

# Greenway Improvement District

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

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

---

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, August 16, 2022, 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 19, 2022, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2022-04, Approving an Annual Meeting Schedule for Fiscal Year 2023**

### Business Matters

- 3. **Public Hearing on the Adoption of the District's Annual Budget**
  - a) **Public Comments and Testimony**
  - b) **Board Comments**
  - c) **Consideration of Resolution 2022-05, Adopting the Fiscal Year 2023 Budget and Appropriating Funds (*exhibit provided under separate cover*)**
- 4. **Consideration of Resolution 2022-06, Adopting an Assessment Roll for Fiscal Year 2023 and Certifying Special Assessments for Collection (*exhibits provided under separate cover*)**
- 5. **Ratification of Requisition Nos. 725 – 726 Paid in July 2022 in an amount totaling \$146.00**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in July 2022 in an amount totaling \$36,394.53**
- 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 July 19, 2022  
Board of Supervisors' Meeting**

**GREENWAY IMPROVEMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING MINUTES**

**FIRST ORDER OF BUSINESS**

**Roll Call to Confirm a Quorum**

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, July 19, 2022, at 2:30 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Amanda Kost	Assistant Secretary
Matthew Franko	Assistant Secretary
Antoinette Munroe	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Jeffrey Newton	Donald W. McIntosh Associates	(via phone)
Larry Kaufmann	Construction Supervisor	(via phone)
Matt McDermott	Construction Committee Member	
Ryan Dugan	Kutak Rock	
Jorge Jimenez	PFM	(via phone)
Chris Dennison	Cepra	
Matt McCollum	Cepra	
Aaron Wilbanks	Berman	

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Walden called for public comments. There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
May 9, 2022, RFP Meeting to Open  
Responses for Landscaping and  
Irrigation Maintenance Services**

The Board reviewed the Minutes of the May 9, 2022, RFP Meeting.

On motion by Mr. Tinetti, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the May 9, 2022, RFP Meeting to Open Responses for Landscaping and Irrigation Maintenance Services.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of the Minutes of the June 21, 2022, Board of Supervisors' Meeting**

The Board reviewed the Minutes of the June 21, 2022, Board of Supervisors' Meeting.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the June 21, 2022, Board of Supervisors' Meeting.

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

#### **Consideration of Award of Landscape and Irrigation Maintenance Services- Tavistock Lakes and Laureate Boulevard & Nemours Parkway a) Construction Committee Recommendation**

Ms. Mackie explained the process of how proposals are submitted for the RFP. She stated when the proposals were received, the pricing that was received was announced at the RFP meeting to open the responses, and then at the next Construction Committee meeting they reviewed the proposals in detail. She explained that included in the agenda are maps of the segments that the District bid out separately with the ability to award a combined maintenance plan to one proposer. Also included were the combined scoring of those respective bids based on the criteria that the Board approved at the time the request for the proposal was run. Ms. Mackie noted that price was only one factor, and other factors included personnel, prior experience, understanding the scope of the work, etc. She also explained that the rankings are recommended to the Board, and at this portion of the meeting the Board can approve the recommended rankings or ask questions, or instead of using the Construction Committee's recommendation, perform the ranking process again based on the same criteria.

Mr. Kaufmann explained the recommendation is that Trimac is awarded Section 1, BrightView is awarded Section 2, and BrightView is also awarded Section 3. He stated that price generally dictated the recommended rankings, but in Section 3, even though Trimac's price was slightly lower than BrightView's price, Brightview scored higher on other criteria and was the recommended contractor for that section. Mr. McDermott explained that the work will be split between the two companies due to Trimac's price being exponentially lower in Section 1, resulting in their being awarded the most points. Ms. Kost asked if the work has been split up between multiple vendors before. Mr. McDermott replied that did happen several years ago. Mr. Newton added the three roads are distinctively different, and portions of the roads will fall under different Districts that may award to different contractors as well.

Ms. Munroe asked why use BrightView again if the Board wasn't happy with their work in the past. Mr. McDermott explained that going with BrightView would save the District money, and that Brightview has different personnel working with the company now. He added that previously the District wasn't happy with some of their time working on the project and when the contract was up it was decided not to renew. Ms. Walden added that there is a performance bond in place. Furthermore, the contract is for one year and can be extended if they are performing up to speed, or the Board can go back out to bid next summer.

Ms. Mackie noted that the proposers that had negative numbers listed under the price rankings will be adjusted to zero, but that the top rankings are unaffected by the change.

On motion by Mr. Tinetti, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Construction Committee's recommendation to award the Landscape and Irrigation Maintenance Services for Tavistock Lakes and Laureate Boulevard & Nemours Parkway Section 1 to Trimac Outdoor, Section 2 to Brightview Landscape Services and Section 3 to Brightview Landscape Services.

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

#### **Ratification of Requisition Nos. 723 & 724 Paid in June 2022 in an amount totaling \$321.00**

Ms. Walden noted that these Requisitions have been approved and need to be ratified by the Board.

On motion by Ms. Kost, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 723 & 724 Paid in June 2022 in an amount totaling \$321.00.

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

#### **Ratification of Operation and Maintenance Expenditures Paid in June 2022 in an amount totaling \$56,877.39**

Ms. Walden noted that these Operation and Maintenance Expenditures have been approved and need to be ratified by the Board.

On motion by Mr. Tinetti, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in June 2022 in an amount totaling \$56,877.39.

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

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

Mr. Kaufmann noted that there are no Work Authorizations.

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

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

The Board reviewed the District's Financial Statements through June 2022. Ms. Walden noted that the District has expenses of \$417,000.00 vs. a budget of \$613,000.00 which is about 68% of the total budget.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden noted that the next meeting is scheduled for Tuesday, August 16, 2022, where the public hearing will be held to adopt the budget.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor Requests**

Ms. Kost stated that at the intersection of Walcott Ave. and Tavistock Lakes Blvd. there is a tree blocking the stop sign as you exit the parking lot. Mr. McDermott replied that they will get the appropriate individuals to address this item.

## **TWELFTH ORDER OF BUSINESS**

### **Adjournment**

On motion by Ms. Kost, seconded by Ms. Munroe, with all in favor the July 19, 2022, meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

---

Secretary / Assistant Secretary

---

Chairperson / Vice Chairperson

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2022-04,  
Approving an Annual Meeting Schedule  
for Fiscal Year 2023**

**RESOLUTION 2022-04**

**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 16th day of August, 2022.**

**ATTEST:**

**Greenway Improvement District**

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## **EXHIBIT A**

### **Greenway Improvement District Fiscal Year 2022-2023**

The Board of Supervisors of the Greenway Improvement District will hold its meetings for the Fiscal Year 2023 at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd., Orlando, Florida 32827 at 2:30 p.m. on the third Tuesday of each month unless otherwise noted below.

October 18, 2022  
November 15, 2022  
December 20, 2022  
January 17, 2023  
February 21, 2023  
March 21, 2023  
April 18, 2023  
May 16, 2023  
June 20, 2023  
July 18, 2023  
August 15, 2023  
September 19, 2023

### **Construction Committee of the Boggy Creek, Greenway, Midtown & Myrtle Creek Improvement Districts and the Poitras East Community Development District Fiscal Year 2022-2023**

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 2023 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 6 & 20, 2022  
November 3 & 17, 2022  
December 1, 15 & 29, 2022  
January 12 & 26, 2023  
February 9 & 23, 2023  
March 9 & 23, 2023  
April 6 & 20, 2023  
May 4 & 18, 2023  
June 1, 15 & 29, 2023  
July 13 & 27, 2023  
August 10 & 24, 2023  
September 7 & 21, 2023

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2022-05,  
Adopting the Fiscal Year 2023 Budget and  
Appropriating Funds  
*(exhibit provided under separate cover)***

## RESOLUTION 2022-05

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE GREENWAY IMPROVEMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Greenway Improvement District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") 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 GREENWAY 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, 2023."
- 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 2022/2023, 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 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, 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 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 16TH DAY OF AUGUST 2022.**

ATTEST:

**GREENEWAY IMPROVEMENT  
DISTRICT**

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

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

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

**Exhibit A:** Fiscal Year 2022/2023 Budget

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2022-06,  
Adopting an Assessment Roll for Fiscal Year 2023 and  
Certifying Special Assessments for Collection  
*(exhibits provided under separate cover)***

## RESOLUTION 2022-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; 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 Greenway 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 the 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, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), 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 2022/2023; 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, 2022; 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, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. 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 2022/2023, 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 16th day of August 2022.

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

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

Assessment Roll (Direct Collect)

# **GREENEWAY IMPROVEMENT DISTRICT**

**Requisition Nos. 725 – 726 Paid in July 2022  
in an amount totaling \$146.00**

# GREENWAY 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 July 1, 2022 through July 31, 2022. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
725	Donald W. McIntosh Associates	\$100.00
726	Boggy Creek Improvement District	\$46.00
		<b>\$146.00</b>

**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:** 725
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$100.00
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Invoice 42822 for Project 23216 (Lake Nona Greenway) Through 06/17/2022
- (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.

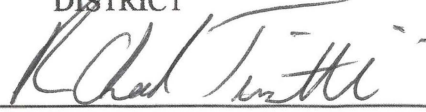
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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 11:31 am, Jul 20, 2022

GREENEWAY IMPROVEMENT  
DISTRICT

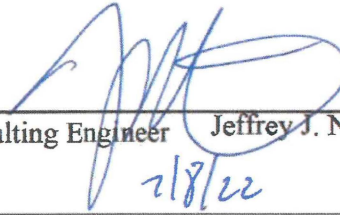


Responsible Officer

Date: 7/19/22

**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: 7/18/22

**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:** 726
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$46.00
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds Requisition 255 (Reference OSC56927503 ; Ad: 7228133)
- (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.

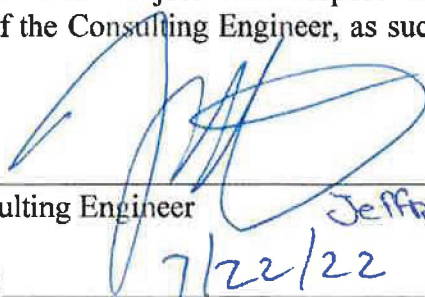
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

GREENWAY IMPROVEMENT  
DISTRICT

  
Responsible Officer R. CHAD TIMETH  
Date: 7/25/2022

**CONSULTING ENGINEER'S APPROVAL**

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

  
Consulting Engineer Jeffrey J. Newton, P.E.  
Date: 7/22/22

# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditure Paid in  
July 2022 in an amount totaling \$36,394.53**

# 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 July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$36,394.53**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

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

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

**Greenway Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 7/1/2022 to 7/31/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
3289	07/13/22	M	BERGER	Berger, Toombs, Elam, Gaines &	\$4,425.00
3290	07/13/22	M	KUTAK	Kutak Rock	\$1,603.94
3291	07/13/22	M	ORLS	Orlando Sentinel	\$237.50
3292	07/20/22	M	AAIKIN	Amanda Aikins	\$200.00
3293	07/20/22	M	BERMAN	Berman Construction LLC	\$1,859.99
3294	07/20/22	M	CEPRA	Cepra Landscape	\$3,414.60
3295	07/20/22	M	DONMC	Donald W. McIntosh Associates	\$562.50
3296	07/20/22	M	MFRANK	Matthew Franko	\$200.00
3297	07/20/22	M	PFMGC	PFM Group Consulting	\$4,623.65
3298	07/20/22	M	TRUSTE	US Bank as Trustee for Greenew	\$31,434.98
3299	07/25/22	M	AAIKIN	Amanda Aikins	\$200.00
3300	07/25/22	M	AMUNRO	Antoinette Munroe	\$200.00
3301	07/25/22	M	MFRANK	Matthew Franko	\$200.00
3302	07/25/22	M	VGLOBA	VGlobalTech	\$270.00
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$49,432.16</b>
<b>GRAND TOTAL :</b>					<b>\$49,432.16</b>

17,997.18	Checks 3289-3297, 3299-3302
31,434.98	Check 3298 (debt service)
89.74	PA 539 - OCU paid online
11,804.77	PA 542 - OUC paid online
6,502.84	PA 542 - Jun. ICM paid to Boggy Creek
67,829.51	Total cash spent
36,394.53	O&M cash spent

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

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #539

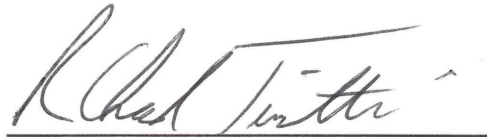
6/17/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Orange County Utilities</b> 9987 Laureate Blvd ; Service 05/17/2022 - 06/15/2022	Acct: 6838006489	\$ 89.74
2	<b>PFM Group Consulting</b> Series 2013 Quarterly Dissemination	120345	\$ 1,250.00

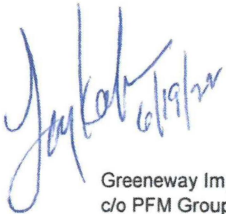
**TOTAL \$ 1,339.74**



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 11:31 am, Jul 20, 2022

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #540

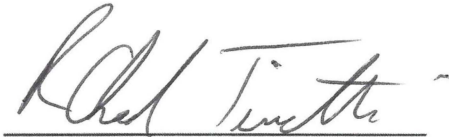
6/24/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Supervisor Fees - 06/21/2022 Meeting</b>		
	Amanda Aikins	--	\$ 200.00
	Matthew Franko	--	\$ 200.00

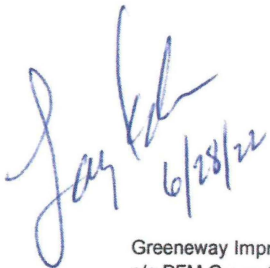
**TOTAL \$ 400.00**



Secretary/Assistant Secretary



Chairperson



6/28/22

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 11:31 am, Jul 20, 2022

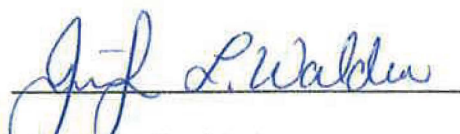
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #541

7/1/2022

Item No.	Payee	Invoice Number	General Fund
1	Berger, Toombs, Elam, Gaines & Frank FY 2021 Audit	359051	\$ 4,425.00
2	Kutak Rock General Counsel Through 05/31/2022	3067730	\$ 1,603.94
3	Orlando Sentinel Legal Advertising on 06/14/2022 (Ad: 7227039)	OSC55845665	\$ 237.50
4	PFM Group Consulting May Reimbursables	OE-EXP-06-0016	\$ 1.06

**TOTAL \$ 6,267.50**

  
Secretary/Assistant Secretary

  
Chairperson

  
7/6/22

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 4:23 pm, Jul 12, 2022

## GREENEWAY IMPROVEMENT DISTRICT

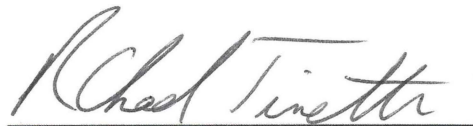
### Payment Authorization #542

7/8/2022

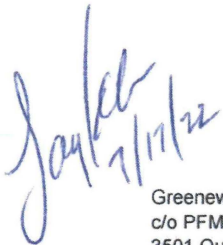
Item No.	Payee	Invoice Number	General Fund
1	<b>Boggy Creek Improvement District</b> June ICM Expenses	ICM2022-09	\$ 6,502.84
2	<b>Cepira Landscape</b> July Section 1 Landscaping July Section 2 Landscaping July Section 3 Landscaping Enhancement Irrigation Repairs Section 1	ORL2367 ORL2368 ORL2377 ORL2501	\$ 6,114.25 \$ 5,644.37 \$ 3,093.33 \$ 2,574.60
3	<b>Donald W McIntosh Associates</b> Engineering Services Through 06/17/2022	42821	\$ 562.50
4	<b>OUC</b> Acct: 8795843030 ; Service 06/02/2022 - 07/01/2022	--	\$ 11,804.77
TOTAL			\$ 36,296.66



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 11:31 am, Jul 20, 2022

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #543

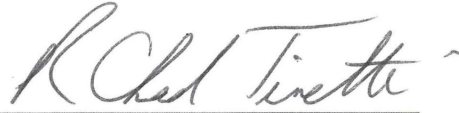
7/15/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b>		
	June Administrator & Irrigation Specialist	19816	\$ 1,859.99
	July Administrator & Irrigation Specialist	20458	\$ 1,859.99
2	<b>Cepa Landscape</b>		
	June Irrigation Repairs Section 2	ORL2498	\$ 840.00
3	<b>PFM Group Consulting</b>		
	Billable Expenses	120880	\$ 39.26
	DM Fee: July 2022	DM-07-2022-17	\$ 3,333.33

**TOTAL \$ 7,932.57**



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 11:31 am, Jul 20, 2022

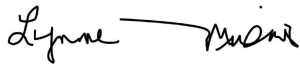
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #544

7/22/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Orange County Utilities</b> 9987 Laureate Blvd ; Service 06/16/2022 - 07/15/2022	Acct: 6838006489	\$ 59.48
2	<b>Supervisor Fees - 07/19/2022 Meeting</b> Amanda Aikins Antoinette Munroe Matthew Franko	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00
3	<b>VGlobalTech</b> June Website Maintenance July Website Maintenance	3922 4062	\$ 135.00 \$ 135.00

**TOTAL \$ 929.48**

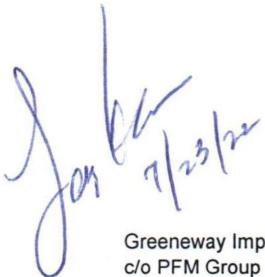


Secretary/Assistant Secretary

Digitally signed by Robert  
Chadwick Tinetti  
DN: c=US,  
e=Chad.Tinetti@Tavistock.com,  
CN=Robert Chadwick Tinetti  
Date: 2022.07.25 09:24:57-04'00'

Robert Chadwick Tinetti

Chairperson



7/23/22

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 9:32 am, Jul 25, 2022

# **GREENEWAY IMPROVEMENT DISTRICT**

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

# **GREENEWAY IMPROVEMENT DISTRICT**

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

**Greeneway Improvement District**  
Statement of Financial Position  
As of 7/31/2022

	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	\$266,596.41				\$266,596.41
State Board of Administration	1,527.42				1,527.42
Assessments Receivable	18,013.96				18,013.96
Prepaid Expenses	2,406.06				2,406.06
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	76,528.52				76,528.52
Interchange Maintenance Reserve	22,117.91				22,117.91
Assessments Receivable		\$90,852.44			90,852.44
Debt Service Reserve (Series 2013)		2,721,087.50			2,721,087.50
Revenue (Series 2013)		822,978.57			822,978.57
Prepayment (Series 2013)		3,372.64			3,372.64
General Checking Account			\$7,075.60		7,075.60
Acquisition/Construction (Series 2013)			1,423,203.64		1,423,203.64
Total Current Assets	<u>\$388,815.86</u>	<u>\$3,638,291.15</u>	<u>\$1,430,279.24</u>	<u>\$0.00</u>	<u>\$5,457,386.25</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$3,547,438.71	\$3,547,438.71
Amount To Be Provided				31,427,561.29	31,427,561.29
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$34,975,000.00</u>	<u>\$34,975,000.00</u>
<b>Total Assets</b>	<u><u>\$388,815.86</u></u>	<u><u>\$3,638,291.15</u></u>	<u><u>\$1,430,279.24</u></u>	<u><u>\$34,975,000.00</u></u>	<u><u>\$40,432,386.25</u></u>

**Greeneway Improvement District**  
Statement of Financial Position  
As of 7/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$19,677.22				\$19,677.22
Due To Other Governmental Units	6,094.55				6,094.55
Deferred Revenue	18,013.96				18,013.96
Deferred Revenue		\$90,852.44			90,852.44
Due to Other Governmental Units		5,369.90			5,369.90
Total Current Liabilities	<u>\$43,785.73</u>	<u>\$96,222.34</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$140,008.07</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$34,975,000.00	\$34,975,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$34,975,000.00</u>	<u>\$34,975,000.00</u>
<b>Total Liabilities</b>	<u>\$43,785.73</u>	<u>\$96,222.34</u>	<u>\$0.00</u>	<u>\$34,975,000.00</u>	<u>\$35,115,008.07</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$68,372.29				\$68,372.29
Net Assets - General Government	233,094.81				233,094.81
Current Year Net Assets - General Government	43,563.03				43,563.03
Net Assets, Unrestricted		\$14,320,575.30			14,320,575.30
Current Year Net Assets, Unrestricted		(10,778,506.49)			(10,778,506.49)
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,226,444.06		1,226,444.06
Current Year Net Assets, Unrestricted			754,739.80		754,739.80
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u>\$345,030.13</u>	<u>\$3,542,068.81</u>	<u>\$1,430,279.24</u>	<u>\$0.00</u>	<u>\$5,317,378.18</u>
<b>Total Liabilities and Net Assets</b>	<u>\$388,815.86</u>	<u>\$3,638,291.15</u>	<u>\$1,430,279.24</u>	<u>\$34,975,000.00</u>	<u>\$40,432,386.25</u>

**Greenway Improvement District**  
**Statement of Activities**  
**As of 7/31/2022**

	<b>General Fund</b>	<b>Debt Service</b>	<b>Capital Projects Fund</b>	<b>General Long-Term Debt</b>	<b>Total</b>
<b><u>Revenues</u></b>					
On-Roll Assessments	\$502,016.19				\$502,016.19
Off-Roll Assessments	11,920.13				11,920.13
On-Roll Assessments		\$2,531,893.89			2,531,893.89
Off-Roll Assessments		92,303.03			92,303.03
Other Assessments		339,555.20			339,555.20
Inter-Fund Group Transfers In		(757,548.81)			(757,548.81)
Inter-Fund Transfers In			\$757,548.81		757,548.81
Total Revenues	<u>\$513,936.32</u>	<u>\$2,206,203.31</u>	<u>\$757,548.81</u>	<u>\$0.00</u>	<u>\$3,477,688.44</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$4,000.00				\$4,000.00
Public Officials' Liability Insurance	2,500.00				2,500.00
Trustee Services	5,085.65				5,085.65
Management	33,333.30				33,333.30
Engineering	3,478.00				3,478.00
Dissemination Agent	3,750.00				3,750.00
Property Appraiser	4,201.95				4,201.95
District Counsel	13,088.08				13,088.08
Assessment Administration	7,500.00				7,500.00
Audit	4,425.00				4,425.00
Travel and Per Diem	44.49				44.49
Postage & Shipping	25.12				25.12
Legal Advertising	3,466.19				3,466.19
Bank Fees	2.00				2.00
Miscellaneous	201.89				201.89
Office Supplies	245.00				245.00
Property Taxes	59.88				59.88
Web Site Maintenance	1,900.00				1,900.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	5,025.06				5,025.06
Water Reclaimed	9,592.05				9,592.05
General Insurance	2,812.00				2,812.00
Property & Casualty	4,064.00				4,064.00
Irrigation	35,264.10				35,264.10
Landscaping Maintenance & Material	157,027.55				157,027.55

# Greenway Improvement District

## Statement of Activities

As of 7/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Tree Trimming	9,300.00				9,300.00
Flower & Plant Replacement	2,015.00				2,015.00
Contingency	1,614.41				1,614.41
IME - Aquatics Maintenance	2,004.00				2,004.00
IME - Irrigation	1,902.62				1,902.62
IME - Landscaping	56,181.44				56,181.44
IME - Lighting	484.44				484.44
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	274.23				274.23
Pest Control	2,595.00				2,595.00
Hardscape Maintenance	2,154.00				2,154.00
Streetlights	66,019.28				66,019.28
Accent Lighting	528.04				528.04
Personnel Leasing Agreement	18,599.90				18,599.90
Principal Payments (Series 2013)		\$10,890,000.00			10,890,000.00
Interest Payments (Series 2013)		2,094,715.63			2,094,715.63
Contingency		196.91			196.91
Engineering			\$2,376.25		2,376.25
Legal Advertising			469.75		469.75
Contingency			0.05		0.05
Total Expenses	<u>\$471,011.87</u>	<u>\$12,984,912.54</u>	<u>\$2,846.05</u>	<u>\$0.00</u>	<u>\$13,458,770.46</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$638.58				\$638.58
Interest Income		\$202.74			202.74
Interest Income			\$37.04		37.04
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$638.58</u>	<u>\$202.74</u>	<u>\$37.04</u>	<u>\$0.00</u>	<u>\$878.36</u>
<b>Change In Net Assets</b>	<b>\$43,563.03</b>	<b>(\$10,778,506.49)</b>	<b>\$754,739.80</b>	<b>\$0.00</b>	<b>(\$9,980,203.66)</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$301,467.10</b></u>	<u><b>\$14,320,575.30</b></u>	<u><b>\$675,539.44</b></u>	<u><b>\$0.00</b></u>	<u><b>\$15,297,581.84</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$345,030.13</b></u></u>	<u><u><b>\$3,542,068.81</b></u></u>	<u><u><b>\$1,430,279.24</b></u></u>	<u><u><b>\$0.00</b></u></u>	<u><u><b>\$5,317,378.18</b></u></u>

**Greeneway Improvement District**  
 Budget to Actual  
 For the Month Ending 07/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 502,016.19	\$ 433,331.86	\$ 68,684.33	\$ 519,998.23	96.54%
Off-Roll Assessments	11,920.13	16,630.40	(4,710.27)	19,956.48	59.73%
Carryforward Revenue	154,334.27	56,152.08	98,182.19	67,382.49	229.04%
<b>Net Revenues</b>	<b>\$ 668,270.59</b>	<b>\$ 506,114.34</b>	<b>\$ 162,156.25</b>	<b>\$ 607,337.20</b>	<b>110.03%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 4,000.00	\$ 10,000.00	\$ (6,000.00)	\$ 12,000.00	33.33%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,500.00	2,250.00	250.00	2,700.00	92.59%
Trustee Services	5,085.65	7,500.00	(2,414.35)	9,000.00	56.51%
Management	33,333.30	33,333.33	(0.03)	40,000.00	83.33%
Engineering	3,478.00	8,333.33	(4,855.33)	10,000.00	34.78%
Dissemination Agent	3,750.00	4,166.67	(416.67)	5,000.00	75.00%
Property Appraiser	4,201.95	2,916.67	1,285.28	3,500.00	120.06%
District Counsel	13,088.08	25,000.00	(11,911.92)	30,000.00	43.63%
Assessment Administration	7,500.00	6,250.00	1,250.00	7,500.00	100.00%
Reamortization Schedules	-	208.33	(208.33)	250.00	0.00%
Audit	4,425.00	4,166.67	258.33	5,000.00	88.50%
Travel and Per Diem	44.49	250.00	(205.51)	300.00	14.83%
Telephone	-	41.67	(41.67)	50.00	0.00%
Postage & Shipping	25.12	833.33	(808.21)	1,000.00	2.51%
Copies	-	1,250.00	(1,250.00)	1,500.00	0.00%
Legal Advertising	3,466.19	3,333.33	132.86	4,000.00	86.65%
Bank Fees	2.00	300.00	(298.00)	360.00	0.56%
Miscellaneous	201.89	83.35	118.54	100.00	201.89%
Office Supplies	245.00	208.33	36.67	250.00	98.00%
Property Taxes	59.88	4,166.67	(4,106.79)	5,000.00	1.20%
Web Site Maintenance	1,900.00	2,250.00	(350.00)	2,700.00	70.37%
Holiday Decorations	6,000.00	5,000.00	1,000.00	6,000.00	100.00%
Dues, Licenses, and Fees	175.00	208.33	(33.33)	250.00	70.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 93,481.55</b>	<b>\$ 122,050.01</b>	<b>\$ (28,568.46)</b>	<b>\$ 146,460.00</b>	<b>63.83%</b>

**Greeneway Improvement District**  
 Budget to Actual  
 For the Month Ending 07/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 5,025.06	\$ 6,200.00	\$ (1,174.94)	\$ 7,440.00	67.54%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	9,592.05	25,833.33	(16,241.28)	31,000.00	30.94%
<b>Other Physical Environment</b>					
General Insurance	2,812.00	2,500.00	312.00	3,000.00	93.73%
Property & Casualty Insurance	4,064.00	2,583.33	1,480.67	3,100.00	131.10%
Other Insurance	-	83.33	(83.33)	100.00	0.00%
Irrigation Repairs	35,264.10	28,416.67	6,847.43	34,100.00	103.41%
Landscaping Maintenance & Material	157,027.55	144,832.00	12,195.55	173,798.40	90.35%
Tree Trimming	9,300.00	6,166.67	3,133.33	7,400.00	125.68%
Flower & Plant Replacement	2,015.00	20,666.67	(18,651.67)	24,800.00	8.13%
Contingency	1,614.41	12,851.67	(11,237.26)	15,422.00	10.47%
Pest Control	2,595.00	1,343.33	1,251.67	1,612.00	160.98%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	2,004.00	1,971.60	32.40	2,365.92	84.70%
IME - Irrigation Repairs	1,902.62	1,860.00	42.62	2,232.00	85.24%
IME - Landscaping	56,181.44	50,574.89	5,606.55	60,689.87	92.57%
IME - Lighting	484.44	465.00	19.44	558.00	86.82%
IME - Miscellaneous	73.20	2,418.00	(2,344.80)	2,901.60	2.52%
IME - Water Reclaimed	274.23	930.00	(655.77)	1,116.00	24.57%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	-	1,550.00	(1,550.00)	1,860.00	0.00%
Hardscape Maintenance	2,154.00	4,133.33	(1,979.33)	4,960.00	43.43%
Streetlights	66,019.28	43,258.73	22,760.55	51,910.47	127.18%
Accent Lighting	528.04	1,033.33	(505.29)	1,240.00	42.58%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement	18,599.90	18,600.00	(0.10)	22,320.00	83.33%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	9,166.67	(9,166.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	1,625.78	(1,625.78)	1,950.94	0.00%
	<b>\$ 377,530.32</b>	<b>\$ 389,064.33</b>	<b>\$ (11,534.01)</b>	<b>\$ 466,877.20</b>	<b>80.86%</b>
<b>Total Expenses</b>	<b>\$ 471,011.87</b>	<b>\$ 511,114.34</b>	<b>\$ (40,102.47)</b>	<b>\$ 613,337.20</b>	<b>76.79%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 197,258.72</b>	<b>\$ (5,000.00)</b>	<b>\$ 202,258.72</b>	<b>\$ (6,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 638.58	\$ 5,000.00	\$ (4,361.42)	\$ 6,000.00	10.64%
<b>Total Other Income (Expense)</b>	<b>\$ 638.58</b>	<b>\$ 5,000.00</b>	<b>\$ (4,361.42)</b>	<b>\$ 6,000.00</b>	<b>10.64%</b>
<b>Net Income (Loss)</b>	<b>\$ 197,897.30</b>	<b>\$ -</b>	<b>\$ 197,897.30</b>	<b>\$ -</b>	

**Greeneway Improvement District**  
Budget to Actual  
For the Month Ending 07/31/2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	YTD Actual
<b>Revenues</b>											
On-Roll Assessments	\$ 3,279.30	\$ 26,119.86	\$ 117,326.42	\$ 228,584.63	\$ 48,463.05	\$ 26,912.83	\$ 19,119.44	\$ 11,823.31	\$ 14,154.52	\$ 6,232.83	\$ 502,016.19
Off-Roll Assessments	-	-	-	-	-	11,920.13	-	-	-	-	-
Carryforward Revenue	200,360.35	(46,026.08)	-	-	-	-	-	-	-	-	-
<b>Net Revenues</b>	<b>\$ 203,639.65</b>	<b>\$ (19,906.22)</b>	<b>\$ 117,326.42</b>	<b>\$ 228,584.63</b>	<b>\$ 48,463.05</b>	<b>\$ 38,832.96</b>	<b>\$ 19,119.44</b>	<b>\$ 11,823.31</b>	<b>\$ 14,154.52</b>	<b>\$ 6,232.83</b>	<b>\$ 502,016.19</b>
<b>General &amp; Administrative Expenses</b>											
<b>Legislative</b>											
Supervisor Fees	\$ 600.00	\$ 600.00	\$ -	\$ 400.00	\$ 600.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 600.00	\$ 4,000.00
<b>Financial &amp; Administrative</b>											
Public Officials' Liability Insurance	2,500.00	-	-	-	-	-	-	-	-	-	2,500.00
Trustee Fees	3,343.33	-	-	-	-	-	-	-	1,742.32	-	5,085.65
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	-	258.00	444.00	-	444.00	506.50	250.00	506.50	506.50	562.50	5,085.65
Dissemination Agent	-	-	1,250.00	-	1,250.00	-	-	-	1,250.00	-	3,333.30
Property Appraiser	-	-	-	-	-	4,201.95	-	-	-	-	3,478.00
District Counsel	-	-	2,258.49	-	1,058.00	3,420.85	652.00	-	1,189.00	4,509.74	3,750.00
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	4,201.95
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	13,088.08
Audit	-	-	-	-	-	-	-	-	-	4,425.00	7,500.00
Travel and Per Diem	-	-	15.05	-	5.10	5.73	-	-	11.48	7.13	-
Telephone	-	-	-	-	-	-	-	-	-	-	4,425.00
Postage & Shipping	-	-	9.63	-	5.07	-	8.83	-	0.53	1.06	-
Copies	-	-	-	-	-	-	-	-	-	-	44.49
Legal Advertising	252.50	-	252.50	237.50	-	478.75	1,592.52	237.50	177.42	237.50	-
Bank Fees	-	2.00	-	-	-	-	-	-	-	-	25.12
Miscellaneous	-	-	72.29	-	-	-	65.35	-	32.12	32.13	3,466.19
Office Supplies	-	-	-	-	-	-	245.00	-	-	-	-
Property Taxes	-	59.88	-	-	-	-	-	-	-	-	200.89
Website Maintenance	125.00	125.00	425.00	125.00	-	260.00	-	570.00	-	270.00	245.00
Holiday Decorations	-	-	6,000.00	-	-	-	-	-	-	-	59,988.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 17,829.16</b>	<b>\$ 4,378.21</b>	<b>\$ 14,060.29</b>	<b>\$ 4,095.83</b>	<b>\$ 6,695.50</b>	<b>\$ 12,207.11</b>	<b>\$ 6,547.03</b>	<b>\$ 5,047.33</b>	<b>\$ 8,642.70</b>	<b>\$ 13,978.39</b>	<b>\$ 88,481.55</b>
<b>Field Operations</b>											
<b>Electric Utility Services</b>											
Electric	\$ -	\$ 850.91	\$ 860.04	\$ 966.42	\$ 905.02	\$ 833.14	\$ 283.00	\$ 74.52	\$ 109.63	\$ 142.38	\$ 5,025.06
<b>Water-Sewer Combination Services</b>											
Water Reclaimed	51.72	4,447.02	4,180.67	4,841.02	4,194.54	3,971.59	(16,352.81)	978.21	1,884.61	1,395.48	9,592.05

**Greeneway Improvement District**  
Budget to Actual  
For the Month Ending 07/31/2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	YTD Actual
<b>Other Physical Environment</b>											
General Insurance	2,812.00	-	-	-	-	-	-	-	-	-	2,812.00
Property & Casualty Insurance	4,064.00	-	-	-	-	-	-	-	-	-	4,064.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,549.00	303.00	3,525.50	4,631.50	2,391.90	-	9,526.80	8,921.80	3,414.60	35,264.10
Landscaping Maintenance & Material	-	34,238.28	14,851.95	14,851.95	18,825.62	14,851.95	14,851.95	14,851.95	14,851.95	14,851.95	157,027.55
Tree Trimming	-	-	-	-	-	-	9,300.00	-	-	-	9,300.00
Flower & Plant Replacement	-	1,860.00	-	155.00	-	-	-	-	-	-	2,015.00
Contingency	-	-	-	1,614.41	-	-	-	-	-	-	1,614.41
Pest Control	-	-	-	-	-	2,595.00	-	-	-	-	2,595.00
<b>Interchange Maintenance Expenses</b>											
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	300.60	-	(100.20)	200.40	200.40	200.40	2,004.00
IME - Irrigation	-	-	-	455.40	747.72	(61.20)	-	364.80	395.90	-	1,902.62
IME - Landscaping	7,272.24	7,272.24	8,715.96	8,715.96	8,715.96	-	(1,942.84)	5,810.64	5,810.64	5,810.64	56,181.44
IME - Lighting	-	82.60	83.61	91.66	82.83	(6.40)	(0.74)	49.46	52.02	49.40	484.44
IME - Miscellaneous	-	-	-	-	-	73.20	-	-	-	-	73.20
IME - Water Reclaimed	-	41.73	26.08	52.16	40.24	(9.27)	3.40	41.90	43.88	34.11	274.23
<b>Road &amp; Street Facilities</b>											
Entry and Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-
Hardscape Maintenance	-	-	2,154.00	-	-	-	-	-	-	-	2,154.00
Streetlights	-	7,435.23	7,447.68	7,591.64	7,525.30	7,477.88	1,510.13	6,378.18	10,326.85	10,326.39	66,019.28
Accent Lighting	-	-	-	-	-	528.04	-	-	-	-	528.04
<b>Parks &amp; Recreation</b>											
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	-	3,719.98	-	3,719.98	18,599.90
<b>Reserves</b>											
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 16,360.55</b>	<b>\$ 60,937.60</b>	<b>\$ 40,783.58</b>	<b>\$ 45,021.71</b>	<b>\$ 47,829.32</b>	<b>\$ 34,505.82</b>	<b>\$ 7,551.89</b>	<b>\$ 41,996.84</b>	<b>\$ 42,597.68</b>	<b>\$ 39,945.33</b>	<b>\$ 377,530.32</b>
<b>Total Expenses</b>	<b>\$ 34,189.71</b>	<b>\$ 65,315.81</b>	<b>\$ 54,843.87</b>	<b>\$ 49,117.54</b>	<b>\$ 54,524.82</b>	<b>\$ 46,712.93</b>	<b>\$ 14,098.92</b>	<b>\$ 47,044.17</b>	<b>\$ 51,240.38</b>	<b>\$ 53,923.72</b>	<b>\$ 471,011.87</b>
<b>Income (Loss) from Operations</b>	<b>\$ 169,449.94</b>	<b>\$ (85,222.03)</b>	<b>\$ 62,482.55</b>	<b>\$ 179,467.09</b>	<b>\$ (6,061.77)</b>	<b>\$ (7,879.97)</b>	<b>\$ 5,020.52</b>	<b>\$ (35,220.86)</b>	<b>\$ (37,085.86)</b>	<b>\$ (47,690.89)</b>	<b>\$ 197,258.72</b>
<b>Other Income (Expense)</b>											
Interest Income	\$ 10.30	\$ 11.46	\$ 55.87	\$ 18.02	\$ 13.30	\$ 331.97	\$ 13.32	\$ 14.89	\$ 156.28	\$ 13.17	\$ 638.58
<b>Total Other Income (Expense)</b>	<b>\$ 10.30</b>	<b>\$ 11.46</b>	<b>\$ 55.87</b>	<b>\$ 18.02</b>	<b>\$ 13.30</b>	<b>\$ 331.97</b>	<b>\$ 13.32</b>	<b>\$ 14.89</b>	<b>\$ 156.28</b>	<b>\$ 13.17</b>	<b>\$ 638.58</b>
<b>Net Income (Loss)</b>	<b>\$ 169,460.24</b>	<b>\$ (85,210.57)</b>	<b>\$ 62,538.42</b>	<b>\$ 179,485.11</b>	<b>\$ (6,048.47)</b>	<b>\$ (7,548.00)</b>	<b>\$ 5,033.84</b>	<b>\$ (35,205.97)</b>	<b>\$ (36,929.58)</b>	<b>\$ (47,677.72)</b>	<b>\$ 197,897.30</b>

Greeneway Improvement District  
Cash Flow

	Beg. Cash	FY 2021 Inflows	FY 2021 Outflows	FY 2022 Inflows	FY 2022 Outflows	End. Cash
10/1/2021	240,255.26	18,969.85	(55,935.36)	2.73	(20,984.33)	182,308.15
11/1/2021	182,308.15	-	(6,272.73)	177,675.51	(21,846.12)	331,864.81
12/1/2021	331,864.81	-	-	709,104.20	(831,663.90)	209,305.11
1/1/2022	209,305.11	-	-	1,381,449.81	(1,185,136.80)	405,618.12
2/1/2022	405,618.12	-	-	292,889.97	(52,636.20)	645,871.89
3/1/2022	645,871.89	-	-	170,688.18	(450,112.76)	366,447.31
4/1/2022	366,447.31	-	-	122,053.75	(24,694.59)	463,806.47
5/1/2022	463,806.47	-	-	72,806.14	(233,930.62)	302,681.99
6/1/2022	302,681.99	-	-	85,689.14	(128,265.00)	260,106.13
7/1/2022	260,106.13	-	-	74,319.79	(67,829.51)	266,596.41
8/1/2022	266,596.41	-	-	-	(59.48)	266,536.93 as of 08/04/2022
Totals		20,895,410.59	(20,774,449.30)	3,086,679.22	(3,020,502.64)	

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

Amount

<b>Series 2013 Bond Issue</b>	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	2,218,230.20
Cumulative Draws Through Prior Month	(49,495,026.56)
	=====
<b>Construction Funds Available</b>	<b>\$ 1,423,203.64</b>
<b>Requisitions This Month</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
	=====
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ 1,423,203.64</b>

<b>Series 2018 Bond Issue</b>	
Additions (Interest, Transfers from DSR, etc.)	\$ 6,365,794.66
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>\$ -</b>

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

<b>Net Uncommitted</b>	<b>1,423,203.64</b>
------------------------	---------------------