

Greeneway 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 Greeneway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, June 20, 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 May 9, 2023, Board of Supervisors' Meeting**

Business Matters

2. **Discussion of Construction Committee Member Vacancy**
3. **Consideration of Pest Control Proposals** (*provided under separate cover*)
4. **Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**
5. **Consideration of Sidewalk Repair Proposals** (*provided under separate cover*)
6. **Ratification of Operation and Maintenance Expenditures Paid in May 2023 in an amount totaling \$43,876.24**
7. **Ratification of Requisition Nos. 743 – 744 Paid in May 2023 in an amount totaling \$781.15**
8. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
9. **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 May 9, 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, May 9, 2023, at 2:30 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson	
Matthew Franko	Assistant Secretary	
Karen Duerr	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Kevin Plenzler	PFM	
Jeffrey Newton	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor	(via phone)
Matt McDermott	Construction Committee Member	
Tucker Mackie	Kutak Rock	
Ryan Dugan	Kutak Rock	(via phone)
Samantha Sharenow	Berman	
Katie Harmer	Berman	
Misty Taylor	BMO	

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
April 18, 2023, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the April 18, 2023, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the April 18, 2023, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Letter from Supervisor of Elections –
Orange County**

Ms. Walden stated each year the District is required to state on the record the number of registered voters. As of April 15, 2023, the District has 5,004 registered voters. No action is required.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Delegated Award Resolution

Ms. Taylor stated the Board previously reviewed term sheets for the issuance of the 2023 Bonds submitted by various banks and selected the term sheet from Truist. District staff put together all the Bond documents to effect that closing and this Resolution authorizes the issuance of the Bonds. It also approves the form of the Trust Indentures as required under Chapter 190, appoints U.S. Bank as the Trustee, approves the form of a Master Trust Indenture, and approves the First Supplemental Trust Indenture. District staff prepared a new Master Indenture for this District because the previous one was outdated. If the District issues any future debt, District staff can issue under the new Master Indenture. The authorized amount is not-to-exceed \$34,025,000.00. That amount is actually the current outstanding par of the 2013 Bonds. It's anticipated that the actual Bond amount will be lower than that. This Resolution also authorizes the undertaking of the refunding of the 2013 Bonds and ratifies certain actions such as District staff giving the bond holders a conditional notice so that the 2013 Bonds could be redeemed on the same day of closing.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2023-04, Delegated Award Resolution.

SIXTH ORDER OF BUSINESS

Consideration of Supplemental Assessment Methodology Report

Mr. Plenzler stated before the Board is the Supplemental Methodology Report detailing the Bond refunding that the Board has been discussing today in terms of the refunding of the 2013 Bonds. He directed the Board to Page 138 showing the details of the 2023 Bonds. He noted these numbers may change a little bit as District staff continues to finalize numbers and work with the bank to get to the final numbers at closing. However, that's well below the \$34,000,000.00 listed in the Delegation Resolution, and ultimately District staff will update with the final numbers. The savings represents approximately 16% savings to each resident on an annual basis going forward, which is a very attractive rate in today's market.

Ms. Duerr asked when the residents would see that 16% savings. Mr. Plenzler responded that residents will see the savings this November.

Discussion ensued regarding how and if the District should provide notice to the residents about the refunding.

Mr. Plenzler noted the Board would need to approve this in substantial form until the numbers are finalized with the official roll.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Supplemental Assessment Resolution

Ms. Mackie explained the Supplemental Assessment Resolution. The assessments securing the 2013 Bonds were levied in connection with an assessment process that was begun in 2012, and when the District issued the 2013 Bonds those assessments were sized for the terms of the 2013 Bonds. As a

result of the refunding and the issuance of the 2023 Bonds, what this Resolution does is it recognizes the steps the Board took to provide for the refunding, approves the Capital Improvement Plan, and approves the Supplemental Assessment Methodology Report. She added that District staff is looking for the Board to approve this Resolution and request that the updated Exhibits B, C, and D get attached once they are ready.

Ms. Taylor added that on Page 10 of the Methodology Report the accrued interest of \$87,000.00 will change as there is currently money sitting in the revenue account which will reduce the par amount. Ms. Mackie noted the District has current construction funds in the amount of \$1,487,918.58, with \$1,400,000.00 of that amount to consist of the Series 2023 project fund for purposes of completing the Capital Improvement Plan.

Ms. Taylor noted what District staff did for the District is took all the money that's been sitting in the 2013 account for so long and District staff is applying it to the refunding. This \$1,400,000.00 number is considered new money for the District. That way the District gets all the new spending exceptions and exemptions from rebate and things of that nature.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2023-05, Supplemental Assessment Resolution with the request that updated Exhibits B, C, and D get attached once finalized.

EIGHTH ORDER OF BUSINESS

Consideration of 1st Amendment to True-Up Agreement with Lake Nona Land Company

Ms. Mackie stated at the time the District issued the 2013 Bonds, much of the land within the Greenway Improvement District remained undeveloped, and there is an obligation for the Master Developer to provide for the amount of assessments needed to support the debt issued in the event that the development plan is less than anticipated. As a result of not only the Boundary Amendment that the Board undertook several years ago, but also the development that's transpired since then, the number of ERUs that remains to be assigned to undeveloped property is listed in Section 2 and is about 51.9 ERUs. Given the significant reduction, District staff thought it was timely to provide for an update to that agreement in the form of this First Amendment to the True-Up Agreement.

Ms. Mackie noted that this needs the Boards approval in substantial form with the understanding that it's currently with the Developer, Lake Nona Land Company LLC, for review as well, but this would be a part of the closing documents.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the 1st Amendment to the True-Up Agreement with Lake Nona Land Company LLC in substantial form.

NINTH ORDER OF BUSINESS

Discussion of Construction Committee Members

Mr. Kaufmann stated the Developer has asked the Board to consider reconfiguring the Construction Committee to five individuals. He noted at the June meeting he will be resigning from the Construction Committee. The recommendation would be Larry Kaufmann, Dan Young, Chris Wilson, Matt McDermott,

and Drew Dawson for the Construction Committee. Ms. Mackie stated the increase in the number of members was so the quorum could be more easily obtained and expertise be added with the additional members.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved adding two seats to the Construction Committee and appointed Dan Young and Drew Dawson.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date

Ms. Walden stated the proposed budget is included as an exhibit to the Resolution. Today's goal is to set the threshold and the District can make changes with individual line items until the final budget is approved. District staff is recommending setting the public hearing for Tuesday, August 15, 2023, at 2:30 p.m. at this location.

Mr. Tinetti asked why the irrigation repairs went up so much. Mr. McDermott stated this is actually lower than average, as District staff is working with the vendors to make sure that the District is getting reports and repairs done on time.

The Board reviewed and discussed the budget.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2023-06, Approving a Preliminary Budget for Fiscal Year 2024 and Setting a Public Hearing Date to be held on Tuesday, August 15, 2023, at 2:30 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

ELEVENTH ORDER OF BUSINESS

Review and Acceptance of Arbitrage Rebate Report for the Series 2013 Bonds

Ms. Walden stated LLS Tax Solutions Inc, the vendor the Board previously chose, provided the report for the latest five-year period which was 2018 to 2023. LLS Tax Solutions indicated that there is no cumulative rebatable arbitrage liability as of April 24, 2023.

Ms. Taylor noted this is the five-year report for the 2013 Bonds the District is refunding. On the date of refunding, which is May 19, 2023, a final computation would typically be required. However, Ms. Taylor stated the Tax Attorneys in her firm, given that this is so close to the actual last five-year report, stated the risk is very low that on audit any agent would not accept it as the final report, and the District could use this report as the final report.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District accepted the Arbitrage Rebate Report for the Series 2013 Bonds from LLS Tax Solutions Inc.

TWELFTH ORDER OF BUSINESS**Consideration of Pest Control
Proposals**

Ms. Walden stated District staff was asked to go out and seek proposals. District staff sought two firms. One was TruGreen, who passed on bidding. The other was Massey, and they provided a quote that was a little bit lower than what the District is currently paying with Fire Ant Control. The District currently pays Fire Ant Control \$5,190.00 for the year, and that's two treatments for fire ants. Massey's cost is \$4,635.00 for the same treatments per year. Ms. Sharenow added that there are no issues with Fire Ant Control and continuity is important as other areas that are next to the District's areas are also with Fire Ant Control.

The Board discussed keeping continuity, and possibly seeing if the sister Districts will all agree to switch to Massey or keep Fire Ant Control as the firm.

This item was tabled.

THIRTEENTH ORDER OF BUSINESS**Ratification of Operation and
Maintenance Expenditures Paid in
April 2023 in an amount totaling
\$42,636.64**

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

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in April 2023 in an amount totaling \$42,636.64.

FOURTEENTH ORDER OF BUSINESS**Recommendation of Work
Authorizations/Proposed Services**

Mr. Kaufmann stated there were no Work Authorizations.

FIFTEENTH ORDER OF BUSINESS**Review of District's Financial Position
and Budget to Actual YTD**

The Board reviewed the District's Financial Statements through April 2023. Ms. Walden noted that the District has spent \$277,000.00 versus a budget of \$631,000.00 which is roughly 44% of the total budget spent.

SIXTEENTH ORDER OF BUSINESS**Staff Reports**

District Counsel –

Ms. Mackie discussed legislation that passed during the 2023 legislative session which will impact all Community Development Districts with respect to ethics training. It is currently a requirement for most public officers to complete at least four hours of ethics training on an annual basis. Special Districts have been exempted from that until now. This requirement will begin January 1, 2024, and more information will be provided in the coming months.

<u>District Manager</u> –	Ms. Walden noted the Board meetings are moving back to the third Tuesday of the month for June. The next meeting will be Tuesday, June 20, 2023.
<u>District Engineer</u> –	No report.
<u>Construction Supervisor</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	Ms. Sharenow stated since there was a mention of trash at the last meeting, the landscape team has been monitoring it and making sure it's staying clean. They're picking up when they're out there weekly and District staff hasn't seen any issues since then. Ms. Harmer noted District staff also repaired the stones on the bridges. That item has been completed on all three of the locations.

SEVENTEENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor the May 9, 2023, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

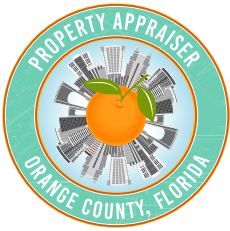
Discussion of Construction Committee Member Vacancy

GREENEWAY IMPROVEMENT DISTRICT

Pest Control Proposals
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

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



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 31 day of May 2023 between **AMY MERCADO** as Orange County Property Appraiser (Property Appraiser) and, **Greeneway CDD** (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2023.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2023 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

3. Taxing Authority agrees to perform the following acts in connection with this agreement:
 - A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to **\$0** per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.
9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Greeneway CDD
Amanda Lane
PFM Group Consulting LLC
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817
LaneA@pfm.com
(407)723-5900

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(407) 836-5353

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO, MBA

Date _____

GREENEWAY CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.
- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

GREENEWAY IMPROVEMENT DISTRICT

Sidewalk Repair Proposals
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Operation & Maintenance Expenditures Paid in
May 2023 in an amount totaling \$43,876.24**

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 May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,876.24**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greeneway Improvement District
AP Check Register (Current by Bank)
Check Dates: 5/1/2023 to 5/31/2023

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
05	05/23/23	M	TRUSTE	US Bank as Trustee for Greenew	\$45,646.31
06	05/25/23	M	AAIKIN	Amanda Aikins	\$200.00
07	05/25/23	M	AMUNRO	Antoinette Munroe	\$400.00
08	05/25/23	M	BERGER	Berger, Toombs, Elam, Gaines &	\$4,425.00
09	05/25/23	M	BERMAN	Berman Construction LLC	\$1,859.99
10	05/25/23	M	BVLS	BrightView Landscape Services	\$16,342.62
3411	05/25/23	M	DONMC	Donald W. McIntosh Associates	\$821.02
12	05/25/23	M	KUTAK	Kutak Rock	\$2,235.21
13	05/25/23	M	LLS	LLS Tax Solutions	\$5,000.00
14	05/25/23	M	MFRANK	Matthew Franko	\$400.00
15	05/25/23	M	ORLS	Orlando Sentinel	\$442.75
16	05/25/23	M	PFMGC	PFM Group Consulting	\$1,328.33
BANK SUN REGISTER TOTAL:					\$79,101.23
GRAND TOTAL :					\$79,101.23

33,454.92	Checks 3406-3416
45,646.31	Debt Service, Check 3405
431.70	PA 577 - OCU paid online
9,665.02	PA 578 - OUC paid online
324.60	PA 580 - OCU paid online
89,522.55	Total cash spent
43,876.24	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 #577

4/28/2023

Item No.	Payee	Invoice Number	General Fund
1	Berger, Toombs, Elam, Gaines & Frank FY 2022 Audit	362276	\$ 4,425.00
2	Kutak Rock General Counsel Through 03/31/2023	3210484	\$ 2,235.21
3	LLS Tax Solutions Arbitrage Report for 5-Year Period Ended 04/24/2018	2991	\$ 2,500.00
4	Orange County Utilities 9987 Laureate Blvd ; Service 03/16/2023 - 04/14/2023	Acct: 6838006489	\$ 431.70
5	Orlando Sentinel Legal Advertising on 04/10/2023 (Ad: 7409453)	OSC71444163	\$ 223.25
6	PFM Group Consulting February and March Billable Expenses	124497	\$ 78.33
7	Supervisor Fees - 04/18/2023 Meeting Amanda Aikins Antoinette Munroe Matthew Franko	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00

TOTAL \$ 10,493.49


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 4:13 pm, May 21, 2023

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #578

5/5/2023

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction May Administrator & Irrigation Specialist	36211	\$ 1,859.99
2	Boggy Creek Improvement District April ICM Expenses	ICM2023-07	\$ 6,199.80
3	BrightView Landscape Services May Section 2 Landscaping May Section 3 Landscaping May Section 1 Landscaping	8384994 8384995 8385142	\$ 3,046.00 \$ 3,134.00 \$ 5,727.00
4	Orlando Sentinel Legal Advertising on 04/20/2023 (Ad: 7413768)	OSC71803379	\$ 219.50
5	OUC Acct: 8795843030 ; Service 04/03/2023 - 05/02/2023	--	\$ 9,665.02
6	PFM Group Consulting Series 2013 Disclosure for 2023.Q2	124657	\$ 1,250.00

TOTAL \$ 31,101.31


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 4:13 pm, May 21, 2023

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #579

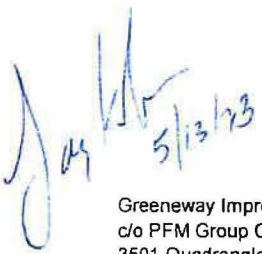
5/12/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services		
	February Irrigation Inspection	8336102	\$ 494.96
	Sod Replacement 8363 Nemours	8357811	\$ 515.00
	Wax Myrtle Installation	8357824	\$ 3,425.66
2	Donald W McIntosh Associates		
	Engineering Services Through 04/21/2023	44125	\$ 821.02
3	LLS Tax Solutions		
	Arbitrage Report for 5-Year Period Ended 04/24/2023	3016	\$ 2,500.00
4	Supervisor Fees - 05/09/2023 Meeting		
	Antoinette Munroe	--	\$ 200.00
	Matthew Franko	--	\$ 200.00

TOTAL \$ 8,156.64


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 4:13 pm, May 21, 2023

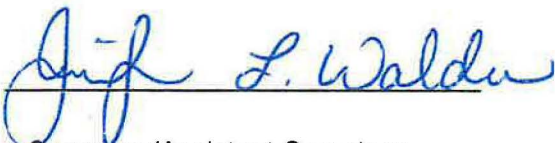
GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #580

5/19/2023

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction Austin Stone Monument Repair	36501	\$ 500.00
2	DWC Outdoors & Hauling Prune Right of Way Clearance	2303	\$ 9,205.00
3	Orange County Utilities 9987 Laureate Blvd ; Service 04/15/2023 - 05/15/2023	Acct: 6838006489	\$ 324.60
4	Orlando Sentinel Legal Advertising on 05/01/2023 (Ad: 7421751)	OSC72574159	\$ 223.25
5	PFM Group Consulting April Billable Expenses	124948	\$ 60.36

TOTAL \$ 10,313.21


Secretary/Assistant Secretary


Chairperson


5/23/23

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 8:14 am, May 31, 2023

GREENEWAY IMPROVEMENT DISTRICT

**Requisition Nos. 743 – 744 Paid in May 2023
in an amount totaling \$781.15**

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 May 1, 2023 through May 31, 2023. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
743	Boggy Creek Improvement District	\$49.15
744	Kutak Rock	\$732.00
		\$781.15

**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:** 743
- (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 291 (Reference OSC70728563 ; Ad: 7404413)
- (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: 5/1/2023

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

Date: 5/1/23

**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:** 744
- (B) **Name of Payee:** Kutak Rock
- (C) **Amount Payable:** \$732.00
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
 - 1. Invoice 3210485 for Project 9123-2 (Project Constr) Through 03/31/2023
- (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: 5/1/2023

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

Date: 5/1/23

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 5/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$349,643.48				\$349,643.48
State Board of Administration	1,580.00				1,580.00
Assessments Receivable	30,668.50				30,668.50
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	87,597.30				87,597.30
Interchange Maintenance Reserve	24,087.86				24,087.86
Assessments Receivable		\$157,134.44			157,134.44
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2013)		45,646.31			45,646.31
Interest (Series 2023)		549,530.33			549,530.33
General Checking Account			\$7,076.50		7,076.50
Acquisition/Construction (Series 2023)			1,400,000.00		1,400,000.00
Cost of Issuance (Series 2023)			17,447.99		17,447.99
Total Current Assets	<u>\$495,202.72</u>	<u>\$979,187.51</u>	<u>\$1,424,524.49</u>	<u>\$0.00</u>	<u>\$2,898,914.72</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$822,053.07	\$822,053.07
Amount To Be Provided				30,732,946.93	30,732,946.93
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$31,555,000.00</u>
Total Assets	<u><u>\$495,202.72</u></u>	<u><u>\$979,187.51</u></u>	<u><u>\$1,424,524.49</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$34,453,914.72</u></u>

Greeneway Improvement District
Statement of Financial Position
As of 5/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$13,321.94				\$13,321.94
Due To Other Governmental Units	12,001.64				12,001.64
Deferred Revenue	30,668.50				30,668.50
Deferred Revenue		\$157,134.44			157,134.44
Total Current Liabilities	<u>\$55,992.08</u>	<u>\$157,134.44</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$213,126.52</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$31,555,000.00	\$31,555,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$31,555,000.00</u>
Total Liabilities	<u>\$55,992.08</u>	<u>\$157,134.44</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$31,768,126.52</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	177,762.51				177,762.51
Net Assets, Unrestricted		\$3,651,077.40			3,651,077.40
Current Year Net Assets, Unrestricted		(2,829,024.33)			(2,829,024.33)
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			(9,604.61)		(9,604.61)
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$439,210.64</u>	<u>\$822,053.07</u>	<u>\$1,424,524.49</u>	<u>\$0.00</u>	<u>\$2,685,788.20</u>
Total Liabilities and Net Assets	<u>\$495,202.72</u>	<u>\$979,187.51</u>	<u>\$1,424,524.49</u>	<u>\$31,555,000.00</u>	<u>\$34,453,914.72</u>

Greenway Improvement District

Statement of Activities

As of 5/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$481,220.89				\$481,220.89
Off-Roll Assessments	11,918.48				11,918.48
On-Roll Assessments		\$2,465,604.00			2,465,604.00
Off-Roll Assessments		92,303.26			92,303.26
Inter-Fund Group Transfers In		1,445,898.27			1,445,898.27
Debt Proceeds		29,962,686.01			29,962,686.01
Inter-Fund Transfers In			(\$1,445,898.27)		(1,445,898.27)
Debt Proceeds			1,592,313.99		1,592,313.99
Total Revenues	<u>\$493,139.37</u>	<u>\$33,966,491.54</u>	<u>\$146,415.72</u>	<u>\$0.00</u>	<u>\$34,606,046.63</u>
<u>Expenses</u>					
Supervisor Fees	\$3,800.00				\$3,800.00
Public Officials' Liability Insurance	2,688.00				2,688.00
Trustee Services	2,406.06				2,406.06
Management	26,666.64				26,666.64
Engineering	2,976.81				2,976.81
Disclosure	2,500.00				2,500.00
Property Appraiser	4,021.76				4,021.76
District Counsel	9,178.38				9,178.38
Assessment Administration	7,500.00				7,500.00
Audit	4,425.00				4,425.00
Arbitrage Calculation	5,000.00				5,000.00
Travel and Per Diem	48.44				48.44
Postage & Shipping	6.21				6.21
Legal Advertising	2,079.75				2,079.75
Bank Fees	2.00				2.00
Meeting Room	241.47				241.47
Property Taxes	59.88				59.88
Web Site Maintenance	1,845.00				1,845.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	881.21				881.21
Water Reclaimed	13,225.11				13,225.11
General Insurance	3,023.00				3,023.00
Property & Casualty	4,471.00				4,471.00
Irrigation	2,221.81				2,221.81
Landscaping Maintenance & Material	92,300.10				92,300.10
Tree Trimming	9,205.00				9,205.00
Flower & Plant Replacement	5,740.66				5,740.66
Contingency	1,220.14				1,220.14
IME - Aquatics Maintenance	1,603.20				1,603.20

Greeneway Improvement District

Statement of Activities

As of 5/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Irrigation	884.40				884.40
IME - Landscaping	44,064.96				44,064.96
IME - Lighting	390.96				390.96
IME - Miscellaneous	495.60				495.60
IME - Water Reclaimed	461.54				461.54
Pest Control	2,595.00				2,595.00
Entry and Wall Maintenance	500.00				500.00
Hardscape Maintenance	1,320.00				1,320.00
Streetlights	48,824.20				48,824.20
Personnel Leasing Agreement	14,879.92				14,879.92
Principal Payments (Series 2013)		\$34,975,000.00			34,975,000.00
Interest Payments (Series 2013)		1,879,657.82			1,879,657.82
Trustee Services			\$9,950.00		9,950.00
Management			29,916.00		29,916.00
Engineering			737.50		737.50
District Counsel			38,732.00		38,732.00
Trustee Counsel			6,000.00		6,000.00
Bond Counsel			45,000.00		45,000.00
Assessment Administration			25,500.00		25,500.00
Legal Advertising			352.90		352.90
Other Debt Service Costs			20,500.00		20,500.00
Total Expenses	<u>\$329,928.21</u>	<u>\$36,854,657.82</u>	<u>\$176,688.40</u>	<u>\$0.00</u>	<u>\$37,361,274.43</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$14,551.35				\$14,551.35
Interest Income		\$59,141.95			59,141.95
Interest Income			\$20,668.07		20,668.07
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$14,551.35</u>	<u>\$59,141.95</u>	<u>\$20,668.07</u>	<u>\$0.00</u>	<u>\$94,361.37</u>
Change In Net Assets	\$177,762.51	(\$2,829,024.33)	(\$9,604.61)	\$0.00	(\$2,660,866.43)
Net Assets At Beginning Of Year	<u>\$261,448.13</u>	<u>\$3,651,077.40</u>	<u>\$1,434,129.10</u>	<u>\$0.00</u>	<u>\$5,346,654.63</u>
Net Assets At End Of Year	<u><u>\$439,210.64</u></u>	<u><u>\$822,053.07</u></u>	<u><u>\$1,424,524.49</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,685,788.20</u></u>

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 5/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 481,220.89	\$ 341,254.47	\$ 139,966.42	\$ 511,881.70	94.01%
Off-Roll Assessments	11,918.48	7,945.53	3,972.95	11,918.30	100.00%
Carryforward Revenue	71,509.78	71,509.78	-	107,264.67	66.67%
Net Revenues	\$ 564,649.15	\$ 420,709.78	\$ 143,939.37	\$ 631,064.67	89.48%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 3,800.00	\$ 8,000.00	\$ (4,200.00)	\$ 12,000.00	31.67%
Financial & Administrative					
Public Officials' Liability Insurance	2,688.00	2,000.00	688.00	3,000.00	89.60%
Trustee Services	2,406.06	6,666.67	(4,260.61)	10,000.00	24.06%
Management	26,666.64	26,666.67	(0.03)	40,000.00	66.67%
Engineering	2,976.81	6,666.67	(3,689.86)	10,000.00	29.77%
Disclosure	2,500.00	3,333.33	(833.33)	5,000.00	50.00%
Property Appraiser	4,021.76	2,933.33	1,088.43	4,400.00	91.40%
District Counsel	9,178.38	20,000.00	(10,821.62)	30,000.00	30.59%
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00	100.00%
Reamortization Schedules	-	166.67	(166.67)	250.00	0.00%
Audit	4,425.00	3,000.00	1,425.00	4,500.00	98.33%
Arbitrage Calculation	5,000.00	333.33	4,666.67	500.00	1000.00%
Travel and Per Diem	48.44	100.00	(51.56)	150.00	32.29%
Telephone	-	16.67	(16.67)	25.00	0.00%
Postage & Shipping	6.21	333.33	(327.12)	500.00	1.24%
Copies	-	666.67	(666.67)	1,000.00	0.00%
Legal Advertising	2,079.75	3,000.00	(920.25)	4,500.00	46.22%
Bank Fees	2.00	240.00	(238.00)	360.00	0.56%
Miscellaneous	-	66.64	(66.64)	100.00	0.00%
Meeting Room	241.47	266.67	(25.20)	400.00	60.37%
Office Supplies	-	166.67	(166.67)	250.00	0.00%
Property Taxes	59.88	3,333.33	(3,273.45)	5,000.00	1.20%
Web Site Maintenance	1,845.00	1,933.33	(88.33)	2,900.00	63.62%
Holiday Decorations	6,000.00	4,050.00	1,950.00	6,075.00	98.77%
Dues, Licenses, and Fees	175.00	166.67	8.33	250.00	70.00%
Total General & Administrative Expenses	\$ 81,620.40	\$ 99,106.65	\$ (17,486.25)	\$ 148,660.00	54.90%

Greeneway Improvement District
Budget to Actual
For the Month Ending 5/31/2023

	Actual	Budget	Variance	FY 2023 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 881.21	\$ 5,333.33	\$ (4,452.12)	\$ 8,000.00	11.02%
Water-Sewer Combination Services					
Water Reclaimed	13,225.11	6,666.67	6,558.44	10,000.00	132.25%
Other Physical Environment					
General Insurance	3,023.00	2,250.00	773.00	3,375.00	89.57%
Property & Casualty Insurance	4,471.00	3,251.33	1,219.67	4,877.00	91.68%
Other Insurance	-	66.67	(66.67)	100.00	0.00%
Irrigation Repairs	2,221.81	22,733.33	(20,511.52)	34,100.00	6.52%
Landscaping Maintenance & Material	92,300.10	123,013.53	(30,713.43)	184,520.29	50.02%
Tree Trimming	9,205.00	6,666.67	2,538.33	10,000.00	92.05%
Flower & Plant Replacement	5,740.66	10,000.00	(4,259.34)	15,000.00	38.27%
Contingency	1,220.14	6,666.67	(5,446.53)	10,000.00	12.20%
Pest Control	2,595.00	3,466.67	(871.67)	5,200.00	49.90%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,603.20	1,696.00	(92.80)	2,544.00	63.02%
IME - Irrigation Repairs	884.40	1,600.00	(715.60)	2,400.00	36.85%
IME - Landscaping	44,064.96	44,064.96	-	66,097.44	66.67%
IME - Landscape Improvements	-	6,400.00	(6,400.00)	9,600.00	0.00%
IME - Lighting	390.96	640.00	(249.04)	960.00	40.73%
IME - Miscellaneous	495.60	3,200.00	(2,704.40)	4,800.00	10.33%
IME - Water Reclaimed	461.54	800.00	(338.46)	1,200.00	38.46%
Road & Street Facilities					
Entry and Wall Maintenance	500.00	1,240.00	(740.00)	1,860.00	26.88%
Hardscape Maintenance	1,320.00	3,306.67	(1,986.67)	4,960.00	26.61%
Streetlights	48,824.20	44,666.67	4,157.53	67,000.00	72.87%
Accent Lighting	-	826.67	(826.67)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	14,879.92	14,880.00	(0.08)	22,320.00	66.67%
Reserves					
Infrastructure Capital Reserve	-	7,333.33	(7,333.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	1,300.63	(1,300.63)	1,950.94	0.00%
	\$ 248,307.81	\$ 322,069.80	\$ (73,761.99)	\$ 483,104.67	51.40%
Total Expenses	\$ 329,928.21	\$ 421,176.45	\$ (91,248.24)	\$ 631,764.67	52.22%
Income (Loss) from Operations	\$ 234,720.94	\$ (466.67)	\$ 235,187.61	\$ (700.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 14,551.35	\$ 466.67	\$ 14,084.68	\$ 700.00	2078.76%
Total Other Income (Expense)	\$ 14,551.35	\$ 466.67	\$ 14,084.68	\$ 700.00	2078.76%
Net Income (Loss)	\$ 249,272.29	\$ -	\$ 249,272.29	\$ -	

Greenway Improvement District
Budget to Actual
For the Month Ending 5/31/2023

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	YTD Actual
<u>Revenues</u>									
On-Roll Assessments	\$ -	\$ 30,069.88	\$ 107,320.42	\$ 246,900.45	\$ 53,061.11	\$ 21,432.07	\$ 13,528.00	\$ 8,908.96	\$ 481,220.89
Off-Roll Assessments	-	-	11,918.48	-	-	-	-	-	-
Carryforward Revenue	8,938.72	8,938.73	8,938.72	8,938.72	8,938.72	8,938.73	8,938.72	8,938.72	11,918.48
Net Revenues	\$ 8,938.72	\$ 39,008.61	\$ 128,177.62	\$ 255,839.17	\$ 61,999.83	\$ 30,370.80	\$ 22,466.72	\$ 17,847.68	\$ 564,649.15
<u>General & Administrative Expenses</u>									
Legislative									
Supervisor Fees	\$ -	\$ 1,000.00	\$ 600.00	\$ -	\$ 600.00	\$ 600.00	\$ 600.00	\$ 400.00	\$ 3,800.00
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	3,333.33	3,333.33	3,333.33	26,666.64
District Engineering	-	-	826.25	187.50	-	446.02	696.02	821.02	2,406.06
Dissemination Agent	-	-	1,250.00	-	-	-	-	1,250.00	2,406.06
Property Appraiser	-	-	-	-	4,021.76	-	-	-	2,976.81
District Counsel	-	-	4,419.50	-	1,709.67	814.00	2,235.21	-	2,500.00
Assessment Administration	7,500.00	-	-	-	-	-	-	-	4,021.76
Reamortization Schedules	-	-	-	-	-	-	-	-	9,178.38
Audit	-	-	-	-	-	-	4,425.00	-	7,500.00
Arbitrage Calculation	-	-	-	-	-	-	2,500.00	2,500.00	-
Travel and Per Diem	-	-	17.80	7.60	-	-	14.08	8.96	4,425.00
Telephone	-	-	-	-	-	-	-	-	5,000.00
Postage & Shipping	-	-	0.57	-	-	5.64	-	-	-
Copies	-	-	-	-	-	-	-	-	48.44
Legal Advertising	-	256.25	487.75	223.25	-	446.50	223.25	442.75	-
Bank Fees	-	2.00	-	-	-	-	-	-	6.21
Miscellaneous	-	-	-	-	-	-	-	-	2,079.75
Meeting Room	-	-	53.54	72.28	-	-	64.25	51.40	-
Office Supplies	-	-	-	-	-	-	-	-	2.00
Property Taxes	-	59.88	-	-	-	-	-	-	241.47
Website Maintenance	-	-	-	405.00	135.00	-	1,305.00	-	-
Holiday Decorations	-	-	6,000.00	-	-	-	-	-	-
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	59,248.00
Total General & Administrative Expenses	\$ 16,102.39	\$ 1,318.13	\$ 20,322.07	\$ 4,228.96	\$ 9,799.76	\$ 5,645.49	\$ 15,396.14	\$ 8,807.46	\$ 81,620.40
<u>Field Operations</u>									
Electric Utility Services									
Electric	\$ -	\$ 129.30	\$ 124.06	\$ 131.24	\$ 177.04	\$ 108.86	\$ 106.59	\$ 104.12	\$ 881.21
Water-Sewer Combination Services									
Water Reclaimed	-	2,043.73	1,056.98	1,318.48	1,623.39	1,873.22	2,415.42	2,893.89	13,225.11

Greeneway Improvement District
Budget to Actual
For the Month Ending 5/31/2023

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	YTD Actual
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	-	-	494.96	2,221.81
Landscaping Maintenance & Material	-	-	24,720.00	17,181.00	14,678.10	11,907.00	11,907.00	11,907.00	92,300.10
Tree Trimming	-	-	-	-	-	-	-	9,205.00	9,205.00
Flower & Plant Replacement	-	-	-	-	-	1,800.00	-	3,940.66	5,740.66
Contingency	-	1,220.14	-	-	-	-	-	-	1,220.14
Pest Control	-	-	-	-	-	2,595.00	-	-	2,595.00
Interchange Maintenance Expenses									
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	1,603.20
IME - Irrigation	-	-	-	634.44	-	-	249.96	-	884.40
IME - Landscaping	5,508.12	5,508.12	5,508.12	5,508.12	5,508.12	5,508.12	5,508.12	5,508.12	44,064.96
IME - Landscape Improvements	-	-	-	-	-	-	-	-	-
IME - Lighting	-	49.05	53.63	65.45	58.96	54.62	57.50	51.75	390.96
IME - Miscellaneous	-	-	-	-	422.40	73.20	-	-	495.60
IME - Water Reclaimed	-	58.62	49.02	17.88	52.50	58.13	183.82	41.57	461.54
Road & Street Facilities									
Entry and Wall Maintenance	-	-	-	-	1,320.00	-	(1,320.00)	500.00	500.00
Hardscape Maintenance	-	-	-	-	-	-	1,320.00	-	1,320.00
Streetlights	-	6,931.89	6,932.17	6,992.81	6,991.61	6,991.30	6,992.81	6,991.61	48,824.20
Accent Lighting	-	-	-	-	-	-	-	-	-
Parks & Recreation									
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	14,879.92
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	\$ 33,029.84	\$ 29,481.61	\$ 43,699.07	\$ 248,307.81
Total Expenses	\$ 31,164.90	\$ 19,319.37	\$ 61,801.48	\$ 38,523.77	\$ 43,059.08	\$ 38,675.33	\$ 44,877.75	\$ 52,506.53	\$ 329,928.21
Income (Loss) from Operations	\$ (22,226.18)	\$ 19,689.24	\$ 66,376.14	\$ 217,315.40	\$ 18,940.75	\$ (8,304.53)	\$ (22,411.03)	\$ (34,658.85)	\$ 234,720.94
Other Income (Expense)									
Interest Income	\$ 14.91	\$ 15.85	\$ 1,328.93	\$ 28.58	\$ 20.38	\$ 13,099.52	\$ 20.96	\$ 22.22	\$ 14,551.35
Total Other Income (Expense)	\$ 14.91	\$ 15.85	\$ 1,328.93	\$ 28.58	\$ 20.38	\$ 13,099.52	\$ 20.96	\$ 22.22	\$ 14,551.35
Net Income (Loss)	\$ (22,211.27)	\$ 19,705.09	\$ 67,705.07	\$ 217,343.98	\$ 18,961.13	\$ 4,794.99	\$ (22,390.07)	\$ (34,636.63)	\$ 249,272.29

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	-	-	144,326.46	(47,106.92)	523,517.76
4/1/2023	523,517.76	-	-	82,846.95	(221,759.58)	384,605.13
5/1/2023	384,605.13	-	-	54,560.90	(89,522.55)	349,643.48
6/1/2023	349,643.48	-	-	-	(13,321.94)	336,321.54 as of 06/11/2023
Totals		3,218,410.68	(3,287,341.77)	3,061,459.27	(2,856,566.99)	

**Greenway Improvement District
Construction Tracking - mid-June**

Amount

Series 2013 Bond Issue	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	805,356.48
Cumulative Draws Through Prior Month	(49,497,677.71)
	=====
Construction Funds Available	\$ 7,678.77
Series 2013 Construction Funds Remaining	\$ 7,678.77

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

Series 2023 Bond Issue	
Original Construction Fund	\$ 1,400,000.00
Additions (Interest, Transfers from DSR, etc.)	1,844.93
Cumulative Draws Through Prior Month	-
	=====
Construction Funds Available	\$ 1,401,844.93
Requisitions This Month	
Requisition #S2023-001: Boggy Creek Improvement District	\$ (47.65)
Requisition #S2023-002: Kutak Rock	(152.50)
Requisition #S2023-003: Donald W. McIntosh Associates	(275.00)
	=====
Total Requisitions This Month	\$ (475.15)
Series 2023 Construction Funds Remaining	\$ 1,401,369.78

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

Net Uncommitted	1,409,048.55
------------------------	---------------------