

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, May 17, 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 April 19, 2022, Board of Supervisors' Meeting**
- 2. **Letter from Supervisor of Elections – Orange County**
- 3. **Consideration of Resolution 2022-02, General Election**

Business Matters

- 4. **Consideration of Resolution 2022-03, Approving a Preliminary Budget for Fiscal Year 2023 and Setting a Public Hearing Date [suggested date of August 16, 2022 at 2:30 p.m.]**
- 5. **Ratification of Requisition Nos. 719 – 720 Paid in April 2022 in an amount totaling \$653.50**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in April 2022 in an amount totaling \$24,694.59**
- 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 April 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, April 19, 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
Karen Duerr	Vice Chairperson
Matthew Franko	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Tucker Mackie	Kutak Rock	(via phone)
Jeff Newton	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor & Construction Committee Member	
	(joined at 2:39 p.m.)	
Scott Thacker	District Landscape Supervisor	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden asked for any public comments. She noted there were no public comments.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the February 15, 2022, Board of Supervisors' Meeting

The Board reviewed the minutes of the February 15, 2022, Board of Supervisors' Meeting.

On Motion by Mr. Tinetti, second by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the February 15, 2022, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Review of Fiscal Year 2023 Operations & Maintenance Budget

Ms. Walden explained that this was brought before the Board to see if there is any input prior to finalizing the proposed budget which will be on the agenda for next month. She did note that the assessment line item is showing an increase because more parcels have been platted, but the assessment amount per product type is not changing. Mr. Tinetti asked about the three line items that have been added since last

year. Ms. Walden explained that those were items that were previously being classified under the contingency or miscellaneous line items. Since they are now going to be reoccurring items, they should now get their own line items to account for them in the budget. Discussion ensued regarding several line items. No action is required.

FIFTH ORDER OF BUSINESS

Ratification of Requisition No. 714 paid in February 2022 in an amount totaling \$46.00

The Board reviewed Requisition No. 714 paid in February 2022 in an amount totaling \$46.00. Ms. Walden noted these have been approved and need to be ratified by the Board.

On Motion by Ms. Duerr, second by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. 714 paid in February 2022 in an amount totaling \$46.00.

SIXTH ORDER OF BUSINESS

Ratification of Requisition Nos. 715 – 718 paid in March 2022 in an amount totaling \$566.25

The Board reviewed Requisition Nos. 715 – 718 paid in March 2022 in an amount totaling \$566.25. Ms. Walden noted these have been approved and need to be ratified by the Board.

On Motion by Ms. Kost, second by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 715 – 718 paid in March 2022 in an amount totaling \$566.25.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in February 2022 in an amount totaling \$52,636.20

The Board reviewed Operation and Maintenance Expenditures paid in February 2022 in an amount totaling \$52,636.20. Ms. Walden noted these have been approved and need to be ratified by the Board.

On Motion by Ms. Duerr, second by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in February 2022 in an amount totaling \$52,636.20.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in March 2022 in an amount totaling \$69,958.25

The Board reviewed Operation and Maintenance Expenditures paid in March 2022 in an amount totaling \$69,958.25. Ms. Walden noted these have been approved and need to be ratified by the Board.

On Motion by Ms. Duerr, second by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in March 2022 in an amount totaling \$69,958.25.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Mr. Kaufmann joined the meeting in progress at 2:38 p.m. He stated there were no Work Authorizations.

TENTH ORDER OF BUSINESS

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

Ms. Walden noted the District's Financial Statements are updated through March 31, 2022, with total expenses of \$304,000.00 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. Walden noted the next meeting is scheduled for Tuesday, May 17, 2022, where the preliminary budget will be approved.

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. Walden requested a motion to adjourn.

On Motion by Ms. Kost, second by Ms. Duerr, with all in favor, the April 19, 2022, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

**Supervisor of Elections
Orange County**

Bill Cowles

Date 5/6/2022

Supervisor of Elections

Orange County, FL

Time 03:27 PM

District List Report

District	Nbr	DistrictType	Description	Registered Voters					Inactive Voters				
				Total	Dems	Reps	NPA	Other	Total	Dems	Reps	NPA	Other
HSE	46	HOUSE	FLORIDA 46	81,191	48,611	8,364	23,167	1,048	11,556	6,161	1,090	4,200	105
HSE	47	HOUSE	FLORIDA 47	126,871	50,461	39,074	34,736	2,606	12,460	4,981	2,731	4,560	183
HSE	48	HOUSE	FLORIDA 48	107,811	48,381	18,576	39,452	1,402	11,172	4,741	1,508	4,780	136
HSE	49	HOUSE	FLORIDA 49	106,191	43,551	25,085	35,610	1,949	12,097	4,981	2,195	4,687	227
HSE	50	HOUSE	FLORIDA 50	92,081	32,571	26,034	31,731	1,749	7,208	2,472	1,755	2,858	123
				853,965	360,453	213,700	265,069	14,743	80,575	34,011	15,140	30,259	1,165
SB	1	SCHOOL	BOARD 1	113,489	43,991	31,421	35,891	2,174	12,259	4,841	2,517	4,638	255
SB	2	SCHOOL	BOARD 2	137,561	54,001	32,966	48,238	2,354	12,681	4,961	2,316	5,226	172
SB	3	SCHOOL	BOARD 3	122,271	51,181	28,306	40,936	1,842	11,248	4,571	1,918	4,616	135
SB	4	SCHOOL	BOARD 4	143,581	50,911	43,721	46,188	2,761	11,463	4,221	2,897	4,152	193
SB	5	SCHOOL	BOARD 5	91,401	54,591	9,788	25,879	1,141	12,869	6,771	1,291	4,683	116
SB	6	SCHOOL	BOARD 6	119,370	56,451	28,741	31,872	2,302	12,369	5,681	2,273	4,223	185
SB	7	SCHOOL	BOARD 7	126,281	49,291	38,749	36,065	2,169	7,686	2,928	1,928	2,721	109
				853,965	360,453	213,700	265,069	14,743	80,575	34,011	15,140	30,259	1,165
SEN	11	SENATE	FLORIDA 11	313,481	150,098	70,231	88,223	4,935	29,153	13,911	4,611	10,281	344
SEN	13	SENATE	FLORIDA 13	340,441	137,246	88,801	108,213	6,178	35,575	14,251	6,849	13,902	570
SEN	15	SENATE	FLORIDA 15	200,031	73,101	54,663	68,633	3,630	15,847	5,840	3,680	6,076	251
				853,965	360,453	213,700	265,069	14,743	80,575	34,011	15,140	30,259	1,165
SPC	1	BONNET CREEK	RESORT			0	0	0	0		0	0	0
SPC	2	EAST PARK		1,611	591	388	594	29	95	3	22	36	2
SPC	3	FALCON TRACE		1,901	871	354	650	26	133	5	22	53	3
SPC	4	NARCOOSSEE		1,811	671	440	672	34	261	10	50	105	6
SPC	5	STONEBROOK WEST		3,481	1,221	1,102	1,095	68	235	8	64	80	4
SPC	6	URBAN ORLANDO		6,141	2,201	2,036	1,735	161	880	28	268	314	9
SPC	7	VISTA LAKES		4,211	1,691	965	1,497	62	339	13	60	146	2
SPC	8	RANGER DRAINAGE		6,431	1,901	2,417	1,967	146	373	113	113	131	
SPC	9	BOGGY CREEK		21		8	12	0	0		0	0	0
SPC	10	GREENEWAY		4,571	1,541	1,308	1,622	104	239	7	66	98	5
SPC	11	MYRTLE CREEK		2,381	751	664	914	54	215	7	57	82	2
SPC	13	RANDAL PARK		1,451	481	423	510	37	93	3	26	32	4
SPC	15	FOWLERS GROVE WG VIL				0	0	0	0		0	0	0
SPC	20	STOREY PARK		1,851	681	403	730	42	55	2	6	22	2
SPC	22	GROVE RESORT				0	0	0	0		0	0	0
SPC	23	DOWDEN WEST		221	91	48	75	8	0		0	0	0
SPC	24	FRERC				1	0	0	0		0	0	0
SPC	25	POITRAS EAST		161	31	43	83	4	0		0	0	0
SPC	26	GRANDE PINES CDD				0	0	0	0		0	0	0
SPC	27	WESTWOOD CDD				0	0	0	0		0	0	0
SPC	28	VALENCIA WATER CONTROL D					0	0	0		0	0	0
SPC	29	MIDTOWN IMPROVEMENT DIS		321	121	81	111	9	65	2	18	23	2
SPC	99	BELLE ISLE 2022 ANNEX		181	71	58	50	4	15	5	1	9	0
				36,828	12,981	10,742	12,317	788	2,998	1,031	773	1,139	49
UNP	9	UNPRECINCTABLE ABSENTEE		0			0	0	0	0	0	0	0
				0	0	0	0	0	0		0	0	0

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2022-02,
General Election**

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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 entirely within the City of Orlando, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Chad Tinetti, and Seat 3, currently held by Amanda Kost are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of May, 2022.

**GREENEWAY IMPROVEMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
GREENEWAY IMPROVEMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Greenway Improvement District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W. Kaley Street, Orlando, Florida 32806; Ph: (407) 836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Greenway Improvement District has two (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

Publish on or before May 29, 2022.

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2022-03,
Approving a Preliminary Budget for Fiscal Year
2023 and Setting a Public Hearing Date
*[suggested date of August 16, 2022 at 2:30 p.m.]***

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Greenway Improvement District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2022
HOUR: 3:00 p.m.
LOCATION: Courtyard Orlando Lake Nona
6955 Lake Nona Blvd.
Orlando, Florida 32827

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

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

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

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

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

PASSED AND ADOPTED THIS 17th day of MAY 2022.

ATTEST:

GREENEWAY IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Exhibit A

Greenway Improvement District
FY 2023 Proposed O&M Budget

	Actual Through 04/30/2022	Anticipated 05/2022 - 09/2022	Anticipated FY 2022 Total	FY 2022 Adopted Budget	FY 2023 Proposed Budget
<u>Revenues</u>					
On-Roll Assessments	\$ 469,805.53	\$ 50,192.70	\$ 519,998.23	\$ 519,998.23	\$ 524,554.31
Off-Roll Assessments	11,920.13	8,036.35	19,956.48	19,956.48	15,400.40
Carryforward Revenue	154,334.27	-	154,334.27	67,382.49	107,264.67
Net Revenues	\$ 636,059.93	\$ 58,229.05	\$ 694,288.98	\$ 607,337.20	\$ 647,219.38
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 2,600.00	\$ 3,000.00	\$ 5,600.00	\$ 12,000.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	2,500.00	-	2,500.00	2,700.00	3,000.00
Trustee Services	3,343.33	6,364.67	9,708.00	9,000.00	10,000.00
Management	23,333.31	16,666.69	40,000.00	40,000.00	40,000.00
Engineering	1,902.50	1,358.93	3,261.43	10,000.00	10,000.00
Dissemination Agent	2,500.00	2,500.00	5,000.00	5,000.00	5,000.00
Property Appraiser	4,201.95	-	4,201.95	3,500.00	4,400.00
District Counsel	7,389.34	5,278.10	12,667.44	30,000.00	30,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	-	5,000.00	5,000.00	5,000.00	4,500.00
Arbitrage Calculation	-	-	-	-	500.00
Travel and Per Diem	25.88	18.49	44.37	300.00	150.00
Telephone	-	-	-	50.00	25.00
Postage & Shipping	23.53	16.81	40.34	1,000.00	500.00
Copies	-	875.00	875.00	1,500.00	1,000.00
Legal Advertising	2,813.77	2,009.84	4,823.61	4,000.00	4,500.00
Bank Fees	2.00	-	2.00	360.00	360.00
Miscellaneous	137.64	98.31	235.95	100.00	100.00
Meeting Room	-	-	-	-	400.00
Office Supplies	245.00	-	245.00	250.00	250.00
Property Taxes	59.88	-	59.88	5,000.00	5,000.00
Web Site Maintenance	1,060.00	1,710.00	2,770.00	2,700.00	2,900.00
Holiday Decorations	6,000.00	-	6,000.00	6,000.00	6,075.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	250.00
Total General & Administrative Expenses	\$ 65,813.13	\$ 45,146.84	\$ 110,959.97	\$ 146,460.00	\$ 148,660.00

Greenway Improvement District
FY 2023 Proposed O&M Budget

	Actual Through 04/30/2022	Anticipated 05/2022 - 09/2022	Anticipated FY 2022 Total	FY 2022 Adopted Budget	FY 2023 Proposed Budget
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 4,698.53	\$ 3,356.09	\$ 8,054.62	\$ 7,440.00	\$ 8,000.00
Water-Sewer Combination Services					
Water Reclaimed	5,333.75	3,809.82	9,143.57	31,000.00	10,000.00
Other Physical Environment					
General Insurance	2,812.00	-	2,812.00	3,000.00	3,375.00
Property & Casualty Insurance	4,064.00	-	4,064.00	3,100.00	4,877.00
Other Insurance	-	-	-	100.00	100.00
Irrigation Repairs	13,400.90	9,572.07	22,972.97	34,100.00	34,100.00
Landscaping Maintenance & Material	112,471.70	80,336.93	192,808.63	173,798.40	200,675.00
Tree Trimming	9,300.00	6,642.86	15,942.86	7,400.00	10,000.00
Flower & Plant Replacement	2,015.00	1,439.29	3,454.29	24,800.00	15,000.00
Contingency	1,614.41	1,153.15	2,767.56	15,422.00	10,000.00
Pest Control	2,595.00	-	2,595.00	1,612.00	5,200.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,402.80	1,002.00	2,404.80	2,365.92	2,544.00
IME - Irrigation Repairs	1,141.92	815.66	1,957.58	2,232.00	2,400.00
IME - Landscaping	38,749.52	27,678.23	66,427.75	60,689.87	66,097.44
IME - Landscape Improvements	-	-	-	-	9,600.00
IME - Lighting	333.56	238.26	571.82	558.00	960.00
IME - Miscellaneous	73.20	52.29	125.49	2,901.60	4,800.00
IME - Water Reclaimed	154.34	110.24	264.58	1,116.00	1,200.00
Road & Street Facilities					
Entry and Wall Maintenance	-	1,085.00	1,085.00	1,860.00	1,860.00
Hardscape Maintenance	2,154.00	1,538.57	3,692.57	4,960.00	4,960.00
Streetlights	38,987.86	27,848.47	66,836.33	51,910.47	67,000.00
Accent Lighting	528.04	377.17	905.21	1,240.00	1,240.00
Parks & Recreation					
Personnel Leasing Agreement	11,159.94	11,160.06	22,320.00	22,320.00	22,320.00
Reserves					
Infrastructure Capital Reserve	-	11,000.00	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	-	1,950.94	1,950.94	1,950.94	1,950.94
	\$ 252,990.47	\$ 191,167.10	\$ 444,157.57	\$ 466,877.20	\$ 499,259.38
Total Expenses	\$ 318,803.60	\$ 236,313.94	\$ 555,117.54	\$ 613,337.20	\$ 647,919.38
Income (Loss) from Operations	\$ 317,256.33	\$ (178,084.89)	\$ 139,171.44	\$ (6,000.00)	\$ (700.00)
<u>Other Income (Expense)</u>					
Interest Income	\$ 454.24	\$ 324.46	\$ 778.70	\$ 6,000.00	\$ 700.00
Total Other Income (Expense)	\$ 454.24	\$ 324.46	\$ 778.70	\$ 6,000.00	\$ 700.00
Net Income (Loss)	\$ 317,710.57	\$ (177,760.43)	\$ 139,950.14	\$ -	\$ -

Greeneway Improvement District
FY 2023 Debt Service Proposed Budget
Series 2013 Special Assessment Bonds

	FY 2023 Proposed Budget
REVENUES:	
Special Assessments Series 2013	\$ 3,614,359.39
TOTAL REVENUES	<u>\$ 3,614,359.39</u>
EXPENDITURES:	
Series 2013 - Interest 11/01/2022	\$ 896,234.38
Series 2013 - Principal 05/01/2023	950,000.00
Series 2013 - Interest 05/01/2023	896,234.38
TOTAL EXPENDITURES	<u>\$ 2,742,468.76</u>
EXCESS REVENUES	<u>\$ 871,890.63</u>
Series 2013 - Interest 11/01/2023	\$ 871,890.63

Greenway Improvement District

Budget Item Descriptions

FY 2022 – 2023

Revenues

On-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

Off-Roll Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

Carryforward Revenue

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

General & Administrative Expenses

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Public Officials’ Liability Insurance

Supervisors’ and Officers’ liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

Greenway Improvement District

Budget Item Descriptions

FY 2022 – 2023

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Dissemination Agent

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Greenway Improvement District

Budget Item Descriptions

FY 2022 – 2023

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Bank Fees

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

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Office Supplies

General office supplies associated with the District.

Property Taxes

Ad Valorem taxes on District property that is not tax-exempt.

Website Maintenance

Website maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Field Operations Expenses

Electric Utility Services

Electric

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

Greenway Improvement District
Budget Item Descriptions
FY 2022 – 2023

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty Insurance

Insurance to protect property and cover casualty.

Other Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation Repairs

Inspection and repair of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Tree Trimming

Trimming of trees on District property.

Flower & Plant Replacement

Purchase of materials and labor to replace flowers and plants within the District.

Contingency

Other Field Operations expenses incurred throughout the year.

Pest Control

Pest control services.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

Greenway Improvement District

Budget Item Descriptions

FY 2022 – 2023

IME – Irrigation Repair

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Landscaping

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Lighting

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Miscellaneous

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

IME – Water Reclaimed

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District and Myrtle Creek Improvement District each chip in for the remainder.

Road & Street Facilities

Entry and Wall Maintenance

Maintenance of entrance(s) and walls within the District.

Hardscape Maintenance

Purchase or maintenance of hard, yet “movable,” parts of landscape, such gravel, paving, and stones.

Streetlights

Streetlighting expenses within the District.

Accent Lighting

Accent lighting expenses within the District.

Parks & Recreation

Personnel Leasing Agreement

The lease of outside personnel per signed agreement.

Greeneway Improvement District
Budget Item Descriptions
FY 2022 – 2023

Reserves

Infrastructure Capital Reserve

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

Interchange Maintenance Reserve

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

Other Income (Expense)

Interest Income

Income from interest earnings.

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 719-720 Paid in April 2022
in an amount totaling \$653.50**

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 April 1, 2022 through April 30, 2022. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
719	Boggy Creek Improvement District	\$46.00
720	Donald W. McIntosh Associates	\$607.50
		\$653.50

**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:** 719
- (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 238 (Reference OSC51741717 ; Ad: 7167130)
- (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 3:46 pm, Apr 27, 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

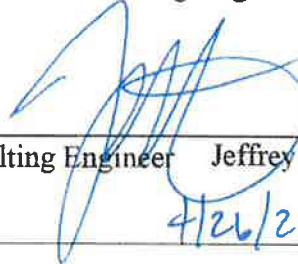


Responsible Officer

Date: 4/27/2022

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: 4/26/22

RECEIVED

By Amanda Lane at 3:46 pm, Apr 27, 2022

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 720
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$607.50
- (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 42466 for Project 23216 (Lake Nona Greeneway) Through 03/25/2022
- (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 3:46 pm, Apr 27, 2022

GREENEWAY IMPROVEMENT
DISTRICT

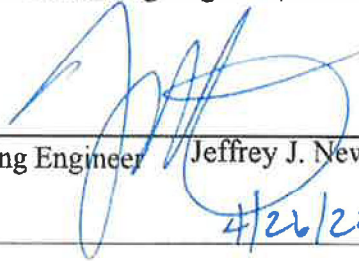


Responsible Officer

Date: 4/27/2022

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: 4/26/22

RECEIVED

By Amanda Lane at 3:46 pm, Apr 27, 2022

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditure Paid in
April 2022 in an amount totaling \$24,694.59**

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 April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,694.59**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greeneway Improvement District
AP Check Register (Current by Bank)
Check Dates: 4/1/2022 to 4/30/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3252	04/07/22	M	DONMC	Donald W. McIntosh Associates	\$506.50
3253	04/07/22	M	FAC	Fire Ant Control	\$2,595.00
3254	04/07/22	M	KUTAK	Kutak Rock	\$1,643.58
3255	04/07/22	M	ORLS	Orlando Sentinel	\$237.50
3256	04/07/22	M	PFMGC	PFM Group Consulting	\$3,333.33
3257	04/07/22	M	DELUXE	Deluxe for Business	\$245.00
BANK SUN REGISTER TOTAL:					\$8,560.91
GRAND TOTAL :					\$8,560.91

8,560.91	Checks 3252-3257
88.57	PA 528 - OCU paid online
9,547.74	PA 531 - OUC paid online
6,497.37	PA 531 - March ICM paid to Boggy Creek
24,694.59	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 #528

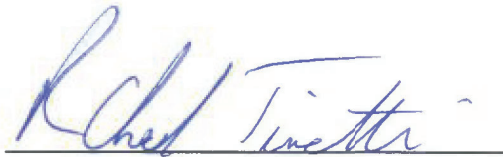
3/18/2022

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 02/25/2022	42343	\$ 506.50
2	Fire Ant Control Fire Ant Control	16293	\$ 2,595.00
3	Orange County Utilities 9987 Laureate Blvd ; Service 02/16/2022 - 03/16/2022	Acct: 6838006489	\$ 88.57
4	PFM Group Consulting DM Fee: March 2022	DM-03-2022-018	\$ 3,333.33

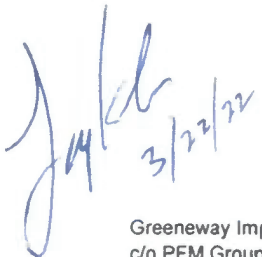
TOTAL \$ 6,523.40



Secretary/Assistant Secretary



Chairperson



3/22/22

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 8:53 am, Apr 05, 2022

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #529

3/25/2022

Item No.	Payee	Invoice Number	General Fund
1	Kutak Rock General Counsel Through 02/28/2022	3023531	\$ 1,643.58
2	Orlando Sentinel Legal Advertising on 03/08/2022 (Ad: 7161940)	OSC50680625	\$ 237.50

TOTAL \$ 1,881.08

Secretary/Assistant Secretary

Chairperson

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

RECEIVED

By Amanda Lane at 8:53 am, Apr 05, 2022

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #531

4/8/2022

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District March ICM Expenses	ICM2022-06	\$ 6,497.37
2	Cepira Landscape April Section 1 Landscaping	ORL1693	\$ 6,114.25
	April Section 2 Landscaping	ORL1694	\$ 5,644.37
	April Section 3 Landscaping	ORL1703	\$ 3,093.33
3	Deluxe Corporation Check Order	458933	\$ 245.00
4	OUC Acct: 8795843030 ; Service 03/01/2022 - 04/01/2022	--	\$ 9,547.74

TOTAL \$ 31,142.06


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 5:14 pm, Apr 25, 2022

GREENEWAY IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

GREENEWAY IMPROVEMENT DISTRICT

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

Greenway Improvement District
Statement of Financial Position
As of 4/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$463,806.47				\$463,806.47
State Board of Administration	1,522.42				1,522.42
Assessments Receivable	50,224.62				50,224.62
Due From Other Governmental Units	32,319.29				32,319.29
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	76,510.40				76,510.40
Interchange Maintenance Reserve	22,112.67				22,112.67
Assessments Receivable		\$253,305.31			253,305.31
Due From Other Funds		96,427.96			96,427.96
Debt Service Reserve (Series 2013)		2,721,087.50			2,721,087.50
Debt Service Reserve (Series 2018)		195.91			195.91
Revenue (Series 2013)		558,712.27			558,712.27
Interest (Series 2013)		919,425.00			919,425.00
Prepayment (Series 2013)		3,372.61			3,372.61
Principal (Series 2018)		1.00			1.00
Sinking Fund (Series 2013)		905,000.00			905,000.00
General Checking Account			\$7,075.34		7,075.34
Acquisition/Construction (Series 2013)			1,423,933.72		1,423,933.72
Acquisition/Construction (Series 2018)			1,150.05		1,150.05
Total Current Assets	<u>\$648,121.45</u>	<u>\$5,457,527.56</u>	<u>\$1,432,159.11</u>	<u>\$0.00</u>	<u>\$7,537,808.12</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$5,107,794.29	\$5,107,794.29
Amount To Be Provided				30,772,205.71	30,772,205.71
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>\$648,121.45</u></u>	<u><u>\$5,457,527.56</u></u>	<u><u>\$1,432,159.11</u></u>	<u><u>\$35,880,000.00</u></u>	<u><u>\$43,417,808.12</u></u>
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$126,961.73				\$126,961.73
Due To Other Governmental Units	6,091.70				6,091.70
Deferred Revenue	50,224.62				50,224.62
Deferred Revenue		\$253,305.31			253,305.31
Accounts Payable			\$1,150.00		1,150.00
Total Current Liabilities	<u>\$183,278.05</u>	<u>\$253,305.31</u>	<u>\$1,150.00</u>	<u>\$0.00</u>	<u>\$437,733.36</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>\$183,278.05</u></u>	<u><u>\$253,305.31</u></u>	<u><u>\$1,150.00</u></u>	<u><u>\$35,880,000.00</u></u>	<u><u>\$36,317,733.36</u></u>

Greenway Improvement District

Statement of Financial Position

As of 4/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<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	163,376.30				163,376.30
Net Assets, Unrestricted		\$14,320,575.30			14,320,575.30
Current Year Net Assets, Unrestricted		(9,116,353.05)			(9,116,353.05)
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			755,469.67		755,469.67
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$464,843.40</u>	<u>\$5,204,222.25</u>	<u>\$1,431,009.11</u>	<u>\$0.00</u>	<u>\$7,100,074.76</u>
Total Liabilities and Net Assets	<u>\$648,121.45</u>	<u>\$5,457,527.56</u>	<u>\$1,432,159.11</u>	<u>\$35,880,000.00</u>	<u>\$43,417,808.12</u>

Greenway Improvement District
Statement of Activities
As of 4/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$469,805.53				\$469,805.53
Off-Roll Assessments	11,920.13				11,920.13
On-Roll Assessments		\$2,369,441.02			2,369,441.02
Off-Roll Assessments		92,303.03			92,303.03
Other Assessments		339,555.20			339,555.20
Inter-Fund Group Transfers In		(757,514.89)			(757,514.89)
Inter-Fund Transfers In			\$757,514.89		757,514.89
Total Revenues	<u>\$481,725.66</u>	<u>\$2,043,784.36</u>	<u>\$757,514.89</u>	<u>\$0.00</u>	<u>\$3,283,024.91</u>
<u>Expenses</u>					
Supervisor Fees	\$2,600.00				\$2,600.00
Public Officials' Liability Insurance	2,500.00				2,500.00
Trustee Services	3,343.33				3,343.33
Management	23,333.31				23,333.31
Engineering	1,902.50				1,902.50
Dissemination Agent	2,500.00				2,500.00
Property Appraiser	4,201.95				4,201.95
District Counsel	7,389.34				7,389.34
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	25.88				25.88
Postage & Shipping	23.53				23.53
Legal Advertising	2,813.77				2,813.77
Bank Fees	2.00				2.00
Miscellaneous	137.64				137.64
Office Supplies	245.00				245.00
Property Taxes	59.88				59.88
Web Site Maintenance	1,060.00				1,060.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	4,698.53				4,698.53
Water Reclaimed	5,333.75				5,333.75
General Insurance	2,812.00				2,812.00
Property & Casualty	4,064.00				4,064.00
Irrigation	13,400.90				13,400.90
Landscaping Maintenance & Material	112,471.70				112,471.70
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	1,402.80				1,402.80
IME - Irrigation	1,141.92				1,141.92
IME - Landscaping	38,749.52				38,749.52
IME - Lighting	333.56				333.56
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	154.34				154.34
Pest Control	2,595.00				2,595.00
Hardscape Maintenance	2,154.00				2,154.00
Streetlights	38,987.86				38,987.86
Accent Lighting	528.04				528.04
Personnel Leasing Agreement	11,159.94				11,159.94
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			\$1,732.50		1,732.50
Legal Advertising			331.75		331.75
Total Expenses	<u>\$318,803.60</u>	<u>\$11,160,290.63</u>	<u>\$2,064.25</u>	<u>\$0.00</u>	<u>\$11,481,158.48</u>

Greeneway Improvement District
Statement of Activities
As of 4/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$454.24				\$454.24
Interest Income		\$153.22			153.22
Interest Income			\$19.03		19.03
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$454.24</u>	<u>\$153.22</u>	<u>\$19.03</u>	<u>\$0.00</u>	<u>\$626.49</u>
Change In Net Assets	\$163,376.30	(\$9,116,353.05)	\$755,469.67	\$0.00	(\$8,197,507.08)
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>\$464,843.40</u></u>	<u><u>\$5,204,222.25</u></u>	<u><u>\$1,431,009.11</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,100,074.76</u></u>

Greeneway Improvement District

Budget to Actual
For the Month Ending 04/30/2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	YTD Actual
Revenues								
On-Roll Assessments	\$ 3,279.30	\$ 26,119.86	\$ 117,326.42	\$ 228,584.63	\$ 48,463.05	\$ 26,912.83	\$ 19,119.44	\$ 469,805.53
Off-Roll Assessments	-	-	-	-	-	11,920.13	-	-
Carryforward Revenue	200,360.35	(46,026.08)	-	-	-	-	-	11,920.13
Net Revenues	\$ 203,639.65	\$ (19,906.22)	\$ 117,326.42	\$ 228,584.63	\$ 48,463.05	\$ 38,832.96	\$ 19,119.44	\$ 636,059.93
General & Administrative Expenses								
Legislative								
Supervisor Fees	\$ 600.00	\$ 600.00	\$ -	\$ 400.00	\$ 600.00	\$ -	\$ 400.00	\$ 2,600.00
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	3,333.33	3,333.33	3,333.33	23,333.31
District Engineering	-	258.00	444.00	-	444.00	506.50	250.00	3,343.33
Dissemination Agent	-	-	1,250.00	-	1,250.00	-	-	2,500.00
Property Appraiser	-	-	-	-	-	4,201.95	-	4,201.95
District Counsel	-	-	2,258.49	-	1,058.00	3,420.85	652.00	7,389.34
Assessment Administration	7,500.00	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	15.05	-	5.10	5.73	-	-
Telephone	-	-	-	-	-	-	-	-
Postage & Shipping	-	-	9.63	-	5.07	-	8.83	-
Copies	-	-	-	-	-	-	-	-
Legal Advertising	252.50	-	252.50	237.50	-	478.75	1,592.52	2,588.27
Bank Fees	-	2.00	-	-	-	-	-	2.00
Miscellaneous	-	-	72.29	-	-	-	65.35	72.29
Office Supplies	-	-	-	-	-	-	245.00	-
Property Taxes	-	59.88	-	-	-	-	-	59.88
Website Maintenance	125.00	125.00	425.00	125.00	-	260.00	-	1,055.00
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	\$ 6,695.50	\$ 12,207.11	\$ 6,547.03	\$ 66,813.13
Field Operations								
Electric Utility Services								
Electric	\$ -	\$ 850.91	\$ 860.04	\$ 966.42	\$ 905.02	\$ 833.14	\$ 283.00	\$ 4,698.53
Water-Sewer Combination Services								
Water Reclaimed	51.72	4,447.02	4,180.67	4,841.02	4,194.54	3,971.59	(16,352.81)	5,333.75

Greenway Improvement District

Budget to Actual
For the Month Ending 04/30/2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	YTD Actual
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	4,631.50	2,391.90	-	13,400.90
Landscaping Maintenance & Material	-	34,238.28	14,851.95	14,851.95	18,825.62	14,851.95	14,851.95	112,471.70
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
Interchange Maintenance Expenses								
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	300.60	-	(100.20)	1,402.80
IME - Irrigation	-	-	-	455.40	747.72	(61.20)	-	1,141.92
IME - Landscaping	7,272.24	7,272.24	8,715.96	8,715.96	8,715.96	-	(1,942.84)	38,749.52
IME - Lighting	-	82.60	83.61	91.66	82.83	(6.40)	(0.74)	333.56
IME - Miscellaneous	-	-	-	-	-	73.20	-	73.20
IME - Water Reclaimed	-	41.73	26.08	52.16	40.24	(9.27)	3.40	154.34
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	7,525.30	7,477.88	1,510.13	38,987.86
Accent Lighting	-	-	-	-	-	528.04	-	528.04
Parks & Recreation								
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	-	11,159.94
Reserves								
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-
Total Field Operations Expenses	\$ 16,360.55	\$ 60,937.60	\$ 40,783.58	\$ 45,021.71	\$ 47,829.32	\$ 34,505.82	\$ 7,551.89	\$ 252,990.47
Total Expenses	\$ 34,189.71	\$ 65,315.81	\$ 54,843.87	\$ 49,117.54	\$ 54,524.82	\$ 46,712.93	\$ 14,098.92	\$ 318,803.60
Income (Loss) from Operations	\$ 169,449.94	\$ (85,222.03)	\$ 62,482.55	\$ 179,467.09	\$ (6,061.77)	\$ (7,879.97)	\$ 5,020.52	\$ 317,256.33
Other Income (Expense)								
Interest Income	\$ 10.30	\$ 11.46	\$ 55.87	\$ 18.02	\$ 13.30	\$ 331.97	\$ 13.32	\$ 454.24
Total Other Income (Expense)	\$ 10.30	\$ 11.46	\$ 55.87	\$ 18.02	\$ 13.30	\$ 331.97	\$ 13.32	\$ 454.24
Net Income (Loss)	\$ 169,460.24	\$ (85,210.57)	\$ 62,538.42	\$ 179,485.11	\$ (6,048.47)	\$ (7,548.00)	\$ 5,033.84	\$ 317,710.57

Greenway Improvement District
 Budget to Actual
 For the Month Ending 04/30/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 469,805.53	\$ 303,332.30	\$ 166,473.23	\$ 519,998.23	90.35%
Off-Roll Assessments	11,920.13	11,641.28	278.85	19,956.48	59.73%
Carryforward Revenue	154,334.27	39,306.45	115,027.82	67,382.49	229.04%
Net Revenues	\$ 636,059.93	\$ 354,280.03	\$ 281,779.90	\$ 607,337.20	104.73%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 2,600.00	\$ 7,000.00	\$ (4,400.00)	\$ 12,000.00	21.67%
Financial & Administrative					
Public Officials' Liability Insurance	2,500.00	1,575.00	925.00	2,700.00	92.59%
Trustee Services	3,343.33	5,250.00	(1,906.67)	9,000.00	37.15%
Management	23,333.31	23,333.33	(0.02)	40,000.00	58.33%
Engineering	1,902.50	5,833.33	(3,930.83)	10,000.00	19.03%
Dissemination Agent	2,500.00	2,916.67	(416.67)	5,000.00	50.00%
Property Appraiser	4,201.95	2,041.67	2,160.28	3,500.00	120.06%
District Counsel	7,389.34	17,500.00	(10,110.66)	30,000.00	24.63%
Assessment Administration	7,500.00	4,375.00	3,125.00	7,500.00	100.00%
Reamortization Schedules	-	145.83	(145.83)	250.00	0.00%
Audit	-	2,916.67	(2,916.67)	5,000.00	0.00%
Travel and Per Diem	25.88	175.00	(149.12)	300.00	8.63%
Telephone	-	29.17	(29.17)	50.00	0.00%
Postage & Shipping	23.53	583.33	(559.80)	1,000.00	2.35%
Copies	-	875.00	(875.00)	1,500.00	0.00%
Legal Advertising	2,813.77	2,333.33	480.44	4,000.00	70.34%
Bank Fees	2.00	210.00	(208.00)	360.00	0.56%
Miscellaneous	137.64	58.34	79.30	100.00	137.64%
Office Supplies	245.00	145.83	99.17	250.00	98.00%
Property Taxes	59.88	2,916.67	(2,856.79)	5,000.00	1.20%
Web Site Maintenance	1,060.00	1,575.00	(515.00)	2,700.00	39.26%
Holiday Decorations	6,000.00	3,500.00	2,500.00	6,000.00	100.00%
Dues, Licenses, and Fees	175.00	145.83	29.17	250.00	70.00%
Total General & Administrative Expenses	\$ 65,813.13	\$ 85,435.00	\$ (19,621.87)	\$ 146,460.00	44.94%

Greenway Improvement District
 Budget to Actual
 For the Month Ending 04/30/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 4,698.53	\$ 4,340.00	\$ 358.53	\$ 7,440.00	63.15%
Water-Sewer Combination Services					
Water Reclaimed	5,333.75	18,083.33	(12,749.58)	31,000.00	17.21%
Other Physical Environment					
General Insurance	2,812.00	1,750.00	1,062.00	3,000.00	93.73%
Property & Casualty Insurance	4,064.00	1,808.33	2,255.67	3,100.00	131.10%
Other Insurance	-	58.33	(58.33)	100.00	0.00%
Irrigation Repairs	13,400.90	19,891.67	(6,490.77)	34,100.00	39.30%
Landscaping Maintenance & Material	112,471.70	101,382.40	11,089.30	173,798.40	64.71%
Tree Trimming	9,300.00	4,316.67	4,983.33	7,400.00	125.68%
Flower & Plant Replacement	2,015.00	14,466.67	(12,451.67)	24,800.00	8.13%
Contingency	1,614.41	8,996.17	(7,381.76)	15,422.00	10.47%
Pest Control	2,595.00	940.33	1,654.67	1,612.00	160.98%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,402.80	1,380.12	22.68	2,365.92	59.29%
IME - Irrigation Repairs	1,141.92	1,302.00	(160.08)	2,232.00	51.16%
IME - Landscaping	38,749.52	35,402.42	3,347.10	60,689.87	63.85%
IME - Lighting	333.56	325.50	8.06	558.00	59.78%
IME - Miscellaneous	73.20	1,692.60	(1,619.40)	2,901.60	2.52%
IME - Water Reclaimed	154.34	651.00	(496.66)	1,116.00	13.83%
Road & Street Facilities					
Entry and Wall Maintenance	-	1,085.00	(1,085.00)	1,860.00	0.00%
Hardscape Maintenance	2,154.00	2,893.33	(739.33)	4,960.00	43.43%
Streetlights	38,987.86	30,281.11	8,706.75	51,910.47	75.11%
Accent Lighting	528.04	723.33	(195.29)	1,240.00	42.58%
Parks & Recreation					
Personnel Leasing Agreement	11,159.94	13,020.00	(1,860.06)	22,320.00	50.00%
Reserves					
Infrastructure Capital Reserve	-	6,416.67	(6,416.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	1,138.05	(1,138.05)	1,950.94	0.00%
	\$ 252,990.47	\$ 272,345.03	\$ (19,354.56)	\$ 466,877.20	54.19%
Total Expenses	\$ 318,803.60	\$ 357,780.03	\$ (38,976.43)	\$ 613,337.20	51.98%
Income (Loss) from Operations	\$ 317,256.33	\$ (3,500.00)	\$ 320,756.33	\$ (6,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 454.24	\$ 3,500.00	\$ (3,045.76)	\$ 6,000.00	7.57%
Total Other Income (Expense)	\$ 454.24	\$ 3,500.00	\$ (3,045.76)	\$ 6,000.00	7.57%
Net Income (Loss)	\$ 317,710.57	\$ -	\$ 317,710.57	\$ -	

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	-	-	-	(123,316.72)	340,489.75 as of 05/11/2022
Totals		20,895,410.59	(20,774,449.30)	2,853,864.15	(2,713,734.75)	

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

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	2,218,178.53
Cumulative Draws Through Prior Month	(49,494,244.81)
	=====
Construction Funds Available	\$ 1,423,933.72
Requisitions This Month	
	=====
Total Requisitions This Month	\$ -
	=====
Series 2013 Construction Funds Remaining	\$ 1,423,933.72

Series 2018 Bond Issue	
Additions (Interest, Transfers from DSR, etc.)	\$ 6,366,944.71
Cumulative Draws Through Prior Month	(6,365,794.66)
Requisitions This Month	
	=====
Total Requisitions This Month	\$ -
Series 2018 Construction Funds Remaining	\$ 1,150.05

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

Net Uncommitted	1,425,083.77
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