chairperson

**RECEIVED**

By Amanda Lane at 9:28 am, Jun 28, 2021

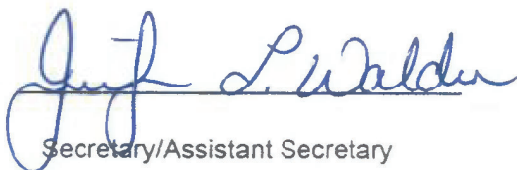
  
6/22/21

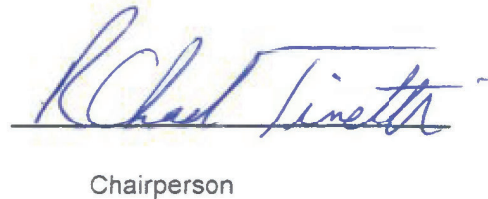
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #495

7/2/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> July Administrator & Irrigation Specialist	13268	\$ 3,000.01
2	<b>Ceptra Landscape</b> Tree and Plant Repairs	25985	\$ 761.20
	July Landscape Maintenance	26226	\$ 7,979.08
	July Landscape Maintenance	26227	\$ 10,965.00
3	<b>Down to Earth Landscape &amp; Irrigation</b> July Landscape Maintenance	100485	\$ 3,973.67
TOTAL			\$ 26,678.96

  
Secretary/Assistant Secretary

  
Chairperson

  
9/3/21

**RECEIVED**

By Amanda Lane at 10:56 am, Jul 06, 2021

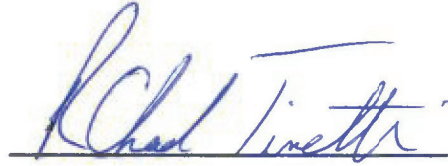
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #496

7/9/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Cepira Landscape</b>		
	Doisy June Repairs	25991	\$ 1,355.00
	Clock 18 Repairs	25993	\$ 408.00
2	<b>Donald W McIntosh Associates</b>		
	Engineering Services Through 06/18/2021	41291	\$ 446.00
3	<b>Hopping Green &amp; Sams</b>		
	General Counsel Through 05/31/2021	123577	\$ 3,223.52
TOTAL			\$ 5,432.52

  
Secretary/Assistant Secretary

  
Chairperson

**RECEIVED**

By Amanda Lane at 2:07 pm, Jul 15, 2021

Jul 15/21

# **GREENEWAY IMPROVEMENT DISTRICT**

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



# **GREENEWAY IMPROVEMENT DISTRICT**

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

**Greenway Improvement District**  
Statement of Financial Position  
As of 7/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$403,251.84				\$403,251.84
State Board of Administration	1,520.43				1,520.43
Assessments Receivable	27,289.05				27,289.05
Prepaid Expenses	3,343.33				3,343.33
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	54,257.92				54,257.92
Interchange Maintenance Reserve	18,950.56				18,950.56
Assessments Receivable		\$135,414.76			135,414.76
Due From Other Funds		37,365.27			37,365.27
Debt Service Reserve (Series 2013)		3,478,503.13			3,478,503.13
Debt Service Reserve (Series 2018)		195.91			195.91
Revenue (Series 2013)		666,974.32			666,974.32
Prepayment (Series 2013)		9,988,204.25			9,988,204.25
Principal (Series 2018)		1.00			1.00
General Checking Account			\$7,074.56		7,074.56
Acquisition/Construction (Series 2013)			671,854.81		671,854.81
Acquisition/Construction (Series 2018)			1,150.05		1,150.05
Total Current Assets	\$510,238.71	\$14,306,658.64	\$680,079.42	\$0.00	\$15,496,976.77
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$14,133,878.61	\$14,133,878.61
Amount To Be Provided				31,731,121.39	31,731,121.39
Total Investments	\$0.00	\$0.00	\$0.00	\$45,865,000.00	\$45,865,000.00
<b>Total Assets</b>	<b>\$510,238.71</b>	<b>\$14,306,658.64</b>	<b>\$680,079.42</b>	<b>\$45,865,000.00</b>	<b>\$61,361,976.77</b>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$71,401.58				\$71,401.58
Due To Other Governmental Units	16,283.35				16,283.35
Deferred Revenue	27,289.05				27,289.05
Deferred Revenue		\$135,414.76			135,414.76
Accounts Payable			\$1,150.00		1,150.00
Total Current Liabilities	\$114,973.98	\$135,414.76	\$1,150.00	\$0.00	\$251,538.74
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$45,865,000.00	\$45,865,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$45,865,000.00	\$45,865,000.00
<b>Total Liabilities</b>	<b>\$114,973.98</b>	<b>\$135,414.76</b>	<b>\$1,150.00</b>	<b>\$45,865,000.00</b>	<b>\$46,116,538.74</b>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$53,372.29				\$53,372.29
Current Year Net Assets, Unrestricted	15,000.00				15,000.00
Net Assets - General Government	88,624.94				88,624.94
Current Year Net Assets - General Government	238,267.50				238,267.50
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		9,647,939.55			9,647,939.55
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			867,775.79		867,775.79
Current Year Net Assets, Unrestricted			362,058.25		362,058.25
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<b>\$395,264.73</b>	<b>\$14,171,243.88</b>	<b>\$678,929.42</b>	<b>\$0.00</b>	<b>\$15,245,438.03</b>
<b>Total Liabilities and Net Assets</b>	<b>\$510,238.71</b>	<b>\$14,306,658.64</b>	<b>\$680,079.42</b>	<b>\$45,865,000.00</b>	<b>\$61,361,976.77</b>

**Greenway Improvement District**  
Statement of Activities  
As of 7/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$511,671.44				\$511,671.44
Off-Roll Assessments	372,087.57				372,087.57
Developer Contributions	43,537.91				43,537.91
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$2,449,526.27			2,449,526.27
Other Assessments		18,546,326.11			18,546,326.11
Inter-Fund Group Transfers In		(144.23)			(144.23)
Debt Proceeds		405,133.90			405,133.90
Developer Contributions			\$2,281.00		2,281.00
Inter-Fund Transfers In			(14,855.77)		(14,855.77)
Debt Proceeds			643,385.28		643,385.28
Total Revenues	<u>\$942,296.92</u>	<u>\$21,400,842.05</u>	<u>\$630,810.51</u>	<u>\$0.00</u>	<u>\$22,973,949.48</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$4,000.00				\$4,000.00
Public Officials' Liability Insurance	2,415.00				2,415.00
Trustee Services	9,708.38				9,708.38
Management	33,333.30				33,333.30
Engineering	25,677.75				25,677.75
Dissemination Agent	3,750.00				3,750.00
Property Appraiser	2,810.00				2,810.00
District Counsel	38,015.65				38,015.65
Assessment Administration	7,500.00				7,500.00
Audit	4,425.00				4,425.00
Travel and Per Diem	83.98				83.98
Postage & Shipping	144.33				144.33
Legal Advertising	3,185.01				3,185.01
Miscellaneous	437.53				437.53
Property Taxes	4,246.25				4,246.25
Web Site Maintenance	2,150.00				2,150.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	7,917.38				7,917.38
Water Reclaimed	45,900.78				45,900.78
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	46,549.93				46,549.93
Landscaping Maintenance & Material	221,243.85				221,243.85
Flower & Plant Replacement	13,958.90				13,958.90
Contingency	7,957.99				7,957.99

**Greenway Improvement District**  
Statement of Activities  
As of 7/31/2021

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
IME - Aquatics Maintenance	3,006.00				3,006.00
IME - Irrigation	2,035.39				2,035.39
IME - Landscaping	74,939.15				74,939.15
IME - Lighting	630.90				630.90
IME - Miscellaneous	4,151.05				4,151.05
IME - Water Reclaimed	511.96				511.96
Pest Control	2,595.00				2,595.00
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	66,800.38				66,800.38
Personnel Leasing Agreement	30,000.10				30,000.10
Principal Payments (Series 2013)		\$1,095,000.00			1,095,000.00
Principal Payments (Series 2018)		7,871,569.64			7,871,569.64
Interest Payments (Series 2013)		2,558,535.69			2,558,535.69
Interest Payments (Series 2018)		228,365.37			228,365.37
Engineering			\$211,601.19		211,601.19
District Counsel			4,423.00		4,423.00
Legal Advertising			848.12		848.12
Contingency			51,898.84		51,898.84
Total Expenses	<u>\$689,638.94</u>	<u>\$11,753,470.70</u>	<u>\$268,771.15</u>	<u>\$0.00</u>	<u>\$12,711,880.79</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$609.52				\$609.52
Interest Income		\$568.20			568.20
Interest Income			\$18.89		18.89
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$609.52</u>	<u>\$568.20</u>	<u>\$18.89</u>	<u>\$0.00</u>	<u>\$1,196.61</u>
<b>Change In Net Assets</b>	<b>\$253,267.50</b>	<b>\$9,647,939.55</b>	<b>\$362,058.25</b>	<b>\$0.00</b>	<b>\$10,263,265.30</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>\$316,871.17</b></u>	<u><b>\$0.00</b></u>	<u><b>\$4,982,172.73</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$395,264.73</b></u></u>	<u><u><b>\$14,171,243.88</b></u></u>	<u><u><b>\$678,929.42</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$15,245,438.03</b></u></u>

**Greenway Improvement District**  
 Budget to Actual  
 For the Month Ending 07/31/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 511,671.44	\$ 449,233.57	\$ 62,437.87	\$ 539,080.28
Off-Roll Assessments	372,087.57	310,072.98	62,014.59	372,087.57
Developer Contributions	43,537.91	-	43,537.91	-
<b>Net Revenues</b>	<b>\$ 927,296.92</b>	<b>\$ 759,306.55</b>	<b>\$ 167,990.37</b>	<b>\$ 911,167.85</b>
<b><u>General &amp; Administrative Expenses</u></b>				
<b>Legislative</b>				
Supervisor Fees	\$ 4,000.00	\$ 6,000.00	\$ (2,000.00)	\$ 7,200.00
<b>Financial &amp; Administrative</b>				
Public Officials' Liability Insurance	2,415.00	2,125.00	290.00	2,550.00
Trustee Services	9,708.38	7,500.00	2,208.38	9,000.00
Management	33,333.30	33,333.33	(0.03)	40,000.00
District Engineering				
District Engineering	4,713.00	8,333.33	(3,620.33)	10,000.00
Boundary Amendment - Developer Funded	20,964.75	-	20,964.75	-
Dissemination Agent	3,750.00	4,166.67	(416.67)	5,000.00
Property Appraiser	2,810.00	1,416.67	1,393.33	1,700.00
District Counsel				
District Counsel	17,275.50	25,000.00	(7,724.50)	30,000.00
Boundary Amendment - Developer Funded	20,740.15	-	20,740.15	-
Assessment Administration	7,500.00	6,250.00	1,250.00	7,500.00
Reamortization Schedules	-	208.33	(208.33)	250.00
Audit	4,425.00	4,166.67	258.33	5,000.00
Travel and Per Diem	83.98	250.00	(166.02)	300.00
Telephone	-	41.67	(41.67)	50.00
Postage & Shipping	144.33	833.33	(689.00)	1,000.00
Copies	-	2,083.33	(2,083.33)	2,500.00
Legal Advertising	3,185.01	6,250.00	(3,064.99)	7,500.00
Miscellaneous	437.53	4,250.00	(3,812.47)	5,100.00
Property Taxes	4,246.25	833.35	3,412.90	1,000.00
Web Site Maintenance	2,150.00	2,250.00	(100.00)	2,700.00
Holiday Decorations	6,075.00	6,666.67	(591.67)	8,000.00
Dues, Licenses, and Fees	175.00	208.33	(33.33)	250.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 148,132.18</b>	<b>\$ 122,166.68</b>	<b>\$ 25,965.50</b>	<b>\$ 146,600.00</b>

# Greeneway Improvement District

Budget to Actual  
For the Month Ending 07/31/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Field Operations</u></b>				
<b>Electric Utility Services</b>				
Electric	\$ 7,917.38	\$ 7,500.00	\$ 417.38	\$ 9,000.00
<b>Water-Sewer Combination Services</b>				
Water Reclaimed	45,900.78	33,333.33	12,567.45	40,000.00
<b>Other Physical Environment</b>				
General Insurance	2,717.00	2,458.33	258.67	2,950.00
Property & Casualty Insurance	4,041.00	5,833.33	(1,792.33)	7,000.00
Other Insurance	-	125.00	(125.00)	150.00
Irrigation Repairs	46,549.93	33,333.33	13,216.60	40,000.00
Landscaping Maintenance & Material	221,243.85	224,863.33	(3,619.48)	269,836.00
Tree Trimming	-	33,333.33	(33,333.33)	40,000.00
Flower & Plant Replacement	13,958.90	33,333.33	(19,374.43)	40,000.00
Contingency	7,957.99	17,493.52	(9,535.53)	20,992.22
Pest Control	2,595.00	3,950.00	(1,355.00)	4,740.00
Hurricane Cleanup	-	16,666.67	(16,666.67)	20,000.00
<b>Interchange Maintenance Expenses</b>				
IME - Aquatics Maintenance	3,006.00	3,180.00	(174.00)	3,816.00
IME - Irrigation Repairs	2,035.39	9,000.00	(6,964.61)	10,800.00
IME - Landscaping	74,939.15	72,722.40	2,216.75	87,266.88
IME - Lighting	630.90	1,500.00	(869.10)	1,800.00
IME - Miscellaneous	4,151.05	1,500.00	2,651.05	1,800.00
IME - Water Reclaimed	511.96	2,250.00	(1,738.04)	2,700.00
<b>Road &amp; Street Facilities</b>				
Entry and Wall Maintenance	-	2,500.00	(2,500.00)	3,000.00
Hardscape Maintenance	6,550.00	4,166.67	2,383.33	5,000.00
Streetlights	66,800.38	83,641.73	(16,841.35)	100,370.08
Accent Lighting	-	1,666.67	(1,666.67)	2,000.00
<b>Parks &amp; Recreation</b>				
Personnel Leasing Agreement	30,000.10	30,000.00	0.10	36,000.00
<b>Reserves</b>				
Infrastructure Capital Reserve	-	18,500.00	(18,500.00)	22,200.00
Interchange Maintenance Reserve	-	2,622.23	(2,622.23)	3,146.67
	<b>\$ 541,506.76</b>	<b>\$ 645,473.20</b>	<b>\$ (103,966.44)</b>	<b>\$ 774,567.85</b>
<b>Total Expenses</b>	<b>\$ 689,638.94</b>	<b>\$ 767,639.88</b>	<b>\$ (78,000.94)</b>	<b>\$ 921,167.85</b>
<b>Income (Loss) from Operations</b>	<b>\$ 237,657.98</b>	<b>\$ (8,333.33)</b>	<b>\$ 245,991.31</b>	<b>\$ (10,000.00)</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 609.52	\$ 8,333.33	\$ (7,723.81)	\$ 10,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 609.52</b>	<b>\$ 8,333.33</b>	<b>\$ (7,723.81)</b>	<b>\$ 10,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 238,267.50</b>	<b>\$ -</b>	<b>\$ 238,267.50</b>	<b>\$ -</b>

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 07/31/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-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	\$ 6,235.60	\$ 8,000.89	\$ 7,809.28	\$ 511,671.44
Off-Roll Assessments	-	186,043.81		-	-	-	93,021.91	93,021.85	-	-	372,087.57
Developer Contributions	-	-		4,482.00	6,064.00	1,598.50	21,662.90	2,051.50	2,832.01	3,014.00	
<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>\$ 101,308.95</b>	<b>\$ 10,832.90</b>	<b>\$ 10,823.28</b>	<b>\$3,927,296.92</b>
<b>General &amp; Administrative Expenses</b>											
<b>Legislative</b>											
Supervisor Fees	\$ 400.00	\$ 200.00	\$ -	\$ 200.00	\$ -	\$ 800.00	\$ 800.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 4,000.00
<b>Financial &amp; Administrative</b>											
Public Officials' Liability Insurance	2,415.00	-	-	-	-	-	-	-	-	-	2,415.00
Trustee Fees	3,362.70	-	-	4,617.19	-	-	-	-	1,728.49	-	9,708.38
Management	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	33,333.30
District Engineering					-	-	-	-	-	-	
District Engineering	-	750.00	187.50	125.00	812.50	437.50	500.00	446.00	1,008.50	446.00	4,713.00
Boundary Amendment - Developer Funded	-	1,590.00	625.00	187.50	17,708.75	277.50	-	-	-	576.00	
Dissemination Agent	-	-	-	1,250.00	-	1,250.00	-	-	1,250.00	-	20,964.75
Property Appraiser	-	-	2,810.00	-	-	-	-	-	-	-	3,750.00
District Counsel											2,810.00
District Counsel	-	-	1,756.75	2,401.00	1,393.80	2,769.00	1,441.46	4,289.97	-	3,223.52	17,275.50
Boundary Amendment - Developer Funded	-	-	4,819.00	3,324.50	1,598.50	3,676.65	2,051.50	2,832.00	-	2,438.00	
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	20,740.15
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	7,500.00
Audit	-	-	-	-	-	-	-	-	4,425.00	-	-
Travel and Per Diem	-	-	35.27	-	6.91	-	17.16	10.27	7.47	6.90	4,425.00
Telephone	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	19.27	7.00	14.79	34.56	15.42	14.45	4.08	9.18	25.58	83.98
Copies	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	331.25	361.26	636.25	342.50	305.00	-	606.25	301.25	301.25	-	144.33
Miscellaneous	-	-	40.16	-	-	-	82.25	240.12	75.00	-	-
Property Taxes	-	59.88	-	-	4,186.37	-	-	-	-	-	3,185.01
Website Maintenance	125.00	125.00	125.00	425.00	125.00	125.00	425.00	125.00	125.00	425.00	437.53
Holiday Decorations	6,075.00	-	-	-	-	-	-	-	-	-	4,246.25
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	2,150.00
<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>\$ 11,982.02</b>	<b>\$ 12,863.22</b>	<b>\$ 11,074.33</b>	<b>\$ 148,132.18</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	\$ 912.77	\$ 862.82	\$ 846.03	\$ 7,917.38
<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	6,233.49	6,737.38	6,741.21	45,900.78

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 07/31/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-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	4,359.70	2,518.20	1,763.00	46,549.93
Landscaping Maintenance & Material	20,934.42	20,934.42	20,934.42	20,934.42	22,917.75	18,944.08	7,948.00	3,972.68	60,805.91	22,917.75	221,243.85
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-
Flower & Plant Replacement	-	5,962.20	2,260.00	-	-	-	-	-	4,975.50	761.20	13,958.90
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	300.60	300.60	300.60	3,006.00
IME - Irrigation	-	108.45	330.92	352.80	236.97	-	394.69	119.18	442.80	49.58	2,035.39
IME - Landscaping	7,272.24	7,272.24	-	14,544.48	7,344.24	-	16,398.35	7,272.36	7,272.36	7,562.88	74,939.15
IME - Lighting	-	66.25	67.83	75.38	65.46	65.68	107.74	62.27	59.36	60.93	630.90
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	47.20	117.99	116.25	511.96
<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	7,432.25	7,428.10	7,428.10	66,800.38
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	3,000.01	3,000.01	3,000.01	30,000.10
<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>\$ 33,712.51</b>	<b>\$ 94,521.03</b>	<b>\$ 51,547.54</b>	<b>\$ 541,506.76</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>\$ 45,694.53</b>	<b>\$ 107,384.25</b>	<b>\$ 62,621.87</b>	<b>\$ 689,638.94</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>\$ 55,614.42</b>	<b>\$ (96,551.35)</b>	<b>\$ (51,798.59)</b>	<b>\$ 237,657.98</b>
<b>Other Income (Expense)</b>											
Interest Income	\$ 6.98	\$ 8.96	\$ 111.91	\$ 17.68	\$ 10.86	\$ 274.70	\$ 12.70	\$ 12.13	\$ 142.66	\$ 10.94	\$ 609.52
<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>\$ 12.13</b>	<b>\$ 142.66</b>	<b>\$ 10.94</b>	<b>\$ 609.52</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>\$ 55,626.55</b>	<b>\$ (96,408.69)</b>	<b>\$ (51,787.65)</b>	<b>\$ 238,267.50</b>



Greenway Improvement District  
Cash Flow

Beg. Cash		FY 2020 Inflows	FY 2020 Outflows	FY 2021 Inflows	FY 2021 Outflows	End. Cash
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	-	-	131,151.23	(83,190.56)	478,854.39
6/1/2021	478,854.39	-	-	17,333,652.18	(17,394,564.85)	417,941.72
7/1/2021	417,941.72	-	-	48,193.51	(62,883.39)	403,251.84
8/1/2021	403,251.84	-	-	-	(75,203.88)	328,047.96 as of 08/10/2021
Totals		3,082,157.62	(2,980,621.25)	20,659,868.38	(20,411,219.48)	

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

Amount

<b>Series 2013 Bond Issue</b>	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	1,457,887.23
Cumulative Draws Through Prior Month	(49,486,032.42)
	=====
<b>Construction Funds Available</b>	<b>\$ 671,854.81</b>
<b>Requisitions This Month</b>	
Requisition #700: Donald W. McIntosh Associates	\$ (3,438.75)
	=====
<b>Total Requisitions This Month</b>	<b>\$ (3,438.75)</b>
	=====
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ 668,416.06</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>18,407,635.98</b>
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