

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, March 21, 2023, 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 February 21, 2023, Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Arbitrage Rebate Proposals** (*provided under separate cover*)
- 3. **Ratification of Requisition Nos. 739 – 740 Paid in February 2023 in an amount totaling \$280.40**
- 4. **Ratification of Operation and Maintenance Expenditures Paid in February 2023 in an amount totaling \$46,772.78**
- 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 February 21, 2023
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, February 21, 2023, at 2:30 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson	
Karen Duerr	Vice Chair	
Matthew Franko	Assistant Secretary	(joined at 2:33 p.m.)
Amanda Kost	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	(via phone)
Lynne Mullins	PFM	
Amanda Lane	PFM	(via phone)
Jorge Jimenez	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor	(via phone)
Matt McDermott	Construction Committee Member	
Tucker Mackie	Kutak Rock	(joined at 2:33 p.m. via phone)
Samantha Sharenow	Berman	
Katie Harmer	Berman	

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
December 13, 2022, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the December 13, 2022, Board of Supervisors' Meeting.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the December 13, 2022, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Ratification of Pressure Washing
Proposal with Berman**

Ms. Mullins explained that District staff reached out to several vendors for proposals. The first one came in with an overall cost of \$14,400.00 as they didn't split it out for each District, the second was from Kendrick

for \$1,350.00 and the last one was from TRT Home Services at \$5,325.00. This was a time sensitive item, so Mr. Tinetti approved going with Berman at a cost of \$1,320.00 outside of a meeting.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Pressure Washing Proposal with Berman.

FIFTH ORDER OF BUSINESS

Ratification of Requisition Nos. 734 – 737 Paid in December 2022 in an amount totaling \$492.05

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

On motion by Ms. Duerr, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 734 – 737 Paid in December 2022 in an amount totaling \$492.05.

SIXTH ORDER OF BUSINESS

Ratification of Requisition No. 738 Paid in January 2023 in an amount totaling \$48.40

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

On motion by Ms. Duerr, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. 738 Paid in January 2023 in an amount totaling \$48.40.

Ms. Mullins noted that Mr. Franko joined the meeting at 2:33 p.m.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in December 2022 in an amount totaling \$47,526.98

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

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in December 2022 in an amount totaling \$47,526.98.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in January 2023 in an amount totaling \$24,751.25

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

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in January 2023 in an amount totaling \$24,751.25.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Mr. Kaufmann stated there were no Work Authorizations.

TENTH ORDER OF BUSINESS

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

The Board reviewed the District's Financial Statements through January 2023. Ms. Mullins noted that the District has spent \$150,000.00 versus a budget of \$631,000.00 which is roughly 24% of the total budget.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Mullins noted the next meeting is scheduled for March 21, 2023.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – Ms. Sharenow shared that there is a tree down on Benavente that will need to be addressed and she is waiting for the proposal from BrightView. Discussion ensued regarding the need to replace the wax myrtle and the available funds in the budget.

On motion by Ms. Kost, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved a not-to-exceed amount of \$10,000.00 for cleanup and replanting the down tree.

Ms. Mullins introduced the Board to Samantha Sharenow and Katie Harmer with Berman as they will be replacing Aaron Wilbanks for the landscaping items. They are meeting with the landscapers regularly and getting items organized and cleaned up.

Irrigation Supervisor – No report.

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

There were no Supervisor requests.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On motion by Ms. Kost, seconded by Mr. Tinetti, with all in favor the February 21, 2023, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

Arbitrage Rebate Proposals
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 739 – 740 Paid in February 2023
in an amount totaling \$280.40**

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 February 1, 2023 through February 28, 2023. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
739	Donald W. McIntosh Associates	\$231.25
740	Boggy Creek Improvement District	\$49.15
		\$280.40

**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:** 739
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$231.25
- (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 43664 for Project 23216 (Lake Nona Greeneway) Through 12/30/2022
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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


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

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

RECEIVED

By Amanda Lane at 11:02 am, Feb 09, 2023

GREENEWAY IMPROVEMENT
DISTRICT




Responsible Officer

Date: 2/9/2023

CONSULTING ENGINEER'S APPROVAL

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



Consulting Engineer Jeffrey J. Newton, PE

Date: 1/23/23

RECEIVED

By Amanda Lane at 11:02 am, Feb 09, 2023

**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:** 740
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$49.15
- (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 286 (Reference OSC67771844 ; Ad: 7368715)
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:


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

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

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

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

GREENEWAY IMPROVEMENT
DISTRICT

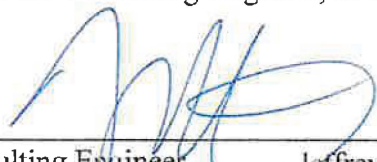


Responsible Officer

Date: 2/17/23

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: 2/17/23

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
2023 in an amount totaling \$46,772.78**

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 February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$46,772.78**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
Check Dates: 2/1/2023 to 2/28/2023

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
3368	02/09/23	M	BVLS	BrightView Landscape Services	\$17,566.00
3369	02/09/23	M	DONMC	Donald W. McIntosh Associates	\$187.50
3370	02/09/23	M	ORLS	Orlando Sentinel	\$223.25
3371	02/09/23	M	TRUSTE	US Bank as Trustee for Greenew	\$254,487.78
3372	02/14/23	M	BVLS	BrightView Landscape Services	\$22.93
3373	02/14/23	M	KUTAK	Kutak Rock	\$1,295.17
3374	02/14/23	M	VGLOBA	VGlobalTech	\$135.00
3375	02/22/23	M	BVLS	BrightView Landscape Services	\$3,11 .98
3376	02/22/23	M	PFMGC	PFM Group Consulting	\$3,333.33
3377	02/22/23	M	TRUSTE	US Bank as Trustee for Greenew	\$17,378.41
BANK SUN REGISTER TOTAL:					\$297,744.35
GRAND TOTAL :					\$297,744.35

25,878.16	Checks 3368-3370, 3372-3376
271,866.19	Checks 3371, 3377 (debt service)
405.02	PA 565 - OCU paid online
5,811.17	PA 564 - Dec. ICM paid to Boggy Creek
8,252.14	PA 568 - OUC paid online
6,426.29	PA 568 - Dec. ICM paid to Boggy Creek
318,638.97	Total cash spent
46,772.78	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 #565

1/20/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services		
	November Section 1 Landscaping	8241001	\$ 5,727.00
	December Section 1 Landscaping	8241002	\$ 5,727.00
	January Section 1 Landscaping	8241003	\$ 5,727.00
2	Donald W McIntosh Associates		
	Engineering Services Through 12/30/2022	43663	\$ 187.50
3	Orange County Utilities		
	9987 Laureate Blvd ; Service 12/15/2022 - 01/17/2023	Acct: 6838006489	\$ 405.02

TOTAL \$ 17,773.52


Secretary/Assistant Secretary


Chairperson


1/26/23

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

RECEIVED

By Amanda Lane at 9:32 am, Feb 08, 2023

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #566

1/25/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services Irrigation Repair Timer 26	8251478	\$ 385.00
2	Orlando Sentinel Legal Advertising on 01/09/2023 (Ad: 7348622)	OSC66656125	\$ 223.25

TOTAL \$ 608.25


Secretary/Assistant Secretary


Chairperson


1/26/23

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

RECEIVED

By Amanda Lane at 9:32 am, Feb 08, 2023

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #567

2/3/2023

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction February Administrator & Irrigation Specialist	34211	\$ 1,859.99
2	BrightView Landscape Services February Section 2 Landscaping February Section 3 Landscaping Irrigation Repairs February Section 1 Landscaping	8259210 8259211 8273481 8273510	\$ 3,046.00 \$ 3,134.00 \$ 22.93 \$ 5,727.00
3	Kutak Rock General Counsel Through 12/31/2022	3169997	\$ 1,295.17
4	VGlobalTech January Website Maintenance	4628	\$ 135.00

TOTAL \$ 15,220.09


Secretary/Assistant Secretary


Chairperson


JLW 2/6/23

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 10:34 am, Feb 09, 2023

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #568

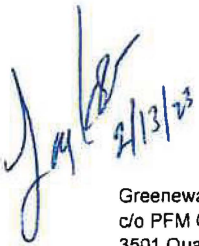
2/10/2023

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District January ICM Expenses	ICM2023-04	\$ 6,426.29
2	BrightView Landscape Services October Pro-Rated Landscaping	8283380	\$ 2,771.10
3	OUC Acct: 8795843030 ; Service 01/03/2023 - 02/01/2023	--	\$ 8,252.14
4	PFM Group Consulting DM Fee: February 2023	DM-02-2023-17	\$ 3,333.33

TOTAL \$ 20,782.86


Secretary/Assistant Secretary


Chairperson


2/13/23

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

RECEIVED

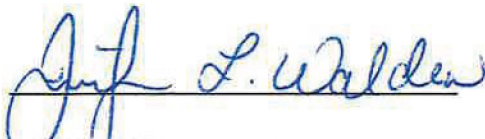
By Amanda Lane at 10:02 am, Feb 22, 2023

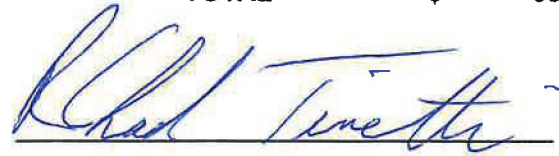
GREENEWAY IMPROVEMENT DISTRICT

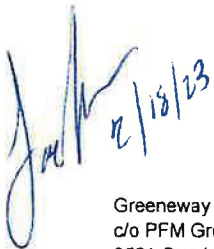
Payment Authorization #569

2/17/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services January Irrigation Inspection	5434853	\$ 343.88
2	Orange County Utilities 9987 Laureate Blvd ; Service 01/18/2023 - 02/14/2023	Acct: 6838006489	\$ 539.90
TOTAL			\$ 883.78


Secretary/Assistant Secretary


Chairperson


2/18/23

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

RECEIVED
By Amanda Lane at 4:38 pm, Feb 21, 2023

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 2/28/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$426,298.22				\$426,298.22
State Board of Administration	1,560.07				1,560.07
Assessments Receivable	74,537.53				74,537.53
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	87,576.33				87,576.33
Interchange Maintenance Reserve	24,082.09				24,082.09
Assessments Receivable		\$381,903.69			381,903.69
Due From Other Funds		17,378.41			17,378.41
Debt Service Reserve (Series 2013)		2,721,087.50			2,721,087.50
Revenue (Series 2013)		2,346,434.73			2,346,434.73
Prepayment (Series 2013)		3,402.79			3,402.79
General Checking Account			\$7,076.23		7,076.23
Acquisition/Construction (Series 2013)			1,458,540.05		1,458,540.05
Total Current Assets	<u>\$615,679.82</u>	<u>\$5,470,207.12</u>	<u>\$1,465,616.28</u>	<u>\$0.00</u>	<u>\$7,551,503.22</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$5,070,925.02	\$5,070,925.02
Amount To Be Provided				29,904,074.98	29,904,074.98
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>\$615,679.82</u></u>	<u><u>\$5,470,207.12</u></u>	<u><u>\$1,465,616.28</u></u>	<u><u>\$34,975,000.00</u></u>	<u><u>\$42,526,503.22</u></u>

Greeneway Improvement District
Statement of Financial Position
As of 2/28/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$16,641.39				\$16,641.39
Due To Other Governmental Units	6,242.38				6,242.38
Deferred Revenue	74,537.53				74,537.53
Deferred Revenue		\$381,903.69			381,903.69
Total Current Liabilities	<u>\$97,421.30</u>	<u>\$381,903.69</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$479,324.99</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><u>\$97,421.30</u></u>	<u><u>\$381,903.69</u></u>	<u><u>\$0.00</u></u>	<u><u>\$34,975,000.00</u></u>	<u><u>\$35,454,324.99</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$68,372.19				\$68,372.19
Net Assets - General Government	193,075.94				193,075.94
Current Year Net Assets - General Government	256,810.39				256,810.39
Net Assets, Unrestricted		\$3,651,077.40			3,651,077.40
Current Year Net Assets, Unrestricted		1,437,226.03			1,437,226.03
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,985,033.72		1,985,033.72
Current Year Net Assets, Unrestricted			31,487.18		31,487.18
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u><u>\$518,258.52</u></u>	<u><u>\$5,088,303.43</u></u>	<u><u>\$1,465,616.28</u></u>	<u><u>\$0.00</u></u>	<u><u>\$7,072,178.23</u></u>
Total Liabilities and Net Assets	<u><u>\$615,679.82</u></u>	<u><u>\$5,470,207.12</u></u>	<u><u>\$1,465,616.28</u></u>	<u><u>\$34,975,000.00</u></u>	<u><u>\$42,526,503.22</u></u>

Greenway Improvement District
Statement of Activities
As of 2/28/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$437,351.86				\$437,351.86
Off-Roll Assessments	11,918.48				11,918.48
On-Roll Assessments		\$2,240,834.75			2,240,834.75
Off-Roll Assessments		92,303.26			92,303.26
Inter-Fund Group Transfers In		(22,324.11)			(22,324.11)
Inter-Fund Transfers In			\$22,324.11		22,324.11
Total Revenues	<u>\$449,270.34</u>	<u>\$2,310,813.90</u>	<u>\$22,324.11</u>	<u>\$0.00</u>	<u>\$2,782,408.35</u>
<u>Expenses</u>					
Supervisor Fees	\$2,200.00				\$2,200.00
Public Officials' Liability Insurance	2,688.00				2,688.00
Trustee Services	2,406.06				2,406.06
Management	16,666.65				16,666.65
Engineering	1,013.75				1,013.75
Dissemination Agent	1,250.00				1,250.00
Property Appraiser	4,021.76				4,021.76
District Counsel	6,129.17				6,129.17
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	25.40				25.40
Postage & Shipping	0.57				0.57
Legal Advertising	967.25				967.25
Bank Fees	2.00				2.00
Meeting Room	125.82				125.82
Property Taxes	59.88				59.88
Web Site Maintenance	540.00				540.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	561.64				561.64
Water Reclaimed	6,042.58				6,042.58
General Insurance	3,023.00				3,023.00
Property & Casualty	4,471.00				4,471.00
Irrigation	1,726.85				1,726.85
Landscaping Maintenance & Material	56,579.10				56,579.10
Contingency	1,220.14				1,220.14

Greenway Improvement District

Statement of Activities

As of 2/28/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	1,002.00				1,002.00
IME - Irrigation	634.44				634.44
IME - Landscaping	27,540.60				27,540.60
IME - Lighting	227.09				227.09
IME - Miscellaneous	422.40				422.40
IME - Water Reclaimed	178.02				178.02
Entry and Wall Maintenance	1,320.00				1,320.00
Streetlights	27,848.48				27,848.48
Personnel Leasing Agreement	9,299.95				9,299.95
Interest Payments (Series 2013)		\$896,234.38			896,234.38
Engineering			\$625.00		625.00
Legal Advertising			255.35		255.35
Total Expenses	\$193,868.60	\$896,234.38	\$880.35	\$0.00	\$1,090,983.33
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$1,408.65				\$1,408.65
Interest Income		\$22,646.51			22,646.51
Interest Income			\$10,043.42		10,043.42
Total Other Revenues (Expenses) & Gains (Losses)	\$1,408.65	\$22,646.51	\$10,043.42	\$0.00	\$34,098.58
Change In Net Assets	\$256,810.39	\$1,437,226.03	\$31,487.18	\$0.00	\$1,725,523.60
Net Assets At Beginning Of Year	\$261,448.13	\$3,651,077.40	\$1,434,129.10	\$0.00	\$5,346,654.63
Net Assets At End Of Year	\$518,258.52	\$5,088,303.43	\$1,465,616.28	\$0.00	\$7,072,178.23

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 02/28/2023

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 437,351.86	\$ 213,284.04	\$ 224,067.82	\$ 511,881.70	85.44%
Off-Roll Assessments	11,918.48	4,965.96	6,952.52	11,918.30	100.00%
Carryforward Revenue	44,693.61	44,693.61	-	107,264.67	41.67%
Net Revenues	\$ 493,963.95	\$ 262,943.61	\$ 231,020.34	\$ 631,064.67	78.27%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 2,200.00	\$ 5,000.00	\$ (2,800.00)	\$ 12,000.00	18.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,688.00	1,250.00	1,438.00	3,000.00	89.60%
Trustee Services	2,406.06	4,166.67	(1,760.61)	10,000.00	24.06%
Management	16,666.65	16,666.67	(0.02)	40,000.00	41.67%
Engineering	1,013.75	4,166.67	(3,152.92)	10,000.00	10.14%
Dissemination Agent	1,250.00	2,083.33	(833.33)	5,000.00	25.00%
Property Appraiser	4,021.76	1,833.33	2,188.43	4,400.00	91.40%
District Counsel	6,129.17	12,500.00	(6,370.83)	30,000.00	20.43%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Reamortization Schedules	-	104.17	(104.17)	250.00	0.00%
Audit	-	1,875.00	(1,875.00)	4,500.00	0.00%
Arbitrage Calculation	-	208.33	(208.33)	500.00	0.00%
Travel and Per Diem	25.40	62.50	(37.10)	150.00	16.93%
Telephone	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	0.57	208.33	(207.76)	500.00	0.11%
Copies	-	416.67	(416.67)	1,000.00	0.00%
Legal Advertising	967.25	1,875.00	(907.75)	4,500.00	21.49%
Bank Fees	2.00	150.00	(148.00)	360.00	0.56%
Miscellaneous	-	41.65	(41.65)	100.00	0.00%
Meeting Room	125.82	166.67	(40.85)	400.00	31.46%
Office Supplies	-	104.17	(104.17)	250.00	0.00%
Property Taxes	59.88	2,083.33	(2,023.45)	5,000.00	1.20%
Web Site Maintenance	540.00	1,208.33	(668.33)	2,900.00	18.62%
Holiday Decorations	6,000.00	2,531.25	3,468.75	6,075.00	98.77%
Dues, Licenses, and Fees	175.00	104.17	70.83	250.00	70.00%
Total General & Administrative Expenses	\$ 51,771.31	\$ 61,941.66	\$ (10,170.35)	\$ 148,660.00	34.83%

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 02/28/2023

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 561.64	\$ 3,333.33	\$ (2,771.69)	\$ 8,000.00	7.02%
Water-Sewer Combination Services					
Water Reclaimed	6,042.58	4,166.67	1,875.91	10,000.00	60.43%
Other Physical Environment					
General Insurance	3,023.00	1,406.25	1,616.75	3,375.00	89.57%
Property & Casualty Insurance	4,471.00	2,032.08	2,438.92	4,877.00	91.68%
Other Insurance	-	41.67	(41.67)	100.00	0.00%
Irrigation Repairs	1,726.85	14,208.33	(12,481.48)	34,100.00	5.06%
Landscaping Maintenance & Material	56,579.10	76,883.45	(20,304.35)	184,520.29	30.66%
Tree Trimming	-	4,166.67	(4,166.67)	10,000.00	0.00%
Flower & Plant Replacement	-	6,250.00	(6,250.00)	15,000.00	0.00%
Contingency	1,220.14	4,166.67	(2,946.53)	10,000.00	12.20%
Pest Control	-	2,166.67	(2,166.67)	5,200.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,002.00	1,060.00	(58.00)	2,544.00	39.39%
IME - Irrigation Repairs	634.44	1,000.00	(365.56)	2,400.00	26.44%
IME - Landscaping	27,540.60	27,540.60	-	66,097.44	41.67%
IME - Landscape Improvements	-	4,000.00	(4,000.00)	9,600.00	0.00%
IME - Lighting	227.09	400.00	(172.91)	960.00	23.66%
IME - Miscellaneous	422.40	2,000.00	(1,577.60)	4,800.00	8.80%
IME - Water Reclaimed	178.02	500.00	(321.98)	1,200.00	14.84%
Road & Street Facilities					
Entry and Wall Maintenance	1,320.00	775.00	545.00	1,860.00	70.97%
Hardscape Maintenance	-	2,066.67	(2,066.67)	4,960.00	0.00%
Streetlights	27,848.48	27,916.67	(68.19)	67,000.00	41.56%
Accent Lighting	-	516.67	(516.67)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	9,299.95	9,300.00	(0.05)	22,320.00	41.67%
Reserves					
Infrastructure Capital Reserve	-	4,583.33	(4,583.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	812.89	(812.89)	1,950.94	0.00%
	\$ 142,097.29	\$ 201,293.62	\$ (59,196.33)	\$ 483,104.67	29.41%
Total Expenses	\$ 193,868.60	\$ 263,235.28	\$ (69,366.68)	\$ 631,764.67	30.69%
Income (Loss) from Operations	\$ 300,095.35	\$ (291.67)	\$ 300,387.02	\$ (700.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,408.65	\$ 291.67	\$ 1,116.98	\$ 700.00	201.24%
Total Other Income (Expense)	\$ 1,408.65	\$ 291.67	\$ 1,116.98	\$ 700.00	201.24%
Net Income (Loss)	\$ 301,504.00	\$ -	\$ 301,504.00	\$ -	

Greeneway Improvement District
Budget to Actual
For the Month Ending 02/28/2023

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	YTD Actual
Revenues						
On-Roll Assessments	\$ -	\$ 30,069.88	\$ 107,320.42	\$ 246,900.45	\$ 53,061.11	\$ 437,351.86
Off-Roll Assessments	-	-	11,918.48	-	-	11,918.48
Carryforward Revenue	8,938.72	8,938.73	8,938.72	8,938.72	8,938.72	44,693.61
Net Revenues	\$ 8,938.72	\$ 39,008.61	\$ 128,177.62	\$ 255,839.17	\$ 61,999.83	\$ 493,963.95
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ -	\$ 1,000.00	\$ 600.00	\$ -	\$ 600.00	\$ 2,200.00
Financial & Administrative						
Public Officials' Liability Insurance	2,688.00	-	-	-	-	2,688.00
Trustee Fees	2,406.06	-	-	-	-	2,406.06
Management	3,333.33	-	6,666.66	3,333.33	3,333.33	16,666.65
District Engineering	-	-	826.25	187.50	-	1,013.75
Dissemination Agent	-	-	1,250.00	-	-	1,250.00
Property Appraiser	-	-	-	-	4,021.76	4,021.76
District Counsel	-	-	4,419.50	-	1,709.67	6,129.17
Assessment Administration	7,500.00	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-
Audit	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-	-
Travel and Per Diem	-	-	17.80	7.60	-	25.40
Telephone	-	-	-	-	-	-
Postage & Shipping	-	-	0.57	-	-	0.57
Copies	-	-	-	-	-	-
Legal Advertising	-	256.25	487.75	223.25	-	967.25
Bank Fees	-	2.00	-	-	-	2.00
Miscellaneous	-	-	-	-	-	-
Meeting Room	-	-	53.54	72.28	-	125.82
Office Supplies	-	-	-	-	-	-
Property Taxes	-	59.88	-	-	-	59.88
Website Maintenance	-	-	-	405.00	135.00	540.00
Holiday Decorations	-	-	6,000.00	-	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 16,102.39	\$ 1,318.13	\$ 20,322.07	\$ 4,228.96	\$ 9,799.76	\$ 51,771.31
Field Operations						
Electric Utility Services						
Electric	\$ -	\$ 129.30	\$ 124.06	\$ 131.24	\$ 177.04	\$ 561.64
Water-Sewer Combination Services						
Water Reclaimed	-	2,043.73	1,056.98	1,318.48	1,623.39	6,042.58
Other Physical Environment						
General Insurance	3,023.00	-	-	-	-	3,023.00
Property & Casualty Insurance	4,471.00	-	-	-	-	4,471.00
Other Insurance	-	-	-	-	-	-
Irrigation Repairs	-	-	975.04	385.00	366.81	1,726.85
Landscaping Maintenance & Material	-	-	24,720.00	17,181.00	14,678.10	56,579.10
Tree Trimming	-	-	-	-	-	-
Flower & Plant Replacement	-	-	-	-	-	-
Contingency	-	1,220.14	-	-	-	1,220.14
Pest Control	-	-	-	-	-	-
Interchange Maintenance Expenses						
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	1,002.00
IME - Irrigation	-	-	-	634.44	-	634.44
IME - Landscaping	5,508.12	5,508.12	5,508.12	5,508.12	5,508.12	27,540.60
IME - Landscape Improvements	-	-	-	-	-	-
IME - Lighting	-	49.05	53.63	65.45	58.96	227.09
IME - Miscellaneous	-	-	-	-	422.40	422.40
IME - Water Reclaimed	-	58.62	49.02	17.88	52.50	178.02
Road & Street Facilities						

Greenway Improvement District
 Budget to Actual
 For the Month Ending 02/28/2023

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	YTD Actual
Entry and Wall Maintenance	-	-	-	-	1,320.00	1,320.00
Hardscape Maintenance	-	-	-	-	-	-
Streetlights	-	6,931.89	6,932.17	6,992.81	6,991.61	27,848.48
Accent Lighting	-	-	-	-	-	-
Parks & Recreation						
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	9,299.95
Reserves						
Infrastructure Capital Reserve	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-
Total Field Operations Expenses	\$ 15,062.51	\$ 18,001.24	\$ 41,479.41	\$ 34,294.81	\$ 33,259.32	\$ 142,097.29
Total Expenses	\$ 31,164.90	\$ 19,319.37	\$ 61,801.48	\$ 38,523.77	\$ 43,059.08	\$ 193,868.60
Income (Loss) from Operations	\$ (22,226.18)	\$ 19,689.24	\$ 66,376.14	\$ 217,315.40	\$ 18,940.75	\$ 300,095.35
Other Income (Expense)						
Interest Income	\$ 14.91	\$ 15.85	\$ 1,328.93	\$ 28.58	\$ 20.38	\$ 1,408.65
Total Other Income (Expense)	\$ 14.91	\$ 15.85	\$ 1,328.93	\$ 28.58	\$ 20.38	\$ 1,408.65
Net Income (Loss)	\$ (22,211.27)	\$ 19,705.09	\$ 67,705.07	\$ 217,343.98	\$ 18,961.13	\$ 301,504.00

Greeneway Improvement District
Cash Flow

Beg. Cash		FY 2022 Inflows	FY 2022 Outflows	FY 2023 Inflows	FY 2023 Outflows	End. Cash
10/1/2022	156,652.78	-	(31,287.59)	1.80	(21,190.33)	104,176.66
11/1/2022	104,176.66	6,693.00	(628.93)	184,139.41	(11,746.65)	282,633.49
12/1/2022	282,633.49	-	-	762,728.20	(709,427.87)	335,933.82
1/1/2023	335,933.82	-	-	1,511,943.46	(1,423,852.18)	424,025.10
2/1/2023	424,025.10	-	-	320,912.09	(318,638.97)	426,298.22
3/1/2023	426,298.22	-	-	-	(14,306.89)	411,991.33 as of 03/08/2023
Totals		3,218,410.68	(3,287,341.77)	2,779,724.96	(2,499,162.89)	

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

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	2,255,275.71
Cumulative Draws Through Prior Month	(49,496,735.66)
	=====
Construction Funds Available	\$ 1,458,540.05
Requisitions This Month	
	=====
Total Requisitions This Month	\$ -
	=====
Series 2013 Construction Funds Remaining	\$ 1,458,540.05

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	1,458,540.05
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