

# Greenway Improvement District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone: 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 **2:30 p.m. on Tuesday, October 19, 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 September 21, 2021 Board of Supervisors' Meeting**  
*(provided under separate cover)*

### Business Matters

- 2. **Consideration of 1<sup>st</sup> Amendment to Personnel Leasing Agreement with Berman**
- 3. **Consideration of FY 2021 Audit Engagement Letter**
- 4. **Discussion regarding Hopping Green & Sams and Kutak Rock Transition Letter**
- 5. **Ratification of Requisition Nos. 703 – 704 in September 2021 in an amount totaling \$664.00**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in September 2021 in an amount totaling \$83,446.03**
- 7. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
- 8. **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 September 21, 2021  
Board of Supervisors' Meeting**  
*(provided under separate cover)*

# **GREENEWAY IMPROVEMENT DISTRICT**

**1<sup>st</sup> Amendment to Personnel  
Leasing Agreement with Berman**

**FIRST AMENDMENT TO THE PERSONNEL LEASING AGREEMENT  
[LANDSCAPE & IRRIGATION MONITORING AND MAINTENANCE]**

**THIS FIRST AMENDMENT** is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

**GREENEWAY IMPROVEMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Orlando, Florida, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**Lessee**” or “**District**”), and

**BERMAN CONSTRUCTION, LLC**, a Florida limited liability company, whose address is 9801 Lake Nona Club Drive, Orlando, Florida 32827 (the “**Lessor**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*;

**WHEREAS**, the District previously entered into an agreement dated October 1, 2020, with Lessor for personnel leasing for landscape and irrigation monitoring and maintenance services (the “**Agreement**”);

**WHEREAS**, pursuant to the provisions of the Agreement, the parties desire to amend the compensation provided to the Lessor through this First Amendment to the Agreement (“**First Amendment**”); and

**WHEREAS**, the District and Lessor warrant and agree that they have all right, power and authority to enter into and be bound by this First Amendment.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

**SECTION 2.** Section 6.A. of the Agreement is hereby amended to decrease the total compensation provided to Lessor for Administrator services (as defined in the Agreement) to Nine Thousand Nine Hundred Twenty Dollars (\$9,920.00) per year, payable in twelve (12) equal monthly payments in accordance with the terms of the Agreement.

**SECTION 3.** Section 6.B. of the Agreement is hereby amended to decrease the total compensation provided to Lessor for Irrigation Specialist services (as defined in the Agreement) to Twelve Thousand Four Hundred Dollars (\$12,400.00) per year, payable in twelve (12) equal monthly payments in accordance with the terms of the Agreement.

**SECTION 4.** Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.

**IN WITNESS WHEREOF**, the parties hereto have signed this First Amendment on the day and year first written above.

Attest:

**GREENWAY IMPROVEMENT DISTRICT**

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

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

**BERMAN CONSTRUCTION, LLC**

\_\_\_\_\_  
Witness

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

\_\_\_\_\_  
Print Name of Witness

# **GREENEWAY IMPROVEMENT DISTRICT**

**FY 2021 Audit Engagement Letter**



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

September 16, 2021

Greeneway Improvement District  
PFM Group Consulting, LLC  
3501 Quadrangle Blvd, Suite 270  
Orlando, FL 32817

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Greeneway Improvement District, which comprise governmental activities and each major fund as of and for the year ended September 30, 2021 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

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Greeneway Improvement District  
September 16, 2021  
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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



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## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Greeneway Improvement District's financial statements. Our report will be addressed to the Board of Greeneway Improvement District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the Greeneway Improvement District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Jennifer Walden. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



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### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$4,425, unless the scope of the engagement is changed, the assistance which Greeneway Improvement District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Greeneway Improvement District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Greeneway Improvement District, Greeneway Improvement District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Greeneway Improvement District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Greeneway Improvement District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Greeneway Improvement District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Greeneway Improvement District and its management and Board of Supervisors to discharge the foregoing responsibilities, Greeneway Improvement District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Greeneway Improvement District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Greeneway Improvement District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Greeneway Improvement District  
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Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. E-mail: [jbaggett@brap.com](mailto:jbaggett@brap.com)

**ADDENDUM TO ENGAGEMENT LETTER  
GREENEWAY IMPROVEMENT DISTRICT  
DATED SEPTEMBER 16, 2021**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**PFM CONSULTING GROUP, LLC  
3501 QUADRANGLE BLVD, SUITE 270  
ORLANDO, FL 32817  
TELEPHONE: 407-723-5900**

**Auditor: \_**



**District: Greeneway Improvement  
District**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: September 16, 2021**

**Date: \_\_\_\_\_**

# **GREENEWAY IMPROVEMENT DISTRICT**

**Hopping Green & Sams and Kutak Rock  
Transition Letter**

# Hopping Green & Sams

Attorneys and Counselors

October 15, 2021

VIA EMAIL

Jennifer Walden  
District Manager  
PFM Group Consulting LLC  
jenniferw@pfm.com

**RE: Greenway Improvement District ("Client")**

**JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP**

Dear Ms. Walden:

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client on the above referenced matter(s) (the "Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

\_\_\_\_\_  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

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(Please sign here if you have [DATE]  
given instructions under Alternative  
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), [TuckerM@hgslaw.com](mailto:TuckerM@hgslaw.com), and [KimH@hgslaw.com](mailto:KimH@hgslaw.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: October 15, 2021

cc: Chad Tinetti ([boardmember2@greenewayid.org](mailto:boardmember2@greenewayid.org))

# **GREENEWAY IMPROVEMENT DISTRICT**

**Requisition Nos. 703 – 704 in September 2021 in  
an amount totaling \$664.00**

# GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270• 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 September 1, 2021 through September 30, 2021. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
703	Donald W. McIntosh Associates	\$618.75
704	Boggy Creek Improvement District	\$45.25
		<b>\$664.00</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:** 703
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$618.75
- (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 41513 for Project 23216 (Lake Nona Greenway) Through 08/13/2021
- (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 10:54 am, Sep 07, 2021**


GREENEWAY IMPROVEMENT  
DISTRICT

  
Responsible Officer

Date: 9/7/2021

**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: 9/3/21

**RECEIVED**

By Amanda Lane at 10:54 am, Sep 07, 2021

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

(Acquisition and Construction Fund)

The undersigned, a Responsible Officer of the Greeneway 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:** 704
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$45.25
- (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, Greeneway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds Requisition 208 (Reference OSC41825160 ; Ad: 7021152)
- (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

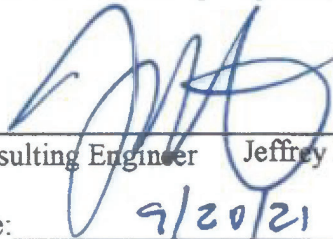


Responsible Officer

Date: 9/20/2021

**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: 9/20/21

**RECEIVED**

By Amanda Lane at 9:31 am, Sep 20, 2021

# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditures Paid in  
September 2021 in an amount totaling \$83,446.03**

# GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270• 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 September 1, 2021 through September 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$83,446.03**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

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

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

**Greenway Improvement District**  
AP Check Register (Current by Bank)  
Check Dates: 9/1/2021 to 9/30/2021

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
162	09/10/21	M	DONMC	Donald W. McIntosh Associates	\$256.50
163	09/10/21	M	DOWNTD	Down to Earth Landscape & Irr	\$1,110.19
164	09/10/21	M	HGS	Hopping Green & Sams	\$1,727.81
165	09/10/21	M	PFMGC	PFM Group Consulting	\$39.34
166	09/10/21	M	VGLOBA	VGlobalTech	\$125.00
167	09/17/21	M	FAC	Fire Ant Control	\$2,595.00
168	09/20/21	M	DOWNTD	Down to Earth Landscape & Irr	\$2,980.25
169	09/20/21	M	HGS	Hopping Green & Sams	\$381.46
170	09/20/21	M	TRUSTE	US Bank as Trustee for Greenew	\$2,101.40
171	09/27/21	M	CEPRA	Cepira Landscape	\$23,387.28
172	09/27/21	M	DOWNTD	Down to Earth Landscape & Irr	\$2,980.25
173	09/27/21	M	PFMGC	PFM Group Consulting	\$1,250.00
174	09/27/21	M	VGLOBA	VGlobalTech	\$125.00
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$39,059.48</b>
<b>GRAND TOTAL :</b>					<b>\$39,059.48</b>

36,958.08	Checks 3162-3169, 3171-3174
2,101.40	Check 3170 (debt service)
524.48	PA 501 - OCU paid online
25,346.67	FY 2021 reserve transfers
125.00	PA 503 - check reorder
12,599.25	PA 504 - OUC paid online
7,892.55	August ICM paid to Boggy Creek
85,547.43	Total cash spent
83,446.03	O&M cash spent

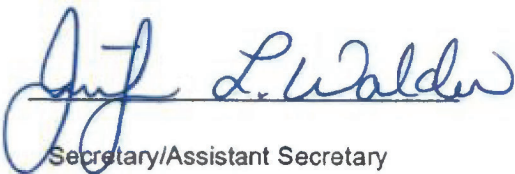
\* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void ( V id Date ); "A" - Application; "E" - EFT  
\*\* Denotes broken check sequence.

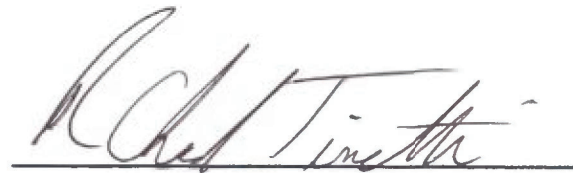
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #502

8/27/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Down to Earth Landscape &amp; Irrigation</b>		
	Clocks 24, 25, 26 and 27 Repairs	100181	\$ 593.19
	August Landscape Maintenance	102573	\$ 3,973.67
	Clock 27 Repairs	104413	\$ 111.50
	Clock 26 Repairs	104414	\$ 71.00
	Clock 25 Repairs	104415	\$ 218.00
	Clock 24 Repairs	104416	\$ 116.50
2	<b>Hopping Green &amp; Sams</b>		
	General Counsel Through 07/31/2021	124632	\$ 1,727.81
3	<b>PFM Group Consulting</b>		
	Billable Expenses	116714	\$ 39.34
4	<b>VGlobalTech</b>		
	August Website Maintenance	2938	\$ 125.00
TOTAL			\$ 6,976.01

  
Secretary/Assistant Secretary

  
Chairperson

  
Greeneway Improvement District  
c/o PFM Group Consulting  
3501 Quadrangle Boulevard, Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // 407-723-5925

**RECEIVED**

By Amanda Lane at 8:28 am, Sep 08, 2021

## GREENEWAY IMPROVEMENT DISTRICT

### Funding Request #030

8/27/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> 2020 Boundary Amendment Counsel Through 07/31/2021	124633	\$ 381.46
		<b>TOTAL</b>	<b>\$ 381.46</b>

## GREENEWAY IMPROVEMENT DISTRICT

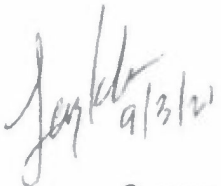
### Payment Authorization #503

9/3/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Cepra Landscape</b>		
	September Landscape Maintenance	ORL62	\$ 7,979.08
	September Landscape Maintenance	ORL63	\$ 10,965.00
2	<b>Deluxe Corporation</b>		
	Check Reorder	420452	\$ 125.00
3	<b>Donald W McIntosh Associates</b>		
	Engineering Services Through 08/13/2021	41512	\$ 256.50
TOTAL			\$ 19,325.58

  
Secretary/Assistant Secretary

  
Chairperson

  
9/3/21

Greeneway Improvement District  
c/o PFM Group Consulting  
3501 Quadrangle Boulevard, Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**

By Amanda Lane at 8:28 am, Sep 08, 2021

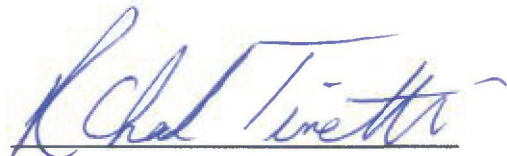
## GREENEWAY IMPROVEMENT DISTRICT

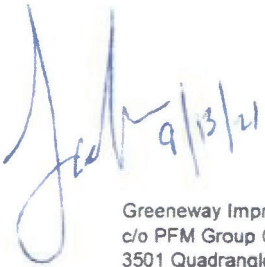
### Payment Authorization #504

9/10/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Down to Earth</b> September Lawn Maintenance	105205	\$ 3,973.67
2	<b>Fire Ant Control</b> Fire Ant Control	14460	\$ 2,595.00
3	<b>OUC</b> Service 08/03/2021 - 09/01/2021	Acct: 8795843030	\$ 12,599.25
<b>TOTAL</b>			<b>\$ 19,167.92</b>

  
Secretary/Assistant Secretary

  
Chairperson



Greeneway Improvement District  
c/o PFM Group Consulting  
3501 Quadrangle Boulevard, Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**

By Amanda Lane at 12:04 pm, Sep 16, 2021

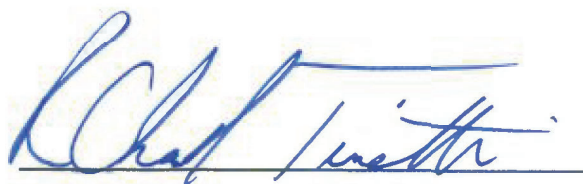
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #505

9/17/2021

Item No.	Payee	Invoice Number	General Fund
1	<b>Boggy Creek Improvement District</b> August 2021 ICM Expenses	ICM2021-11	\$ 7,892.55
2	<b>Cepira Landscape</b> Doisy August Repairs	ORL47	\$ 1,819.00
	August MI and Repairs	ORL48	\$ 2,624.20
3	<b>Orange County Utilities</b> 9987 Laureate Blvd ; Service 08/17/2021 - 09/15/2021	Acct: 6838006489	\$ 169.17
4	<b>PFM Group Consulting</b> Series 2013 - Dissemination Services 07/01/2021 - 09/30/2021	116948	\$ 1,250.00
5	<b>VGlobalTech</b> September Website Maintenance	3017	\$ 125.00
TOTAL			\$ 13,879.92

  
Secretary/Assistant Secretary

  
Chairperson

  
Greeneway Improvement District  
c/o PFM Group Consulting  
3501 Quadrangle Boulevard, Ste. 270  
Orlando, FL 32817  
LaneA@pfm.com // (407) 723-5925

**RECEIVED**

By Amanda Lane at 9:45 am, Sep 24, 2021

# **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 9/30/2021

	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	\$240,255.26				\$240,255.26
State Board of Administration	1,520.68				1,520.68
Prepaid Expenses	12,719.33				12,719.33
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	76,468.41				76,468.41
Interchange Maintenance Reserve	22,100.54				22,100.54
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)		837,836.83			837,836.83
Prepayment (Series 2013)		9,988,289.09			9,988,289.09
Principal (Series 2018)		1.00			1.00
General Checking Account			\$7,074.74		7,074.74
Acquisition/Construction (Series 2013)			667,481.80		667,481.80
Acquisition/Construction (Series 2018)			1,150.05		1,150.05
Total Current Assets	<u>\$354,689.80</u>	<u>\$14,304,825.96</u>	<u>\$675,706.59</u>	<u>\$0.00</u>	<u>\$15,335,222.35</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$14,304,825.96	\$14,304,825.96
Amount To Be Provided				31,560,174.04	31,560,174.04
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$45,865,000.00</u>	<u>\$45,865,000.00</u>
<b>Total Assets</b>	<u><u>\$354,689.80</u></u>	<u><u>\$14,304,825.96</u></u>	<u><u>\$675,706.59</u></u>	<u><u>\$45,865,000.00</u></u>	<u><u>\$61,200,222.35</u></u>
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$40,015.34				\$40,015.34
Due To Other Governmental Units	9,522.08				9,522.08
Accounts Payable			\$2,142.64		2,142.64
Total Current Liabilities	<u>\$49,537.42</u>	<u>\$0.00</u>	<u>\$2,142.64</u>	<u>\$0.00</u>	<u>\$51,680.06</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$45,865,000.00	\$45,865,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$45,865,000.00</u>	<u>\$45,865,000.00</u>
<b>Total Liabilities</b>	<u><u>\$49,537.42</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,142.64</u></u>	<u><u>\$45,865,000.00</u></u>	<u><u>\$45,916,680.06</u></u>
<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	148,155.15				148,155.15
Net Assets, Unrestricted		\$4,523,304.33			4,523,304.33
Current Year Net Assets, Unrestricted		9,781,521.63			9,781,521.63
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			356,692.78		356,692.78
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u><u>\$305,152.38</u></u>	<u><u>\$14,304,825.96</u></u>	<u><u>\$673,563.95</u></u>	<u><u>\$0.00</u></u>	<u><u>\$15,283,542.29</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$354,689.80</u></u>	<u><u>\$14,304,825.96</u></u>	<u><u>\$675,706.59</u></u>	<u><u>\$45,865,000.00</u></u>	<u><u>\$61,200,222.35</u></u>

**Greenway Improvement District**  
Statement of Activities  
As of 9/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$539,570.93				\$539,570.93
Off-Roll Assessments	372,087.57				372,087.57
Developer Contributions	48,989.37				48,989.37
Other Income & Other Financing Sources	49,673.91				49,673.91
Inter-Fund Transfers In	15,000.00				15,000.00
On-Roll Assessments		\$2,583,017.70			2,583,017.70
Other Assessments		18,546,326.11			18,546,326.11
Inter-Fund Group Transfers In		(173.77)			(173.77)
Debt Proceeds		405,133.90			405,133.90
Developer Contributions			\$2,281.00		2,281.00
Inter-Fund Transfers In			(14,826.23)		(14,826.23)
Debt Proceeds			643,385.28		643,385.28
Total Revenues	<u>\$1,025,321.78</u>	<u>\$21,534,303.94</u>	<u>\$630,840.05</u>	<u>\$0.00</u>	<u>\$23,190,465.77</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$5,200.00				\$5,200.00
Public Officials' Liability Insurance	2,415.00				2,415.00
Trustee Services	9,708.38				9,708.38
Management	40,000.00				40,000.00
Engineering	27,113.25				27,113.25
Dissemination Agent	5,000.00				5,000.00
Property Appraiser	2,810.00				2,810.00
District Counsel	47,500.08				47,500.08
Assessment Administration	7,500.00				7,500.00
Audit	4,425.00				4,425.00
Travel and Per Diem	91.20				91.20
Postage & Shipping	188.37				188.37
Legal Advertising	4,223.76				4,223.76
Miscellaneous	594.65				594.65
Property Taxes	4,246.25				4,246.25
Web Site Maintenance	2,400.00				2,400.00
Holiday Decorations	6,075.00				6,075.00
Dues, Licenses, and Fees	175.00				175.00
Electric	10,642.98				10,642.98
Water Reclaimed	59,744.27				59,744.27
General Insurance	2,717.00				2,717.00
Property & Casualty	4,041.00				4,041.00
Irrigation	60,270.32				60,270.32
Landscaping Maintenance & Material	267,079.35				267,079.35
Tree Trimming	3,775.00				3,775.00
Flower & Plant Replacement	40,405.00				40,405.00

**Greenway Improvement District**  
Statement of Activities  
As of 9/30/2021

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Contingency	7,957.99				7,957.99
IME - Aquatics Maintenance	3,607.20				3,607.20
IME - Irrigation	2,241.31				2,241.31
IME - Landscaping	91,298.03				91,298.03
IME - Lighting	767.50				767.50
IME - Miscellaneous	4,151.05				4,151.05
IME - Water Reclaimed	623.99				623.99
Pest Control	5,190.00				5,190.00
Hardscape Maintenance	6,550.00				6,550.00
Streetlights	89,120.13				89,120.13
Personnel Leasing Agreement	33,000.11				33,000.11
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			\$216,390.33		216,390.33
District Counsel			4,945.00		4,945.00
Legal Advertising			937.87		937.87
Contingency			51,898.84		51,898.84
Total Expenses	<u>\$862,848.17</u>	<u>\$11,753,470.70</u>	<u>\$274,172.04</u>	<u>\$0.00</u>	<u>\$12,890,490.91</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$681.54				\$681.54
Interest Income		\$688.39			688.39
Interest Income			\$24.77		24.77
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$681.54</u>	<u>\$688.39</u>	<u>\$24.77</u>	<u>\$0.00</u>	<u>\$1,394.70</u>
<b>Change In Net Assets</b>	<b>\$163,155.15</b>	<b>\$9,781,521.63</b>	<b>\$356,692.78</b>	<b>\$0.00</b>	<b>\$10,301,369.56</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>\$305,152.38</b></u></u>	<u><u><b>\$14,304,825.96</b></u></u>	<u><u><b>\$673,563.95</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$15,283,542.29</b></u></u>

**Greenway Improvement District**  
 Budget to Actual  
 For the Month Ending 09/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Revenues</u></b>				
On-Roll Assessments	\$ 539,570.93	\$ 539,080.28	\$ 490.65	\$ 539,080.28
Off-Roll Assessments	372,087.57	372,087.57	-	372,087.57
Developer Contributions	48,989.37	-	48,989.37	-
Other Income & Other Financing Sources	49,673.91	-	49,673.91	-
<b>Net Revenues</b>	<b>\$ 1,010,321.78</b>	<b>\$ 911,167.85</b>	<b>\$ 99,153.93</b>	<b>\$ 911,167.85</b>
<b><u>General &amp; Administrative Expenses</u></b>				
<b>Legislative</b>				
Supervisor Fees	\$ 5,200.00	\$ 7,200.00	\$ (2,000.00)	\$ 7,200.00
<b>Financial &amp; Administrative</b>				
Public Officials' Liability Insurance	2,415.00	2,550.00	(135.00)	2,550.00
Trustee Services	9,708.38	9,000.00	708.38	9,000.00
Management	40,000.00	40,000.00	-	40,000.00
District Engineering				
District Engineering	5,451.00	10,000.00	(4,549.00)	10,000.00
Boundary Amendment - Developer Funded	21,662.25	-	21,662.25	-
Dissemination Agent	5,000.00	5,000.00	-	5,000.00
Property Appraiser	2,810.00	1,700.00	1,110.00	1,700.00
District Counsel				
District Counsel	22,005.97	30,000.00	(7,994.03)	30,000.00
Boundary Amendment - Developer Funded	25,494.11	-	25,494.11	-
Assessment Administration	7,500.00	7,500.00	-	7,500.00
Reamortization Schedules	-	250.00	(250.00)	250.00
Audit	4,425.00	5,000.00	(575.00)	5,000.00
Travel and Per Diem	91.20	300.00	(208.80)	300.00
Telephone	-	50.00	(50.00)	50.00
Postage & Shipping	188.37	1,000.00	(811.63)	1,000.00
Copies	-	2,500.00	(2,500.00)	2,500.00
Legal Advertising	4,223.76	7,500.00	(3,276.24)	7,500.00
Miscellaneous	594.65	5,100.00	(4,505.35)	5,100.00
Property Taxes	4,246.25	1,000.00	3,246.25	1,000.00
Web Site Maintenance	2,400.00	2,700.00	(300.00)	2,700.00
Holiday Decorations	6,075.00	8,000.00	(1,925.00)	8,000.00
Dues, Licenses, and Fees	175.00	250.00	(75.00)	250.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 169,665.94</b>	<b>\$ 146,600.00</b>	<b>\$ 23,065.94</b>	<b>\$ 146,600.00</b>

# Greeneway Improvement District

Budget to Actual  
For the Month Ending 09/30/2021

	Actual	Budget	Variance	FY 2021 Adopted Budget
<b><u>Field Operations</u></b>				
<b>Electric Utility Services</b>				
Electric	\$ 10,642.98	\$ 9,000.00	\$ 1,642.98	\$ 9,000.00
<b>Water-Sewer Combination Services</b>				
Water Reclaimed	59,744.27	40,000.00	19,744.27	40,000.00
<b>Other Physical Environment</b>				
General Insurance	2,717.00	2,950.00	(233.00)	2,950.00
Property & Casualty Insurance	4,041.00	7,000.00	(2,959.00)	7,000.00
Other Insurance	-	150.00	(150.00)	150.00
Irrigation Repairs	60,270.32	40,000.00	20,270.32	40,000.00
Landscaping Maintenance & Material	267,079.35	269,836.00	(2,756.65)	269,836.00
Tree Trimming	3,775.00	40,000.00	(36,225.00)	40,000.00
Flower & Plant Replacement	40,405.00	40,000.00	405.00	40,000.00
Contingency	7,957.99	20,992.22	(13,034.23)	20,992.22
Pest Control	5,190.00	4,740.00	450.00	4,740.00
Hurricane Cleanup	-	20,000.00	(20,000.00)	20,000.00
<b>Interchange Maintenance Expenses</b>				
IME - Aquatics Maintenance	3,607.20	3,816.00	(208.80)	3,816.00
IME - Irrigation Repairs	2,241.31	10,800.00	(8,558.69)	10,800.00
IME - Landscaping	91,298.03	87,266.88	4,031.15	87,266.88
IME - Lighting	767.50	1,800.00	(1,032.50)	1,800.00
IME - Miscellaneous	4,151.05	1,800.00	2,351.05	1,800.00
IME - Water Reclaimed	623.99	2,700.00	(2,076.01)	2,700.00
<b>Road &amp; Street Facilities</b>				
Entry and Wall Maintenance	-	3,000.00	(3,000.00)	3,000.00
Hardscape Maintenance	6,550.00	5,000.00	1,550.00	5,000.00
Streetlights	89,120.13	100,370.08	(11,249.95)	100,370.08
Accent Lighting	-	2,000.00	(2,000.00)	2,000.00
<b>Parks &amp; Recreation</b>				
Personnel Leasing Agreement	33,000.11	36,000.00	(2,999.89)	36,000.00
<b>Reserves</b>				
Infrastructure Capital Reserve	22,200.00	22,200.00	-	22,200.00
Interchange Maintenance Reserve	3,146.67	3,146.67	-	3,146.67
	<b>\$ 718,528.90</b>	<b>\$ 774,567.85</b>	<b>\$ (56,038.95)</b>	<b>\$ 774,567.85</b>
<b>Total Expenses</b>	<b>\$ 888,194.84</b>	<b>\$ 921,167.85</b>	<b>\$ (32,973.01)</b>	<b>\$ 921,167.85</b>
<b>Income (Loss) from Operations</b>	<b>\$ 122,126.94</b>	<b>\$ (10,000.00)</b>	<b>\$ 132,126.94</b>	<b>\$ (10,000.00)</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 681.54	\$ 10,000.00	\$ (9,318.46)	\$ 10,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 681.54</b>	<b>\$ 10,000.00</b>	<b>\$ (9,318.46)</b>	<b>\$ 10,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 122,808.48</b>	<b>\$ -</b>	<b>\$ 122,808.48</b>	<b>\$ -</b>

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 09/30/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-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	\$ 27,460.30	\$ 439.19	\$ 539,570.93
Off-Roll Assessments	-	186,043.81	-	-	-	-	93,021.91	93,021.85	-	-	-	-	-
Developer Contributions	-	-	-	4,482.00	6,064.00	1,598.50	21,662.90	2,051.50	2,832.01	3,014.00	5,070.00	381.46	372,087.57
Other Income & Other Financing Sources	-	-	1,833.00	-	-	-	-	-	-	-	0.66	49,673.25	48,980.37
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 211,638.18</b>	<b>\$ 115,226.70</b>	<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>\$ 32,530.96</b>	<b>\$ 50,493.90</b>	<b>\$ 1,010,321.78</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	\$ 600.00	\$ 600.00	\$ 5,200.00
<b>Financial &amp; Administrative</b>													
Public Officials' Liability Insurance	2,415.00	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,362.70	-	-	4,617.19	-	-	-	-	1,728.49	-	-	-	-
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	3,333.33	3,333.37	2,415.00
District Engineering	-	-	-	-	-	-	-	-	-	-	-	-	9,708.38
District Engineering	-	750.00	187.50	125.00	812.50	437.50	500.00	446.00	1,008.50	446.00	187.50	550.50	40,666.00
Boundary Amendment - Developer Funded	-	1,590.00	625.00	187.50	17,708.75	277.50	-	-	-	576.00	697.50	-	-
Dissemination Agent	-	-	-	1,250.00	-	1,250.00	-	-	1,250.00	-	-	1,250.00	5,451.00
Property Appraiser	-	-	2,810.00	-	-	-	-	-	-	-	-	-	21,662.25
District Counsel	-	-	-	-	-	-	-	-	-	-	-	-	5,000.00
District Counsel	-	-	1,756.75	2,401.00	1,393.80	2,769.00	1,441.46	4,289.97	-	3,223.52	3,410.83	1,319.64	2,810.00
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	4,753.96	-	-
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	-	-	22,885.97
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	25,494.11
Audit	-	-	-	-	-	-	-	-	4,425.00	-	-	-	7,500.00
Travel and Per Diem	-	-	35.27	-	6.91	-	17.16	10.27	7.47	6.90	7.22	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	4,425.00
Postage & Shipping	-	19.27	7.00	14.79	34.56	15.42	14.45	4.08	9.18	25.58	11.48	32.56	-
Copies	-	-	-	-	-	-	-	-	-	-	-	-	91.20
Legal Advertising	331.25	361.26	636.25	342.50	305.00	-	606.25	301.25	301.25	-	790.00	248.75	188.37
Miscellaneous	-	-	40.16	-	-	-	82.25	240.12	75.00	-	32.12	125.00	-
Property Taxes	-	59.88	-	-	4,186.37	-	-	-	-	-	-	-	4,223.76
Website Maintenance	125.00	125.00	125.00	425.00	125.00	125.00	425.00	125.00	125.00	425.00	125.00	125.00	594.65
Holiday Decorations	6,075.00	-	-	-	-	-	-	-	-	-	-	-	4,246.25
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	-	2,400.00
<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>\$ 13,948.94</b>	<b>\$ 7,584.82</b>	<b>\$ 169,665.94</b>
<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	\$ 920.74	\$ 1,804.86	\$ 10,642.98
<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	5,285.45	8,558.04	59,744.27

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 09/30/2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-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	4,318.19	9,402.20	60,270.32
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	22,917.75	22,917.75	267,079.35
Tree Trimming	-	-	-	-	-	-	-	-	-	-	1,775.00	2,000.00	3,775.00
Flower & Plant Replacement	-	5,962.20	2,260.00	-	-	-	-	-	4,975.50	761.20	23,226.10	3,220.00	40,405.00
Contingency	-	-	-	7,908.00	49.99	-	-	-	-	-	-	-	7,957.99
Pest Control	-	-	-	-	-	2,595.00	-	-	-	-	-	2,595.00	5,190.00
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	300.60	300.60	3,607.20
IME - Irrigation	-	108.45	330.92	352.80	236.97	-	394.69	119.18	442.80	49.58	205.92	-	2,241.31
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	7,272.24	9,086.64	91,298.03
IME - Lighting	-	66.25	67.83	75.38	65.46	65.68	107.74	62.27	59.36	60.93	67.09	69.51	767.50
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	46.70	65.33	623.99
<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	7,438.22	14,881.53	89,120.13
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	3,000.01	-	33,000.11
<b>Reserves</b>													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	22,200.00	22,200.00
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	3,146.67	3,146.67
<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>\$ 76,774.01</b>	<b>\$ 100,248.13</b>	<b>\$ 718,528.90</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>\$ 90,722.95</b>	<b>\$ 107,832.95</b>	<b>\$ 888,194.84</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>\$ (58,191.99)</b>	<b>\$ (57,339.05)</b>	<b>\$ 122,126.94</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	\$ 13.36	\$ 58.66	\$ 681.54
<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>\$ 13.36</b>	<b>\$ 58.66</b>	<b>\$ 681.54</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>\$ (58,178.63)</b>	<b>\$ (57,280.39)</b>	<b>\$ 122,808.48</b>

Greeneway 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	-	-	163,926.22	(294,021.51)	273,156.55
9/1/2021	273,156.55	-	-	52,646.14	(85,547.43)	240,255.26
10/1/2021	240,255.26	-	-	-	(50,419.58)	189,835.68 as of 10/15/2021
Totals		3,082,157.62	(2,980,621.25)	20,876,440.74	(20,766,004.12)	

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

Amount

<b>Series 2013 Bond Issue</b>	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	1,457,922.47
Cumulative Draws Through Prior Month	(49,490,440.67)
	=====
<b>Construction Funds Available</b>	<b>\$ 667,481.80</b>
<b>Requisitions This Month</b>	
Requisition #705: Donald W. McIntosh Associates	\$ (731.64)
Requisition #706: Hopping Green & Sams	(261.00)
	=====
<b>Total Requisitions This Month</b>	<b>\$ (992.64)</b>
	=====
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ 666,489.16</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>18,405,709.08</b>
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