

Greenway Improvement District

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

www.greenewayid.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, February 15, 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 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 January 18, 2022 Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of RFP for District Landscaping & Common Area Maintenance**
- 3. **Ratification of Requisition Nos. 711 – 713 Paid in January 2022 in an amount totaling \$428.75**
- 4. **Ratification of Operation and Maintenance Expenditures Paid in January 2022 in an amount totaling \$32,281.50**
- 5. **Recommendation of Work Authorizations/Proposed Services (*if applicable*)**
- 6. **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 January 18, 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, January 18, 2022, at 2:30 p.m. at Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Amanda Kost	Assistant Secretary
Antoinette Munroe	Assistant Secretary

Also attending:

Jennifer Walden	PFM	(via phone)
Lynne Mullins	PFM	
Tucker Mackie	Kutak Rock	
Jeff Newton	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor & Construction Committee Member	(via phone at 2:31 p.m.)
Scott Thacker	District Landscape Supervisor	(via phone)
Matt McDermott	Construction Committee Member	(via phone at 2:33 p.m.)

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the November 16, 2021, Board of Supervisors' Meeting

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

On Motion by Mr. Tinetti, second by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the November 16, 2021, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Second Amended and Restated Interlocal Agreement Among the Boggly Creek Improvement District, the Myrtle Creek Improvement District, the Midtown Improvement District and the Greenway Improvement District

Regarding Certain Maintenance of the Interchange

Ms. Mackie explained the Board has an existing Interchange Maintenance Agreement with the Boggy Creek ID and the Myrtle Creek ID regarding the cost share of the maintenance of the Interchange. With the creation of the Midtown ID, a portion of the acreage formerly within the Greenway ID is now located with the Midtown ID.. The previous assessment to the Greenway ID was 36% and has now been allocated proportionately between the Greenway ID and the Midtown ID based on the acreage within each district. The Greenway ID cost is now reduced to 24% on an annual basis. She noted that the Agreement is listed as Amended and Restated is because the Midtown ID is now included.

Mr. Tinetti asked if density was ever considered as a factor. Ms. Mackie responded that if the density calculation would have been used, it would have been difficult to determine, so acreage was used as that does not vary over time.

Mr. McDermott joined the meeting via phone at 2:33 p.m.

On Motion by Ms. Munroe, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Second Amended and Restated Interlocal Agreement Among the Boggy Creek Improvement District, the Myrtle Creek Improvement District, the Midtown Improvement District and the Greenway Improvement District Regarding Certain Maintenance of the Interchange.

FIFTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Ms. Mullins explained this is an annual Agreement that is in place with the Property Appraiser for the tax roll. This has already been executed by the Chairman and needs to be ratified by the Board.

On Motion by Ms. Kost, second by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser.

SIXTH ORDER OF BUSINESS

Ratification of Requisition Nos. 708 – 710 paid in November 2021 in an amount totaling \$1,059.75

The Board reviewed Requisition Nos. 708 – 710 paid in November 2021 in an amount totaling \$1,059.75. Ms. Mullins noted these have been previously approved and need to be ratified by the Board.

On Motion by Ms. Kost, second by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 708 – 710 paid in November 2021 in an amount totaling \$1,059.75.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in

**November 2021 in an amount totaling
\$24,410.82**

The Board reviewed Operation and Maintenance Expenditures paid in November 2021 in an amount totaling \$24,410.82. Ms. Mullins noted these have been approved and need to be ratified by the Board.

On Motion by Mr. Tinetti, second by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in November 2021 in an amount totaling \$24,410.82.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
December 2021 in an amount totaling
\$95,368.68**

The Board reviewed Operation and Maintenance Expenditures paid in December 2021 in an amount totaling \$95,368.68. Ms. Mullins noted these have been approved and need to be ratified by the Board.

On Motion by Ms. Kost, second by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in December 2021 in an amount totaling \$95,368.68.

NINTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Mr. Kaufmann stated there were no Work Authorizations.

TENTH ORDER OF BUSINESS

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

Ms. Mullins noted the District's Financial Statements are updated through December 31, 2021, with total expenses of \$154,000.00 vs. a budget of \$613,000.00. No action is required by the Board.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Manager – Ms. Mullins noted the next meeting is scheduled for Tuesday, February 15, 2022.

District Engineer – No Report

Construction Supervisor – No Report

District Landscape Supervisor – No Report

TWELFTH ORDER OF BUSINESS

Supervisor Requests & Adjournment

There were no Supervisor requests, so Ms. Mullins requested a motion to adjourn.

On Motion by Ms. Kost, second by Mr. Tinetti, with all in favor, the January 18, 2022, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

**RFP for District Landscaping
& Common Area Maintenance**

**GREENWAY IMPROVEMENT DISTRICT
REQUEST FOR PROPOSALS FOR
Landscaping, Common Areas, & Irrigation Maintenance Services
Tavistock Lakes and Laureate Boulevard & Nemours Parkway
Orange County, Florida
AND
NOTICE OF PUBLIC MEETING TO OPEN RFP RESPONSES**

Greenway Improvement District, the Owner, announces that Landscaping, Common Areas, and Irrigation Maintenance Services will be required for the project listed below:

PROJECT: Tavistock Lakes and Laureate Boulevard & Nemours Parkway
Landscaping, Common Areas, & Irrigation Maintenance Services Agreement Request for Proposal

The contract for landscaping, common areas, and irrigation maintenance services will consist of maintenance of turf, trees, shrubs and ground cover, open areas, hardscape and irrigation as well as trash removal through certain distinct areas of maintenance as more specifically set forth in the Request for Proposal.

The Request for Proposal will be available electronically beginning **Monday, April 4, 2022 at 10:00 a.m.** from PFM Group Consulting LLC, located at 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817. Contact is Jennifer Walden, District Manager, at waldenj@pfm.com. The request for Proposal requires proposers to submit proposals for individual district areas of maintenance and collectively submit a proposal for all areas (3 total). The District reserves the right to award Sections 1, 2 and 3 separately to different proposers, or to award collectively to one proposer.

A mandatory pre-proposal conference will be held on this project on **Friday, April 8, 2022 at 10:00 a.m.** (EST) through virtual means by calling 1-844-621-3956 or logging in via the computer at pfmgroup.webex.com and entering code 796580192#. The pre-proposal conference may include, but not be limited to, a discussion of contract requirements, inspections, evaluations, and submittal requirements and may involve a site visit to inspect existing conditions and the areas to be maintained.

Ranking of proposers will be made on the basis of qualifications according to the Evaluation Criteria contained within the Request for Proposal. The Successful proposer(s) will be required to furnish a performance bond in the amount of 25% of the total amount of the first full year's proposal. The District has the right to reject any and all proposals if it determines, at its sole discretion, such rejection is in the best interest of the District. Any proposer who wishes to protest the scope of work and selection criteria shall file with the District a written notice of protest within seventy-two (72) hours after receipt of the proposed project plans and specifications or other contract documents, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, PFM Group Consulting LLC, located at 12051 Corporate Boulevard, Orlando, Florida 32817. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the Request for Proposal. The formal written protest shall state with particularity the facts and law upon which the protest is based. Any and all questions relative to this project shall be directed in writing only to PFM Group Consulting LLC, Jennifer Walden District Manager, PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, via facsimile 407-723-5901 or e-mail at waldenj@pfm.com, no later than **Friday, April 15, 2022 at 5:00 p.m.**

Firms desiring to provide services for this project must submit four (4) bound copies of the required proposal section(s) and one electronic copy of the required proposal section(s) no later than **10:00 a.m. on Monday, May 9, 2022** at the offices of PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, and Attention: Jennifer Walden, District Manager. Additionally, as further described in the Request for Proposal, each proposer shall supply a bid bond or cashier's check in the sum equal to five percent (5%) of the total amount of the first full year's proposal. Proposals shall be submitted in a sealed package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Notice of Public Meeting to Open RFP Responses

A meeting will be held on **Monday, May 9, 2022 at 10:15 a.m.** at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the RFP responses. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 407-723-5900 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Greeneway Improvement District Jennifer Walden, District Manager
Run Date(s): Sunday, March 27, 2022 and Sunday, April 3, 2022

Greeneway Improvement District Evaluation Criteria

1. Technical Capability (30 points)

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience (30 points)

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. Understanding of Scope of Work (10 points)

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price (30 points)

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible (100 points)

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 711 – 713 in January 2022 in an
amount totaling \$428.75**

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

REQUISITION NO.	PAYEE	AMOUNT
711	Boggy Creek Improvement District	\$46.00
712	Donald W. McIntosh Associates	\$337.50
713	Boggy Creek Improvement District	\$45.25
		\$428.75

**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:** 711
- (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 219 (Reference OSC45503558 ; Ad: 7089394)
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

RECEIVED

By Amanda Lane at 12:53 pm, Jan 06, 2022

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

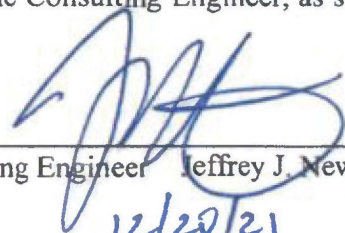


Responsible Officer

Date: 1/6/2022

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, PE

Date: 12/20/21

RECEIVED

By Amanda Lane at 12:53 pm, Jan 06, 2022

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

(Acquisition and Construction Fund)

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- (A) **Requisition Number:** 712
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$337.50
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
 - 1. Invoice 42004 for Project 23216 (Lake Nona Greenway) Through 12/03/2021
- (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 12:53 pm, Jan 06, 2022

GREENEWAY IMPROVEMENT
DISTRICT



Responsible Officer

Date: 1/6/2022

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, PE

Date: 12/20/21

RECEIVED

By Amanda Lane at 12:53 pm, Jan 06, 2022

**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:** 713
- (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, Greenway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2018 Construction Funds Requisition 221 (Reference OSC47581868 ; Ad: 7103468)
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

RECEIVED

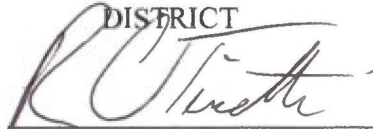
By Amanda Lane at 4:46 pm, Jan 28, 2022

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

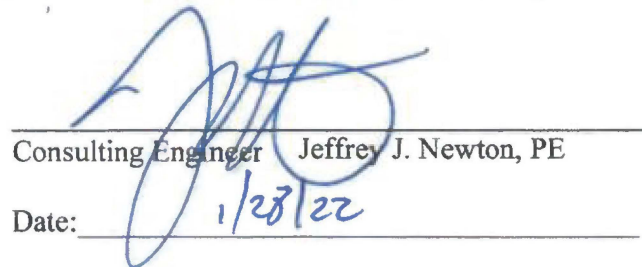


Responsible Officer

Date: 1/28/2022

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, PE

Date:

1/28/22

RECEIVED

By Amanda Lane at 4:46 pm, Jan 28, 2022

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
January 2022 in an amount totaling \$32,281.50**

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

The total items being presented: **\$32,281.50**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

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

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3222	01/11/22	M	CEPRA	Cepira Landscape	\$155.00
3223	01/11/22	M	DOWNTOWN	Down to Earth Landscape & Irr	\$1,479.00
3224	01/11/22	M	VGLOBA	VGlobalTech	\$425.00
3225	1/20/22	M	TRUSTE	US Bank as Trustee for Greenew	\$1,152,855.30
BANK SUN REGISTER TOTAL:					\$1,154,914.30
GRAND TOTAL :					\$1,154,914.30

2,059.00	Checks 3222-3224
1,152,855.30	Check 3225 (debt service)
7,697.17	PA 518 - November ICM paid to Boggy Creek
9,126.25	PA 519 - December ICM paid to Boggy Creek
13,289.19	PA 519 - OUC paid online
109.89	PA 521 - OCU paid online
1,185,136.80	Total cash spent
32,281.50	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 #518

12/23/2021

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District November ICM Expenses	ICM2022-02	\$ 7,697.17
2	VGlobalTech Quarterly ADA Audit	3450	\$ 300.00
TOTAL			\$ 7,997.17



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 12:55 pm, Jan 06, 2022

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #519

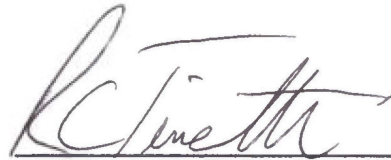
1/7/2022

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District December ICM Expenses	ICM2022-03	\$ 9,126.25
2	Cepira Landscape Section 2 Additional Rye Seed January Section 1 Landscaping January Section 2 Landscaping January Section 3 Landscaping	ORL939 ORL1067 ORL1068 ORL1069	\$ 155.00 \$ 6,114.25 \$ 5,644.37 \$ 3,093.33
3	Down to Earth Landscape & Irrigation Clock 26 Repairs Clock 27 Repairs September Irrigation Repairs	INV91849 INV92098 INV107655	\$ 921.00 \$ 246.00 \$ 312.00
4	OUC Acct: 8795843030 ; Service 12/01/2021 - 01/03/2022	--	\$ 13,289.19
5	VGlobalTech January Website Maintenance	3462	\$ 125.00

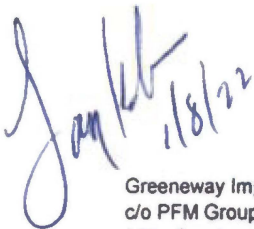
TOTAL \$ 39,026.39



Secretary/Assistant Secretary



Chairperson


1/8/22

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 1:43 pm, Jan 10, 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 1/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$405,618.12				\$405,618.12
State Board of Administration	1,521.29				1,521.29
Assessments Receivable	144,719.94				144,719.94
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	76,492.89				76,492.89
Interchange Maintenance Reserve	22,107.61				22,107.61
Assessments Receivable		\$729,887.78			729,887.78
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)		1,910,658.76			1,910,658.76
Prepayment (Series 2013)		3,372.58			3,372.58
Principal (Series 2018)		1.00			1.00
General Checking Account			\$7,075.09		7,075.09
Acquisition/Construction (Series 2013)			667,732.72		667,732.72
Acquisition/Construction (Series 2018)			1,150.05		1,150.05
Total Current Assets	<u>\$652,085.43</u>	<u>\$6,122,619.16</u>	<u>\$675,957.86</u>	<u>\$0.00</u>	<u>\$7,450,662.45</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$5,392,731.38	\$5,392,731.38
Amount To Be Provided				30,487,268.62	30,487,268.62
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,880,000.00</u>	<u>\$35,880,000.00</u>
Total Assets	<u><u>\$652,085.43</u></u>	<u><u>\$6,122,619.16</u></u>	<u><u>\$675,957.86</u></u>	<u><u>\$35,880,000.00</u></u>	<u><u>\$43,330,662.45</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$24,343.68				\$24,343.68
Due To Other Governmental Units	9,615.78				9,615.78
Deferred Revenue	144,719.94				144,719.94
Deferred Revenue		\$729,887.78			729,887.78
Accounts Payable			\$1,150.00		1,150.00
Total Current Liabilities	<u>\$178,679.40</u>	<u>\$729,887.78</u>	<u>\$1,150.00</u>	<u>\$0.00</u>	<u>\$909,717.18</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$35,880,000.00	\$35,880,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$35,880,000.00</u>	<u>\$35,880,000.00</u>
Total Liabilities	<u><u>\$178,679.40</u></u>	<u><u>\$729,887.78</u></u>	<u><u>\$1,150.00</u></u>	<u><u>\$35,880,000.00</u></u>	<u><u>\$36,789,717.18</u></u>
<u>Net Assets</u>					
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	171,938.93				171,938.93
Net Assets, Unrestricted		\$14,320,575.30			14,320,575.30
Current Year Net Assets, Unrestricted		(8,927,843.92)			(8,927,843.92)
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			(731.58)		(731.58)
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u><u>\$473,406.03</u></u>	<u><u>\$5,392,731.38</u></u>	<u><u>\$674,807.86</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,540,945.27</u></u>
Total Liabilities and Net Assets	<u><u>\$652,085.43</u></u>	<u><u>\$6,122,619.16</u></u>	<u><u>\$675,957.86</u></u>	<u><u>\$35,880,000.00</u></u>	<u><u>\$43,330,662.45</u></u>

Greenway Improvement District
Statement of Activities
As of 1/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$375,310.21				\$375,310.21
On-Roll Assessments		\$1,892,858.55			1,892,858.55
Other Assessments		339,555.20			339,555.20
Inter-Fund Group Transfers In		(58.14)			(58.14)
Inter-Fund Transfers In			\$58.14		58.14
Total Revenues	<u>\$375,310.21</u>	<u>\$2,232,355.61</u>	<u>\$58.14</u>	<u>\$0.00</u>	<u>\$2,607,723.96</u>
<u>Expenses</u>					
Supervisor Fees	\$1,600.00				\$1,600.00
Public Officials' Liability Insurance	2,500.00				2,500.00
Trustee Services	3,343.33				3,343.33
Management	13,333.32				13,333.32
Engineering	702.00				702.00
Dissemination Agent	1,250.00				1,250.00
District Counsel	2,258.49				2,258.49
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	15.05				15.05
Postage & Shipping	9.63				9.63
Legal Advertising	742.50				742.50
Bank Fees	2.00				2.00
Miscellaneous	72.29				72.29
Property Taxes	59.88				59.88
Web Site Maintenance	800.00				800.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	2,677.37				2,677.37
Water Reclaimed	13,520.43				13,520.43
General Insurance	2,812.00				2,812.00
Property & Casualty	4,064.00				4,064.00
Irrigation	6,377.50				6,377.50
Landscaping Maintenance & Material	63,942.18				63,942.18
Flower & Plant Replacement	2,015.00				2,015.00
Contingency	1,614.41				1,614.41
IME - Aquatics Maintenance	1,202.40				1,202.40
IME - Irrigation	455.40				455.40
IME - Landscaping	31,976.40				31,976.40
IME - Lighting	257.87				257.87
IME - Water Reclaimed	119.97				119.97
Hardscape Maintenance	2,154.00				2,154.00
Streetlights	22,474.55				22,474.55
Personnel Leasing Agreement	7,439.96				7,439.96

Greenway Improvement District
Statement of Activities
As of 1/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
Principal Payments (Series 2013)		\$9,985,000.00			9,985,000.00
Interest Payments (Series 2013)		1,175,290.63			1,175,290.63
Engineering			\$650.00		650.00
Legal Advertising			148.50		148.50
Total Expenses	<u>\$203,466.93</u>	<u>\$11,160,290.63</u>	<u>\$798.50</u>	<u>\$0.00</u>	<u>\$11,364,556.06</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$95.65				\$95.65
Interest Income		\$91.10			91.10
Interest Income			\$8.78		8.78
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$95.65</u>	<u>\$91.10</u>	<u>\$8.78</u>	<u>\$0.00</u>	<u>\$195.53</u>
Change In Net Assets	\$171,938.93	(\$8,927,843.92)	(\$731.58)	\$0.00	(\$8,756,636.57)
Net Assets At Beginning Of Year	<u>\$301,467.10</u>	<u>\$14,320,575.30</u>	<u>\$675,539.44</u>	<u>\$0.00</u>	<u>\$15,297,581.84</u>
Net Assets At End Of Year	<u><u>\$473,406.03</u></u>	<u><u>\$5,392,731.38</u></u>	<u><u>\$674,807.86</u></u>	<u><u>\$0.00</u></u>	<u><u>\$6,540,945.27</u></u>

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 01/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Variance
<u>Revenues</u>					
On-Roll Assessments	\$ 375,310.21	\$ 173,332.74	\$ 201,977.47	\$ 519,998.23	72.18%
Off-Roll Assessments	-	6,652.16	(6,652.16)	19,956.48	0.00%
Carryforward Revenue	154,334.27	22,460.83	131,873.44	67,382.49	229.04%
Net Revenues	\$ 529,644.48	\$ 202,445.73	\$ 327,198.75	\$ 607,337.20	87.21%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,600.00	\$ 4,000.00	\$ (2,400.00)	\$ 12,000.00	13.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,500.00	900.00	1,600.00	2,700.00	92.59%
Trustee Services	3,343.33	3,000.00	343.33	9,000.00	37.15%
Management	13,333.32	13,333.33	(0.01)	40,000.00	33.33%
Engineering	702.00	3,333.33	(2,631.33)	10,000.00	7.02%
Dissemination Agent	1,250.00	1,666.67	(416.67)	5,000.00	25.00%
Property Appraiser	-	1,166.67	(1,166.67)	3,500.00	0.00%
District Counsel	2,258.49	10,000.00	(7,741.51)	30,000.00	7.53%
Assessment Administration	7,500.00	2,500.00	5,000.00	7,500.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	250.00	0.00%
Audit	-	1,666.67	(1,666.67)	5,000.00	0.00%
Travel and Per Diem	15.05	100.00	(84.95)	300.00	5.02%
Telephone	-	16.67	(16.67)	50.00	0.00%
Postage & Shipping	9.63	333.33	(323.70)	1,000.00	0.96%
Copies	-	500.00	(500.00)	1,500.00	0.00%
Legal Advertising	742.50	1,333.33	(590.83)	4,000.00	18.56%
Bank Fees	2.00	120.00	(118.00)	360.00	0.56%
Miscellaneous	72.29	33.34	38.95	100.00	72.29%
Office Supplies	-	83.33	(83.33)	250.00	0.00%
Property Taxes	59.88	1,666.67	(1,606.79)	5,000.00	1.20%
Web Site Maintenance	800.00	900.00	(100.00)	2,700.00	29.63%
Holiday Decorations	6,000.00	2,000.00	4,000.00	6,000.00	100.00%
Dues, Licenses, and Fees	175.00	83.33	91.67	250.00	70.00%
Total General & Administrative Expenses	\$ 40,363.49	\$ 48,820.00	\$ (8,456.51)	\$ 146,460.00	27.56%

Greeneway Improvement District
Budget to Actual
For the Month Ending 01/31/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 2,677.37	\$ 2,480.00	\$ 197.37	\$ 7,440.00	35.99%
Water-Sewer Combination Services					
Water Reclaimed	13,520.43	10,333.33	3,187.10	31,000.00	43.61%
Other Physical Environment					
General Insurance	2,812.00	1,000.00	1,812.00	3,000.00	93.73%
Property & Casualty Insurance	4,064.00	1,033.33	3,030.67	3,100.00	131.10%
Other Insurance	-	33.33	(33.33)	100.00	0.00%
Irrigation Repairs	6,377.50	11,366.67	(4,989.17)	34,100.00	18.70%
Landscaping Maintenance & Material	63,942.18	57,932.80	6,009.38	173,798.40	36.79%
Tree Trimming	-	2,466.67	(2,466.67)	7,400.00	0.00%
Flower & Plant Replacement	2,015.00	8,266.67	(6,251.67)	24,800.00	8.13%
Contingency	1,614.41	5,140.67	(3,526.26)	15,422.00	10.47%
Pest Control	-	537.33	(537.33)	1,612.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,202.40	788.64	413.76	2,365.92	50.82%
IME - Irrigation Repairs	455.40	744.00	(288.60)	2,232.00	20.40%
IME - Landscaping	31,976.40	20,229.96	11,746.44	60,689.87	52.69%
IME - Lighting	257.87	186.00	71.87	558.00	46.21%
IME - Miscellaneous	-	967.20	(967.20)	2,901.60	0.00%
IME - Water Reclaimed	119.97	372.00	(252.03)	1,116.00	10.75%
Road & Street Facilities					
Entry and Wall Maintenance	-	620.00	(620.00)	1,860.00	0.00%
Hardscape Maintenance	2,154.00	1,653.33	500.67	4,960.00	43.43%
Streetlights	22,474.55	17,303.49	5,171.06	51,910.47	43.29%
Accent Lighting	-	413.33	(413.33)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	7,439.96	7,440.00	(0.04)	22,320.00	33.33%
Reserves					
Infrastructure Capital Reserve	-	3,666.67	(3,666.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	650.31	(650.31)	1,950.94	0.00%
	\$ 163,103.44	\$ 155,625.73	\$ 7,477.71	\$ 466,877.20	34.93%
Total Expenses	\$ 203,466.93	\$ 204,445.73	\$ (978.80)	\$ 613,337.20	33.17%
Income (Loss) from Operations	\$ 326,177.55	\$ (2,000.00)	\$ 328,177.55	\$ (6,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 95.65	\$ 2,000.00	\$ (1,904.35)	\$ 6,000.00	1.59%
Total Other Income (Expense)	\$ 95.65	\$ 2,000.00	\$ (1,904.35)	\$ 6,000.00	1.59%
Net Income (Loss)	\$ 326,273.20	\$ -	\$ 326,273.20	\$ -	

Greenway Improvement District
Budget to Actual
For the Month Ending 01/31/2022

	Oct-21	Nov-21	Dec-21	Jan-22	YTD Actual
<u>Revenues</u>					
On-Roll Assessments	\$ 3,279.30	\$ 26,119.86	\$ 117,326.42	\$ 228,584.63	\$ 375,310.21
Off-Roll Assessments	-	-	-	-	-
Carryforward Revenue	200,360.35	(46,026.08)	-	-	154,334.27
Net Revenues	\$ 203,639.65	\$ (19,906.22)	\$ 117,326.42	\$ 228,584.63	\$ 529,644.48
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 600.00	\$ 600.00	\$ -	\$ 400.00	\$ 1,600.00
Financial & Administrative					
Public Officials' Liability Insurance	2,500.00	-	-	-	2,500.00
Trustee Fees	3,343.33	-	-	-	3,343.33
Management	3,333.33	3,333.33	3,333.33	3,333.33	13,333.32
District Engineering	-	258.00	444.00	-	702.00
Dissemination Agent	-	-	1,250.00	-	1,250.00
Property Appraiser	-	-	-	-	-
District Counsel	-	-	2,258.49	-	2,258.49
Assessment Administration	7,500.00	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-
Audit	-	-	-	-	-
Travel and Per Diem	-	-	15.05	-	15.05
Telephone	-	-	-	-	-
Postage & Shipping	-	-	9.63	-	9.63
Copies	-	-	-	-	-
Legal Advertising	252.50	-	252.50	237.50	742.50
Bank Fees	-	2.00	-	-	2.00
Miscellaneous	-	-	72.29	-	72.29
Office Supplies	-	-	-	-	-
Property Taxes	-	59.88	-	-	59.88
Website Maintenance	125.00	125.00	425.00	125.00	800.00
Holiday Decorations	-	-	6,000.00	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	175.00
Total General & Administrative Expenses	\$ 17,829.16	\$ 4,378.21	\$ 14,060.29	\$ 4,095.83	\$ 40,363.49
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ -	\$ 850.91	\$ 860.04	\$ 966.42	\$ 2,677.37
Water-Sewer Combination Services					
Water Reclaimed	51.72	4,447.02	4,180.67	4,841.02	13,520.43
Other Physical Environment					
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	6,377.50
Landscaping Maintenance & Material	-	34,238.28	14,851.95	14,851.95	63,942.18
Tree Trimming	-	-	-	-	-
Flower & Plant Replacement	-	1,860.00	-	155.00	2,015.00
Contingency	-	-	-	1,614.41	1,614.41
Pest Control	-	-	-	-	-

Greeneway Improvement District

Budget to Actual
For the Month Ending 01/31/2022

	Oct-21	Nov-21	Dec-21	Jan-22	YTD Actual
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	1,202.40
IME - Irrigation	-	-	-	455.40	455.40
IME - Landscaping	7,272.24	7,272.24	8,715.96	8,715.96	31,976.40
IME - Lighting	-	82.60	83.61	91.66	257.87
IME - Miscellaneous	-	-	-	-	-
IME - Water Reclaimed	-	41.73	26.08	52.16	119.97
Road & Street Facilities					
Entry and Wall Maintenance	-	-	-	-	-
Hardscape Maintenance	-	-	2,154.00	-	2,154.00
Streetlights	-	7,435.23	7,447.68	7,591.64	22,474.55
Accent Lighting	-	-	-	-	-
Parks & Recreation					
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	7,439.96
Reserves					
Infrastructure Capital Reserve	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-
Total Field Operations Expenses	\$ 16,360.55	\$ 60,937.60	\$ 40,783.58	\$ 45,021.71	\$ 163,103.44
Total Expenses	\$ 34,189.71	\$ 65,315.81	\$ 54,843.87	\$ 49,117.54	\$ 203,466.93
Income (Loss) from Operations	\$ 169,449.94	\$ (85,222.03)	\$ 62,482.55	\$ 179,467.09	\$ 326,177.55
Other Income (Expense)					
Interest Income	\$ 10.30	\$ 11.46	\$ 55.87	\$ 18.02	\$ 95.65
Total Other Income (Expense)	\$ 10.30	\$ 11.46	\$ 55.87	\$ 18.02	\$ 95.65
Net Income (Loss)	\$ 169,460.24	\$ (85,210.57)	\$ 62,538.42	\$ 179,485.11	\$ 326,273.20

Greenway Improvement District
Cash Flow

Beg. Cash		FY 2021 Inflows	FY 2021 Outflows	FY 2022 Inflows	FY 2022 Outflows	End. Cash
10/1/2020	77,186.86	0.88	(34,374.01)	-	-	16,627.45
11/1/2020	16,627.45	334,394.58	(82,655.01)	-	-	281,640.50
12/1/2020	281,640.50	661,198.36	(713,869.03)	-	-	227,911.83
1/1/2021	227,911.83	1,105,945.86	(980,165.56)	-	(923.44)	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	(17,392,144.96)	-	(2,419.89)	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	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	-	-	-	(33,959.46)	371,658.66 as of 02/08/2022
Totals		20,895,410.59	(20,774,449.30)	2,268,232.25	(2,096,933.94)	

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

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	1,460,711.78
Cumulative Draws Through Prior Month	(49,492,979.06)
	=====
Construction Funds Available	\$ 667,732.72
Requisitions This Month	
Requisition #714: Boggy Creek Improvement District	\$ (46.00)
	=====
Total Requisitions This Month	\$ (46.00)
	=====
Series 2013 Construction Funds Remaining	\$ 667,686.72

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

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

Net Uncommitted	18,406,906.64
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