

Greenway Improvement District

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

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, November 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 October 18, 2022, Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Resolution 2023-02, Adopting an Amended Budget for FY 2022**
- 3. **Ratification of Requisition Nos. 730 – 731 Paid in October 2022 in an amount totaling \$302.25**
- 4. **Ratification of Operation and Maintenance Expenditures Paid in October 2022 in an amount totaling \$52,477.92**
- 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 October 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, October 18, 2022, at 2:32 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson	
Amanda Kost	Assistant Secretary	
Matthew Franko	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Jennifer Glasgow	PFM	(via phone at 2:34 p.m.)
Tucker Mackie	Kutak Rock	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor	(via phone at 2:47 p.m.)
Matt McDermott	Construction Committee Member	(via phone)
Ryan Dugan	Kutak Rock	(via phone)
Aaron Wilbanks	Berman	joined at 2:32 p.m.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
August 16, 2022, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the August 16, 2022, Board of Supervisors' Meeting.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the August 16, 2022, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-01,
Amending the Annual Meeting
Schedule for Fiscal Year 2023**

Ms. Walden stated the previous meeting schedule needs to be amended because the hotel cannot accommodate the May meeting. The recommendation would be moving the date up a week to May 9, 2023.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2023-01, Amending the Annual Meeting Schedule for FY 2023 with the Board of Supervisors' with the revised date of May 9, 2023.

FIFTH ORDER OF BUSINESS

Review of Post Hurricane Ian Report a) Consideration of Hurricane Landscape Replacement Proposals

Mr. Wilbanks stated the community didn't have too much damage besides a couple of trees that have tipped over. He is hoping that 3 out of the 4 trees will survive long term, but they will monitor and report back to the Board if there are any issues. The oak tree in the last picture is a total loss and needs to be replaced.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved replacing the oak tree that is deemed a total loss.

SIXTH ORDER OF BUSINESS

Consideration of Award of Landscape and Irrigation Maintenance Services – Section # 1

Ms. Walden stated a few months ago the bids came in, the Board ranked the bidders by section, and Trimac Outdoor was awarded Section 1. The District was working with them to get the necessary documents executed, but they decided not to move forward with the contract. District staff spoke with the Chair about moving forward with the second ranked landscaper, which was BrightView, and he agreed that the District should move forward. Brightview has the contract so District staff is waiting for that to come back. Ms. Walden explained it's the same contract that was being used for Trimac Outdoor but the names and appropriate pricing was updated. She did note that BrightView's amount was a little bit more, however the Board kept a larger amount in the budget in case any issues came up.

Ms. Mackie stated all bidders were required to provide a bid bond at the time they submitted their proposals to protect against the successful bidder not entering into an agreement with the District. Trimac was sent notice that the District will deposit their bid bond as a result of their failure to execute a contract with the District.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved BrightView be awarded Section # 1 for Landscape and Irrigation Maintenance Services and for District staff to move forward with the execution of a contract.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank

Ms. Walden stated this is the current auditor and the same one the District used last year. The cost is \$4,425.00 and is in line with the budget. District staff has already provided edits and they are included in the letter for execution.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Fiscal Year 2022 Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank in the amount of \$4,425.00.

EIGHTH ORDER OF BUSINESS

Ratification of Egis Insurance Package for FY 2023

Ms. Walden stated this item had to be done before the Fiscal Year started so the Chair approved it outside of a meeting. It is in line with the budget and is a typical package from the insurance provider.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Egis Insurance Package for FY 2023.

NINTH ORDER OF BUSINESS

Ratification of Requisition Nos. 727 - 728 Paid in August 2022 in an amount totaling \$239.00

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

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District Ratified Requisition Nos. 727 – 728 Paid in August 2022 in an amount totaling \$239.00.

TENTH ORDER OF BUSINESS

Ratification of Requisition No. 729 Paid in September 2022 in an amount totaling \$156.25

Ms. Walden noted that this Requisition has been approved and needs to be ratified by the Board.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District Ratified Requisition No. 729 Paid in September 2022 in an amount totaling \$156.25.

ELEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid August 2022 in an amount totaling \$94,861.74

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

On motion by Mr. Franko, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in August 2022 in an amount totaling \$94,861.74.

TWELFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in September 2022 in an amount totaling \$36,207.38

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

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in September 2022 in an amount totaling \$36,207.38.

THIRTEENTH ORDER OF BUSINESS

Recommendation of Work Authorization/Proposed Services

Ms. Walden stated this item is for the holiday decorations. District staff reached out to quite a few companies, but the responses were not what we had hoped. Several didn't call back, several only rented out their decorations and wouldn't use the District's, several stated they were too busy, and one was going to provide a quote but didn't. The Work Authorization included in the agenda is from Berman, and they can accommodate the District for the same price as last year at \$6,000.00, which falls under budget, and they will store them for free.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Berman, to put up, take down, and store the holiday decorations in an amount totaling \$6,000.00.

FOURTEENTH ORDER OF BUSINESS

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

The Board reviewed the District's Financial Statements through September 2022. Ms. Walden noted that the District has expenses of \$595,000.00 vs. a budget of \$613,000.00 which is about 97% of the total budget.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – No report.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2023-02,
Adopting an Amended Budget
for FY 2022**

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENWAY IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2021/2022, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 17, 2021, the Board of Supervisors of the Greenway Improvement District (“**Board**”), adopted Resolution 2021-07 providing for the adoption of the District’s Fiscal Year 2021/2022 annual budget (“**Budget**”); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2021-07 authorize the Board to amend the Budget during Fiscal Year 2021/2022 or within sixty (60) days following the end of the Fiscal Year 2021/2022; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2021/2022.

- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Greenway Improvement District for the fiscal year ending September 30, 2022, as amended and adopted by the Board of Supervisors effective November 15, 2022.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Greenway Improvement District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sums set forth below, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2021-07, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2021-07 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 15, 2022.

Introduced, considered favorably, and adopted this 15th day of November, 2022.

ATTEST:

**GREENEWAY IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2021/2022 Budget

Exhibit A
Amended Fiscal Year 2021/2022 Budget

Greenway Improvement District
FY 2022 Proposed Revised Budget

	Actual	FY 2022 Adopted Budget	FY 2022 Proposed Revised Budget	Percentage Spent
<u>Revenues</u>				
On-Roll Assessments	\$ 522,619.72	\$ 519,998.23	\$ 519,998.23	100.50%
Off-Roll Assessments	11,920.13	19,956.48	19,956.48	59.73%
Carryforward Revenue	72,797.35	67,382.49	67,382.49	108.04%
Net Revenues	\$ 607,337.20	\$ 607,337.20	\$ 607,337.20	100.00%
<u>General & Administrative Expenses</u>				
Legislative				
Supervisor Fees	\$ 4,600.00	\$ 12,000.00	\$ 4,600.00	38.33%
Financial & Administrative				
Public Officials' Liability Insurance	2,500.00	2,700.00	2,500.00	92.59%
Trustee Services	5,085.65	9,000.00	5,085.65	56.51%
Management	40,000.00	40,000.00	40,000.00	100.00%
Engineering	4,494.26	10,000.00	4,494.26	44.94%
Dissemination Agent	5,000.00	5,000.00	5,000.00	100.00%
Property Appraiser	4,201.95	3,500.00	4,201.95	120.06%
District Counsel	17,848.54	30,000.00	17,848.54	59.50%
Assessment Administration	7,500.00	7,500.00	7,500.00	100.00%
Reamortization Schedules	-	250.00	-	0.00%
Audit	4,425.00	5,000.00	4,425.00	88.50%
Travel and Per Diem	53.65	300.00	53.65	17.88%
Telephone	-	50.00	-	0.00%
Postage & Shipping	40.89	1,000.00	40.89	4.09%
Copies	-	1,500.00	-	0.00%
Legal Advertising	4,256.19	4,000.00	4,256.19	106.40%
Bank Fees	2.00	360.00	2.00	0.56%
Miscellaneous	266.15	100.00	266.15	266.15%
Office Supplies	245.00	250.00	245.00	98.00%
Property Taxes	59.88	5,000.00	59.88	1.20%
Web Site Maintenance	2,470.00	2,700.00	2,470.00	91.48%
Holiday Decorations	6,000.00	6,000.00	6,000.00	100.00%
Dues, Licenses, and Fees	175.00	250.00	175.00	70.00%
Total General & Administrative Expenses	\$ 109,224.16	\$ 146,460.00	\$ 109,224.16	74.58%

Greenway Improvement District
FY 2022 Proposed Revised Budget

	Actual	FY 2022 Adopted Budget	FY 2022 Proposed Revised Budget	Percentage Spent
<u>Field Operations</u>				
Electric Utility Services				
Electric	\$ 5,240.65	\$ 7,440.00	\$ 5,240.65	70.44%
Water-Sewer Combination Services				
Water Reclaimed	13,839.26	31,000.00	13,839.26	44.64%
Other Physical Environment				
General Insurance	2,812.00	3,000.00	2,812.00	93.73%
Property & Casualty Insurance	4,064.00	3,100.00	4,064.00	131.10%
Other Insurance	-	100.00	-	0.00%
Irrigation Repairs	45,612.96	34,100.00	45,612.96	133.76%
Landscaping Maintenance & Material	212,291.45	173,798.40	212,291.45	122.15%
Tree Trimming	9,300.00	7,400.00	9,300.00	125.68%
Flower & Plant Replacement	2,015.00	24,800.00	2,015.00	8.13%
Contingency	3,308.41	15,422.00	14,582.95	21.45%
Pest Control	5,190.00	1,612.00	5,190.00	321.96%
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	2,404.80	2,365.92	2,404.80	101.64%
IME - Irrigation Repairs	2,111.42	2,232.00	2,111.42	94.60%
IME - Landscaping	67,802.72	60,689.87	67,802.72	111.72%
IME - Lighting	646.47	558.00	646.47	115.85%
IME - Miscellaneous	146.40	2,901.60	146.40	5.05%
IME - Water Reclaimed	421.61	1,116.00	421.61	37.78%
Road & Street Facilities				
Entry and Wall Maintenance	-	1,860.00	1,860.00	0.00%
Hardscape Maintenance	2,154.00	4,960.00	2,154.00	43.43%
Streetlights	71,019.83	51,910.47	71,019.83	136.81%
Accent Lighting	528.04	1,240.00	528.04	42.58%
Parks & Recreation				
Personnel Leasing Agreement	22,319.88	22,320.00	22,319.88	100.00%
Reserves				
Infrastructure Capital Reserve	11,000.00	11,000.00	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,950.94	1,950.94	100.00%
	\$ 486,179.84	\$ 466,877.20	\$ 499,314.38	104.13%
Total Expenses	\$ 595,404.00	\$ 613,337.20	\$ 608,538.54	97.08%
Income (Loss) from Operations	\$ 11,933.20	\$ (6,000.00)	\$ (1,201.34)	
<u>Other Income (Expense)</u>				
Interest Income	\$ 1,201.34	\$ 6,000.00	\$ 1,201.34	20.02%
Total Other Income (Expense)	\$ 1,201.34	\$ 6,000.00	\$ 1,201.34	20.02%
Net Income (Loss)	\$ 13,134.54	\$ -	\$ -	

Greeneway Improvement District
FY 2022 Debt Service Adopted Budget
Series 2013 Special Assessment Bonds

FY 2022
Adopted
Budget

REVENUES:

Special Assessments Series 2013	\$ 3,913,634.38
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TOTAL REVENUES	<u>\$ 3,913,634.38</u>
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EXPENDITURES:

Series 2013 - Interest 11/01/2021	\$ 1,175,290.63
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Series 2013 - Principal 05/01/2022	910,000.00
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Series 2013 - Interest 05/01/2022	925,831.25
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TOTAL EXPENDITURES	<u>\$ 3,011,121.88</u>
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EXCESS REVENUES	<u>\$ 902,512.50</u>
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Series 2013 - Interest 11/01/2022	\$ 902,512.50
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GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 730 – 731 Paid in October 2022
in an amount totaling \$302.25**

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

REQUISITION NO.	PAYEE	AMOUNT
730	Boggy Creek Improvement District	\$46.00
731	Donald W. McIntosh Associates	\$256.25
		\$302.25

**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:** 730
- (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 265 (Reference OSC59792483 ; Ad: 7275895)
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:


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

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

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

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

GREENWAY IMPROVEMENT
DISTRICT


Responsible Officer

Date: 10/17/2022

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: 9/15/22

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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 731
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$256.25
- (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. Invoice 43190 for Project 23216 (Lake Nona Greenway) Through 09/09/2022
- (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.

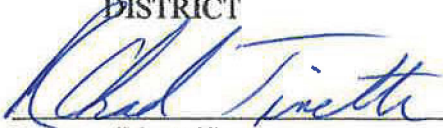
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

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 3:25 pm, Oct 17, 2022

GREENEWAY IMPROVEMENT
DISTRICT

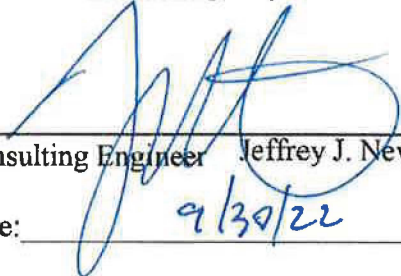


Responsible Officer

Date: 10/17/2022

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: 9/30/22

RECEIVED

By Amanda Lane at 3:25 pm, Oct 17, 2022

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
October 2022 in an amount totaling \$52,477.92**

GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270• ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from October 1, 2022 through October 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$52,477.92**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greeneway Improvement District
AP Check Register (Current by Bank)
Check Dates: 10/1/2022 to 10/31/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
7	10/13/22	M	BERMAN	Berman Construction LLC	\$1,859.99
8	10/13/22	M	CEPRA	Cepra Landscape	\$18,921.35
9	10/13/22	M	DEO	Dept. of Economic Opportunity	\$175.00
0	10/13/22	M	DONMC	Donald W. McIntosh Associates	\$258.13
1	10/13/22	M	EGIS	Egis Insurance Advisors LLC	\$10,182.00
	10/13/22	M	KUTAK	Kutak Rock	\$2,289.59
	10/13/22	M	PFMGC	PFM Group Consulting	\$12,083.33
BANK SUN REGISTER TOTAL:					\$45,769.39
GRAND TOTAL :					\$45,769.39

45,769.39	Checks 3327-3333
525.56	PA 552 - OCU paid online
6,182.97	PA 555 - Sep. ICM paid to Boggy Creek
52,477.92	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 #550

9/2/2022

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction September Administrator & Irrigation Specialist	21725	\$ 1,859.99
2	Boggy Creek Improvement District August ICM Expenses	ICM2022-11	\$ 6,180.84
3	Cepira Landscape September Section 1 Landscaping	ORL2871	\$ 6,114.25
	September Section 2 Landscaping	ORL2872	\$ 5,644.37
	September Section 3 Landscaping	ORL2880	\$ 3,093.33
4	Donald W McIntosh Associates Engineering Services Through 08/12/2022	43073	\$ 320.63

TOTAL \$ 23,213.41


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

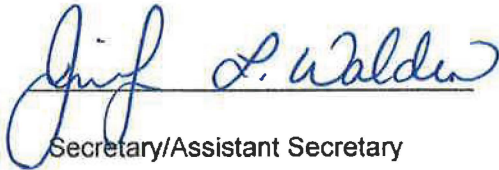
By Amanda Lane at 3:45 pm, Sep 21, 2022

GREENEWAY IMPROVEMENT DISTRICT

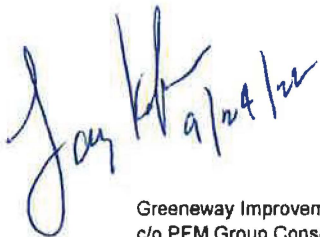
Payment Authorization #553

9/23/2022

Item No.	Payee	Invoice Number	General Fund
1	Orange County Utilities 9987 Laureate Blvd ; Service 08/16/2022 - 09/15/2022	Acct: 6838006489	\$ 525.56
2	PFM Group Consulting Series 2013 Quarterly Dissemination	121704	\$ 1,250.00
TOTAL			\$ 1,775.56


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 3:35 pm, Oct 07, 2022

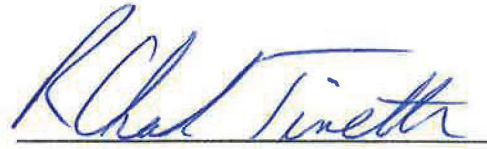
GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #554

9/30/2022

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 09/09/2022	43189	\$ 258.13
2	Egis Insurance & Risk Advisors FY 2023 Insurance	16662	\$ 10,182.00
3	Kutak Rock General Counsel Through 08/31/2022	3111050	\$ 2,289.59
TOTAL			\$ 12,729.72


Secretary/Assistant Secretary


Chairperson


10/7/22

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 3:35 pm, Oct 07, 2022

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #555

10/7/2022

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Berman Construction October Administrator & Irrigation Specialist	22242	\$ 1,859.99	FY 2023
2	Boggy Creek Improvement District September ICM Expenses	ICM2022-12	\$ 6,182.97	FY 2022
3	Cepa Landscape September Section 2 Irrigation Repairs September Section 3 Irrigation Repairs September Doisy Controller MI and Repairs	ORL3234 ORL3235 ORL3236	\$ 589.00 \$ 244.00 \$ 3,236.40	FY 2022 FY 2022 FY 2022
4	Department of Economic Opportunity FY 2023 Special District Fee	86673	\$ 175.00	FY 2023
5	OUC Acct: 8795843030 ; Service 09/01/2022 - 10/03/2022	--	\$ (12,680.77)	FY 2022
6	PFM Group Consulting FY 2023 Tax Roll DM Fee: October 2022	121951 DM-10-2022-17	\$ 7,500.00 \$ 3,333.33	FY 2023 FY 2023

TOTAL \$ 10,439.92

Jeff L. Walden
Secretary/Assistant Secretary

Richard Timmer
Chairperson

(2,428.40)	FY 2021
12,868.32	FY 2022

Jayko
10/12/22

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

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By Amanda Lane at 9:08 am, Oct 12, 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 10/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$104,176.66				\$104,176.66
State Board of Administration	1,537.77				1,537.77
Accounts Receivable	12,680.77				12,680.77
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	87,548.98				87,548.98
Interchange Maintenance Reserve	24,074.57				24,074.57
Debt Service Reserve (Series 2013)		\$2,721,087.50			2,721,087.50
Revenue (Series 2013)		27,021.57			27,021.57
Interest (Series 2013)		896,234.38			896,234.38
Prepayment (Series 2013)		3,379.18			3,379.18
General Checking Account			\$7,075.88		7,075.88
Acquisition/Construction (Series 2013)			1,430,539.33		1,430,539.33
Total Current Assets	<u>\$231,644.33</u>	<u>\$3,647,722.63</u>	<u>\$1,437,615.21</u>	<u>\$0.00</u>	<u>\$5,316,982.17</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$3,647,722.63	\$3,647,722.63
Amount To Be Provided				31,327,277.37	31,327,277.37
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$34,975,000.00</u>	<u>\$34,975,000.00</u>
Total Assets	<u><u>\$231,644.33</u></u>	<u><u>\$3,647,722.63</u></u>	<u><u>\$1,437,615.21</u></u>	<u><u>\$34,975,000.00</u></u>	<u><u>\$40,291,982.17</u></u>

Greeneway Improvement District
Statement of Financial Position
As of 10/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$2,080.99				\$2,080.99
Due To Other Governmental Units	5,958.20				5,958.20
Accounts Payable			\$190.75		190.75
Total Current Liabilities	<u>\$8,039.19</u>	<u>\$0.00</u>	<u>\$190.75</u>	<u>\$0.00</u>	<u>\$8,229.94</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$34,975,000.00	\$34,975,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$34,975,000.00</u>	<u>\$34,975,000.00</u>
Total Liabilities	<u>\$8,039.19</u>	<u>\$0.00</u>	<u>\$190.75</u>	<u>\$34,975,000.00</u>	<u>\$34,983,229.94</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$254,755.13				\$254,755.13
Current Year Net Assets, Unrestricted	(31,149.99)				(31,149.99)
Net Assets, Unrestricted		\$3,651,077.40			3,651,077.40
Current Year Net Assets, Unrestricted		(3,354.77)			(3,354.77)
Net Assets, Unrestricted			\$1,434,129.10		1,434,129.10
Current Year Net Assets, Unrestricted			3,295.36		3,295.36
Total Net Assets	<u>\$223,605.14</u>	<u>\$3,647,722.63</u>	<u>\$1,437,424.46</u>	<u>\$0.00</u>	<u>\$5,308,752.23</u>
Total Liabilities and Net Assets	<u>\$231,644.33</u>	<u>\$3,647,722.63</u>	<u>\$1,437,615.21</u>	<u>\$34,975,000.00</u>	<u>\$40,291,982.17</u>

Greeneway Improvement District
Statement of Activities
As of 10/31/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
Inter-Fund Group Transfers In		(\$3,354.77)			(\$3,354.77)
Inter-Fund Transfers In			\$3,354.77		3,354.77
Total Revenues	<u>\$0.00</u>	<u>(\$3,354.77)</u>	<u>\$3,354.77</u>	<u>\$0.00</u>	<u>\$0.00</u>
<u>Expenses</u>					
Public Officials' Liability Insurance	\$2,688.00				\$2,688.00
Trustee Services	2,406.06				2,406.06
Management	3,333.33				3,333.33
Assessment Administration	7,500.00				7,500.00
Dues, Licenses, and Fees	175.00				175.00
General Insurance	3,023.00				3,023.00
Property & Casualty	4,471.00				4,471.00
IME - Aquatics Maintenance	200.40				200.40
IME - Landscaping	5,508.12				5,508.12
Personnel Leasing Agreement	1,859.99				1,859.99
Legal Advertising			\$59.50		59.50
Total Expenses	<u>\$31,164.90</u>	<u>\$0.00</u>	<u>\$59.50</u>	<u>\$0.00</u>	<u>\$31,224.40</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$14.91				\$14.91
Interest Income			\$0.09		0.09
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$14.91</u>	<u>\$0.00</u>	<u>\$0.09</u>	<u>\$0.00</u>	<u>\$15.00</u>
Change In Net Assets	(\$31,149.99)	(\$3,354.77)	\$3,295.36	\$0.00	(\$31,209.40)
Net Assets At Beginning Of Year	<u>\$254,755.13</u>	<u>\$3,651,077.40</u>	<u>\$1,434,129.10</u>	<u>\$0.00</u>	<u>\$5,339,961.63</u>
Net Assets At End Of Year	<u><u>\$223,605.14</u></u>	<u><u>\$3,647,722.63</u></u>	<u><u>\$1,437,424.46</u></u>	<u><u>\$0.00</u></u>	<u><u>\$5,308,752.23</u></u>

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 10/31/2022

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ 42,656.81	\$ (42,656.81)	\$ 511,881.70	0.00%
Off-Roll Assessments	-	993.19	(993.19)	11,918.30	0.00%
Carryforward Revenue	8,938.72	8,938.72	-	107,264.67	8.33%
Net Revenues	\$ 8,938.72	\$ 52,588.72	\$ (43,650.00)	\$ 631,064.67	1.42%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ -	\$ 1,000.00	\$ (1,000.00)	\$ 12,000.00	0.00%
Financial & Administrative					
Public Officials' Liability Insurance	2,688.00	250.00	2,438.00	3,000.00	89.60%
Trustee Services	2,406.06	833.33	1,572.73	10,000.00	24.06%
Management	3,333.33	3,333.33	-	40,000.00	8.33%
Engineering	-	833.33	(833.33)	10,000.00	0.00%
Dissemination Agent	-	416.67	(416.67)	5,000.00	0.00%
Property Appraiser	-	366.67	(366.67)	4,400.00	0.00%
District Counsel	-	2,500.00	(2,500.00)	30,000.00	0.00%
Assessment Administration	7,500.00	625.00	6,875.00	7,500.00	100.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	375.00	(375.00)	4,500.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Travel and Per Diem	-	12.50	(12.50)	150.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	83.33	(83.33)	1,000.00	0.00%
Legal Advertising	-	375.00	(375.00)	4,500.00	0.00%
Bank Fees	-	30.00	(30.00)	360.00	0.00%
Miscellaneous	-	8.35	(8.35)	100.00	0.00%
Meeting Room	-	33.33	(33.33)	400.00	0.00%
Office Supplies	-	20.83	(20.83)	250.00	0.00%
Property Taxes	-	416.67	(416.67)	5,000.00	0.00%
Web Site Maintenance	-	241.67	(241.67)	2,900.00	0.00%
Holiday Decorations	-	506.25	(506.25)	6,075.00	0.00%
Dues, Licenses, and Fees	175.00	20.83	154.17	250.00	70.00%
Total General & Administrative Expenses	\$ 16,102.39	\$ 12,388.34	\$ 3,714.05	\$ 148,660.00	10.83%

Greenway Improvement District
 Budget to Actual
 For the Month Ending 10/31/2022

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ -	\$ 666.67	\$ (666.67)	\$ 8,000.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	-	833.33	(833.33)	10,000.00	0.00%
Other Physical Environment					
General Insurance	3,023.00	281.25	2,741.75	3,375.00	89.57%
Property & Casualty Insurance	4,471.00	406.42	4,064.58	4,877.00	91.68%
Other Insurance	-	8.33	(8.33)	100.00	0.00%
Irrigation Repairs	-	2,841.67	(2,841.67)	34,100.00	0.00%
Landscaping Maintenance & Material	-	15,376.69	(15,376.69)	184,520.29	0.00%
Tree Trimming	-	833.33	(833.33)	10,000.00	0.00%
Flower & Plant Replacement	-	1,250.00	(1,250.00)	15,000.00	0.00%
Contingency	-	833.33	(833.33)	10,000.00	0.00%
Pest Control	-	433.33	(433.33)	5,200.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	200.40	212.00	(11.60)	2,544.00	7.88%
IME - Irrigation Repairs	-	200.00	(200.00)	2,400.00	0.00%
IME - Landscaping	5,508.12	5,508.12	-	66,097.44	8.33%
IME - Landscape Improvements	-	800.00	(800.00)	9,600.00	0.00%
IME - Lighting	-	80.00	(80.00)	960.00	0.00%
IME - Miscellaneous	-	400.00	(400.00)	4,800.00	0.00%
IME - Water Reclaimed	-	100.00	(100.00)	1,200.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	155.00	(155.00)	1,860.00	0.00%
Hardscape Maintenance	-	413.33	(413.33)	4,960.00	0.00%
Streetlights	-	5,583.33	(5,583.33)	67,000.00	0.00%
Accent Lighting	-	103.33	(103.33)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	1,859.99	1,860.00	(0.01)	22,320.00	8.33%
Reserves					
Infrastructure Capital Reserve	-	916.67	(916.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	162.58	(162.58)	1,950.94	0.00%
	\$ 15,062.51	\$ 40,258.71	\$ (25,196.20)	\$ 483,104.67	3.12%
Total Expenses	\$ 31,164.90	\$ 52,647.05	\$ (21,482.15)	\$ 631,764.67	4.93%
Income (Loss) from Operations	\$ (22,226.18)	\$ (58.33)	\$ (22,167.85)	\$ (700.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 14.91	\$ 58.33	\$ (43.42)	\$ 700.00	2.13%
Total Other Income (Expense)	\$ 14.91	\$ 58.33	\$ (43.42)	\$ 700.00	2.13%
Net Income (Loss)	\$ (22,211.27)	\$ -	\$ (22,211.27)	\$ -	

Greeneway Improvement District
Cash Flow

	Beg. Cash	FY 2022 Inflows	FY 2022 Outflows	FY 2023 Inflows	FY 2023 Outflows	End. Cash
10/1/2021	240,255.26	2.73	(20,984.33)	-	-	182,308.15
11/1/2021	182,308.15	177,675.51	(21,846.12)	-	-	331,864.81
12/1/2021	331,864.81	709,104.20	(831,663.90)	-	-	209,305.11
1/1/2022	209,305.11	1,381,449.81	(1,185,136.80)	-	-	405,618.12
2/1/2022	405,618.12	292,889.97	(52,636.20)	-	-	645,871.89
3/1/2022	645,871.89	170,688.18	(450,112.76)	-	-	366,447.31
4/1/2022	366,447.31	122,053.75	(24,694.59)	-	-	463,806.47
5/1/2022	463,806.47	72,806.14	(233,930.62)	-	-	302,681.99
6/1/2022	302,681.99	85,689.14	(128,265.00)	-	-	260,106.13
7/1/2022	260,106.13	74,319.79	(67,829.51)	-	-	266,596.41
8/1/2022	266,596.41	113,508.15	(189,584.79)	-	-	190,519.77
9/1/2022	190,519.77	11,530.31	(45,397.30)	-	-	156,652.78
10/1/2022	156,652.78	-	(31,287.59)	1.80	(21,190.33)	104,176.66
11/1/2022	104,176.66	-	(158.25)	-	(2,039.87)	101,978.54 as of 11/06/2022
Totals		3,211,717.68	(3,286,871.09)	1.80	(23,230.20)	

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

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	2,232,541.59
Cumulative Draws Through Prior Month	(49,495,783.56)
	=====
Construction Funds Available	\$ 1,436,758.03
Requisitions This Month	
Requisition #733: Donald W. McIntosh Associates	\$ (131.25)
	=====
Total Requisitions This Month	\$ (131.25)
	=====
Series 2013 Construction Funds Remaining	\$ 1,436,626.78

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

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

Net Uncommitted	1,436,626.78
------------------------	---------------------