

# Greenway Improvement District

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

[www.greenwayid.org](http://www.greenwayid.org)

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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, October 18, 2022, at Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via computer or the conference line:

Phone: 1-844-621-3956    Computer: [pfmgroup.webex.com](https://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 August 16, 2022, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2023-01, Amending the Annual Meeting Schedule for Fiscal Year 2023**

### Business Matters

- 3. **Review of Post Hurricane Ian Report**
  - a) **Consideration of Hurricane Landscape Replacement Proposals (*provided under separate cover*)**
- 4. **Consideration of Award of Landscape and Irrigation Maintenance Services – Section #1**
- 5. **Consideration of Fiscal Year 2022 Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank**
- 6. **Ratification of Egis Insurance Package for FY 2023**
- 7. **Ratification of Requisition Nos. 727 – 728 Paid in August 2022 in an amount totaling \$239.00**
- 8. **Ratification of Requisition No. 729 Paid in September 2022 in an amount totaling \$156.25**
- 9. **Ratification of Operation and Maintenance Expenditures Paid in August 2022 in an amount totaling \$94,861.74**
- 10. **Ratification of Operation and Maintenance Expenditures Paid in September 2022 in an amount totaling \$36,207.38**
- 11. **Recommendation of Work Authorizations/Proposed Services (*if applicable*)**
- 12. **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 August 16, 2022  
Board of Supervisors' Meeting**

**GREENWAY IMPROVEMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING MINUTES**

**FIRST ORDER OF BUSINESS**

**Roll Call to Confirm a Quorum**

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, August 16, 2022, at 2:30 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd, Orlando, FL 32827.

Present:

Amanda Kost	Assistant Secretary
Matthew Franko	Assistant Secretary
Antoinette Munroe	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Jeffrey Newton	Donald W. McIntosh Associates	
Larry Kaufmann	Construction Supervisor	(via phone)
Matt McDermott	Construction Committee Member	
Ryan Dugan	Kutak Rock	
Jorge Jimenez	PFM	(via phone)
Aaron Wilbanks	Berman	
Scott Thacker	Berman	(via phone)

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
July 19, 2022, Board of Supervisors'  
Meeting**

The Board reviewed the minutes of the July 19, 2022, Board of Supervisors' Meeting.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the July 19, 2022, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04,  
Approving an Annual Meeting  
Schedule for Fiscal Year 2023**



Ms. Walden stated the District is recommending keeping the third Tuesday of every month at 2:30 p.m. at the current location, with the exception of December moving up a week due to Christmas, and keeping the Construction Committee meeting the same at every other week starting with Thursday, October 6, 2022, at the same current time and location.

On motion by Ms. Kost, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2022-03, Approving an Annual Meeting Schedule for FY 2023 with the Board of Supervisors' Meeting schedule taking place on the third Tuesday of each month, except December which is to take place on the second Tuesday, at 2:30 p.m. at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd., Orlando, Florida 32827 and the Construction Committee Meeting schedule taking place every other Thursday at 3:30 p.m. at the office of Donald W. McIntosh Associates, Inc., 2200 Park Avenue North, Winter Park, Florida 32789.

## **FIFTH ORDER OF BUSINESS**

### **Public Hearing on the Adoption of the District's Annual Budget**

- a) Public Comments and Testimony**
- b) Board Comments**
- c) Consideration of Resolution 2022-05, Adopting the Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Walden noted that the District noticed this hearing pursuant to Florida Statutes. She called for a motion to open the public hearing.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District opened the Public Hearing.

Ms. Walden stated the overall O&M budget dropped down slightly to \$631,064.67 from the original amount in May. She explained adjustments were made so that assessments were not raised.

Mr. Franko asked in reference to the reduction in reclaimed water is this just a reflection of how much less it was anticipated for 2022. Mr. McDermott explained District staff decided to bring the budget down to pay for other things as the team didn't feel \$30,000.00 was needed for this line item. Ms. Walden added that District staff discussed keeping the budget at \$10,000.00 for this line item as the team has worked to keep this cost down and there are funds in other areas that can be used if needed.

There were no other comments, so Ms. Walden called for a motion to close the public hearing.

On motion by Ms. Munroe, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District closed the Public Hearing.

On motion by Mr. Franko, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2022-05, Adopting the Fiscal Year 2023 Budget and Appropriating Funds.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-06, Adopting an Assessment Roll for Fiscal Year 2023 and Certifying Special Assessments for Collection**

Ms. Walden stated the District is imposing the special assessments for Fiscal Year 2023 based on the budgets the Board just adopted.

Ms. Mackie noted since Midtown and Greenway ID have split, she believes the District is now 100% on roll. The Resolution presented before the Board today can be approved, then a revised Resolution, if needed, will be provided after confirming with the District Accountant.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District Approved Resolution 2022-06, Adopting an Assessment Roll for Fiscal Year 2023 and Certifying Special Assessments for Collection.

#### **SEVENTH ORDER OF BUSINESS**

#### **Ratification of Requisition Nos. 725 - 726 Paid in July 2022 in an amount totaling \$146.00**

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

On motion by Ms. Kost, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District Ratified Requisition Nos. 725 – 726 Paid in July 2022 in an amount totaling \$146.00.

#### **EIGHTH ORDER OF BUSINESS**

#### **Ratification of Operation and Maintenance Expenditures Paid in July 2022 in an amount totaling \$36,394.53**

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

On motion by Ms. Munroe, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in July 2022 in an amount totaling \$36,394.53.

## **NINTH ORDER OF BUSINESS**

### **Recommendation of Work Authorization/Proposed Services**

Mr. Kaufmann noted that there are 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 July 2022. Ms. Walden noted that the District has expenses of \$471,000.00 vs. a budget of \$613,000.00 which is about 77% of the total budget.

## **ELEVENTH ORDER OF BUSINESS**

### **Staff Reports**

- District Counsel – Ms. Mackie noted the Board considered the RFP for Landscape Maintenance at the last meeting and District staff transmitted the notice of award letters per Board direction. The District did receive a request for information related to the landscape proposals, but no bid protest was received. District staff is in the process of finalizing the contract with the landscaper.
- District Manager – Ms. Walden noted that the next meeting is scheduled for Tuesday, September 20, 2022, and will be sending out the calendar invite for the next Fiscal Year.
- District Engineer – No report.
- Construction Supervisor – No report.
- Landscape Supervisor – Mr. McDermott noted he realized that the trimming budget went over this year. They have developed a three-year plan to trim all the trees within the budget. He also noted they are working on better scheduling so if any of those trees are in front of houses, they will work with the HOA to send out notices to not park in the parallel parking on those days.
- Irrigation Supervisor – No report.

## **TWELFTH ORDER OF BUSINESS**

### **Supervisor Requests**

Ms. Kost noted the tree at the intersection she mentioned at the last meeting was promptly resolved.

## **THIRTEENTH ORDER OF BUSINESS**

### **Adjournment**

On motion by Ms. Kost, seconded by Ms. Munroe, with all in favor the August 16, 2022, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2023-01,  
Amending the Annual Meeting Schedule  
for FY 2023**

**RESOLUTION 2023-01**

**A RESOLUTION OF GREENEWAY IMPROVEMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Greenway Improvement District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within the City of Orlando, Florida; and

**WHEREAS**, the District previously adopted Resolution 2022-04, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2022/2023 meetings ("FY 2023 Schedule"); and

**WHEREAS**, the Board desires to amend the FY 2023 Schedule in order to amend the dates.

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

**SECTION 1.** The FY 2023 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2023 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of OCTOBER, 2022.

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A**

**Greenway Improvement District  
Fiscal Year 2022-2023**

The Board of Supervisors of the Greenway Improvement District will hold its meetings for the Fiscal Year 2023 at the Courtyard Orlando Lake Nona, 6955 Lake Nona Blvd., Orlando, Florida 32827 at 2:30 p.m. on the third Tuesday of each month unless otherwise noted below.

October 18, 2022  
November 15, 2022  
December 13, 2022  
January 17, 2023  
February 21, 2023  
March 21, 2023  
April 18, 2023  
May 9, 2023  
June 20, 2023  
July 18, 2023  
August 15, 2023  
September 19, 2023

**Construction Committee of the Boggy Creek, Greenway, Midtown & Myrtle Creek  
Improvement Districts and the Poitras East Community Development District  
Fiscal Year 2022-2023**

The Construction Committee of the Boggy Creek, Greenway, Midtown and Myrtle Creek Improvement Districts and the Poitras East Community Development District will be meeting for the Fiscal Year 2023 in the office of Donald W. McIntosh Associates, Inc., 2200 Park Avenue North, Winter Park, FL 32789 at 3:30 p.m. every other week as follows:

October 6 & 20, 2022  
November 3 & 17, 2022  
December 1, 15 & 29, 2022  
January 12 & 26, 2023  
February 9 & 23, 2023  
March 9 & 23, 2023  
April 6 & 20, 2023  
May 4 & 18, 2023  
June 1, 15 & 29, 2023  
July 13 & 27, 2023  
August 10 & 24, 2023  
September 7 & 21, 2023

# **GREENEWAY IMPROVEMENT DISTRICT**

## **Post Hurricane Ian Report**

## Hurricane Ian Report

Greenway Improvement District:

TLB







The large trees will need to be contracted out for replanting. The smaller items were being cleaned up by Cepra and Berman.

# **GREENEWAY IMPROVEMENT DISTRICT**

**Hurricane Landscape Replacement Proposals**  
*(provided under separate cover)*

# **GREENEWAY IMPROVEMENT DISTRICT**

## **Award of Landscape and Irrigation Services Section #1**

**GREENWAY IMPROVEMENT DISTRICT LANDSCAPING AND IRRIGATION MAINTENANCE RFP**

**SECTION 1:**

**Bid/Fee Detail**

<u>Proposer</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>Total, 3 Years</u>
Down To Earth	\$73,957.95	\$78,957.68	\$78,461.98	\$231,377.61
Brightview	\$68,724.00	\$70,776.00	\$72,888.00	\$212,388.00
Yellowstone	\$119,964.00	\$123,564.00	\$127,272.00	\$370,800.00
Trimac Outdoor	\$30,580.00	\$36,510.00	\$42,338.00	\$109,428.00
Cepira	\$70,301.04	\$70,301.04	\$72,551.04	\$213,153.12

**Proposer Rankings**

<u>Contractor</u>	<u>Technical Capability Max. 30 Pts.</u>	<u>Experience Max. 30 Pts.</u>	<u>Understanding of Scope Max. 10 Pts.</u>	<u>Price Max. 30 Pts.</u>	<u>Point Total Max. 100 Pts.</u>	<u>Ranking Based on Total Points</u>
Down To Earth	25	20	9	0.00	54.00	5
Brightview	30	30	10	1.77	71.77	2
Yellowstone	25	25	10	0.00	60.00	4
Trimac Outdoor	20	20	5	30.00	75.00	1
Cepira	30	30	10	1.56	71.56	3

**SECTION 2:**

**Bid/Fee Detail**

<u>Proposer</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>Total, 3 Years</u>
Down To Earth	\$83,711.58	\$86,222.93	\$88,809.62	\$258,744.13
Brightview	\$36,552.00	\$37,644.00	\$38,772.00	\$112,968.00
Yellowstone	\$88,020.00	\$90,660.00	\$93,384.00	\$272,064.00
Trimac Outdoor	\$71,780.00	\$86,170.00	\$99,160.00	\$257,110.00
Cepira	\$83,808.00	\$83,808.00	\$85,652.04	\$253,268.04

**Proposer Rankings**

<u>Contractor</u>	<u>Technical Capability Max. 30 Pts.</u>	<u>Experience Max. 30 Pts.</u>	<u>Understanding of Scope Max. 10 Pts.</u>	<u>Price Max. 30 Pts.</u>	<u>Point Total Max. 100 Pts.</u>	<u>Ranking Based on Total Points</u>
Down To Earth	25	20	9	0.00	54.00	4
Brightview	30	30	10	30.00	100.00	1
Yellowstone	25	25	10	0.00	60.00	3
Trimac Outdoor	20	20	5	0.00	45.00	5
Cepira	30	30	10	0.00	70.00	2

**SECTION 3:**

**Bid/Fee Detail**

<u>Proposer</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>Total, 3 Years</u>
Down To Earth	\$43,005.47	\$44,295.64	\$45,624.51	\$132,925.62
Brightview	\$37,608.00	\$38,760.00	\$39,888.00	\$116,256.00
Yellowstone	\$93,072.00	\$95,868.00	\$98,748.00	\$287,688.00
Trimac Outdoor	\$30,900.00	\$37,300.00	\$42,700.00	\$110,900.00
Cepira	\$40,300.08	\$40,300.08	\$41,741.04	\$122,341.20

**Proposer Rankings**

<u>Contractor</u>	<u>Technical Capability Max. 30 Pts.</u>	<u>Experience Max. 30 Pts.</u>	<u>Understanding of Scope Max. 10 Pts.</u>	<u>Price Max. 30 Pts.</u>	<u>Point Total Max. 100 Pts.</u>	<u>Ranking Based on Total Points</u>
Down To Earth	25	20	9	24.04	78.04	3
Brightview	30	30	10	28.55	98.55	1
Yellowstone	25	25	10	0.00	60.00	5
Trimac Outdoor	20	20	5	30.00	75.00	4
Cepira	30	30	10	26.90	96.90	2

**COMBINED:**

**Bid/Fee Detail**

<u>Proposer</u>	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>Total, 3 Years</u>
Down To Earth	\$200,675.00	\$206,695.25	\$212,896.11	\$620,266.36
Brightview	\$142,884.00	\$147,144.00	\$149,544.00	\$439,572.00
Yellowstone	\$301,056.00	\$310,092.00	\$319,404.00	\$930,552.00
Trimac Outdoor	\$133,860.00	\$159,992.00	\$184,198.00	\$478,050.00
Cepira	\$194,409.12	\$194,409.12	\$199,944.12	\$588,762.36

**Proposer Rankings**

<u>Contractor</u>	<u>Technical Capability Max. 30 Pts.</u>	<u>Experience Max. 30 Pts.</u>	<u>Understanding of Scope Max. 10 Pts.</u>	<u>Price Max. 30 Pts.</u>	<u>Point Total Max. 100 Pts.</u>	<u>Ranking Based on Total Points</u>
Down To Earth	25	20	9	17.67	71.67	4
Brightview	30	30	10	30.00	100.00	1
Yellowstone	25	25	10	0.00	60.00	5
Trimac Outdoor	20	20	5	27.37	72.37	3
Cepira	30	30	10	19.82	89.82	2

# **GREENEWAY IMPROVEMENT DISTRICT**

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



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

August 12, 2022

Greeneway Improvement District  
PFM Group Consulting, LLC  
3501 Quadrangle Blvd, Suite 270  
Orlando, FL 32817

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Greeneway Improvement District, (the "District"), which comprise governmental activities and each major fund as of and for the years ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



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## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;





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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this engagement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Greeneway Improvement District's financial statements. Our report will be addressed to the Board of Greeneway Improvement District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Greeneway Improvement District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Jennifer Walden. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report, which must be completed and filed with the Auditor General within nine (9) months after the end of the fiscal year. If the information is timely provided, the District shall receive a draft by May 15, 2023, and if the draft is timely reviewed by Management, the District shall receive the final audit by June 15, 2023.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



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Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$4,425, unless the scope of the engagement is changed, the assistance which of Greeneway Improvement District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Greeneway Improvement District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Greeneway Improvement District, of Greeneway Improvement District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Greeneway Improvement District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Greeneway Improvement District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Greeneway Improvement District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this engagement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Greeneway Improvement District and its management and Board of Supervisors to discharge the foregoing responsibilities, of Greeneway Improvement District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Greeneway Improvement District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Greeneway Improvement District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Greeneway Improvement District  
August 12, 2022  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_



Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs, PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Baggett, Reutimann & Associates, CPAs, PA. E-mail: [jbaggett@brap.com](mailto:jbaggett@brap.com)

**ADDENDUM TO ENGAGEMENT LETTER  
GREENEWAY IMPROVEMENT DISTRICT  
DATED AUGUST 12, 2022**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**PFM CONSULTING GROUP, LLC  
3501 QUADRANGLE BLVD, SUITE 270  
ORLANDO, FL 32817  
TELEPHONE: 407-723-5900  
EMAIL: RECORDREQUEST@PFM.COM**

**Auditor: \_**



**District: Greeneway Improvement  
District**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: August 12, 2022**

**Date: \_\_\_\_\_**

# **GREENEWAY IMPROVEMENT DISTRICT**

**Egis Insurance Package  
FY 2023**





## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

## Greenway Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Greenway Improvement District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817**

**Term: October 1, 2022 to October 1, 2023**

**Quote Number: 100122265**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$608,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	2 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$4,471**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

**Greenway Improvement District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817**

**Term: October 1, 2022 to October 1, 2023**

**Quote Number: 100122265**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$4,471
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,023
Public Officials and Employment Practices Liability	\$2,688
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$10,182</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)







**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Greeneway Improvement District

_____ (Name of Local Governmental Entity)	
By: <u></u>	<u></u>
Signature	Print Name
Witness By: <u></u>	<u></u>
Signature	Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

By: \_\_\_\_\_  
Administrator



## PROPERTY VALUATION AUTHORIZATION

Greeneway Improvement District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- |  |              |                          |
|--|--------------|--------------------------|
| <input checked="" type="checkbox"/> Building and Content TIV | \$608,000    | As per schedule attached |
| <input type="checkbox"/> Inland Marine                       | Not Included |                          |
| <input type="checkbox"/> Auto Physical Damage                | Not Included |                          |

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



Property Schedule

Schedule Items Effective As of: 10/01/2022

**Greenway Improvement District**

Policy No.: 100122265  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Decorative Monuments (2)		2018	10/01/2022	\$100,000	\$100,000	
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Column Features (4) w/ Attached Walls (2)		2018	10/01/2022	\$50,000	\$50,000	
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Hardscapes		2018	10/01/2022	\$25,000	\$25,000	
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Decorative Walls w/Column Features		2018	10/01/2022	\$150,000	\$150,000	
	Tavistock Lakes Blvd (Bridge) Orlando FL 32827		Masonry non combustible	10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Decorative Monuments (2)		2018	10/01/2022	\$25,000	\$25,000	
	Laureate Blvd (near Benavente Ave) Orlando FL 32827		Masonry non combustible	10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Decorative Monument		2018	10/01/2022	\$25,000	\$25,000	
	Laureate Blvd (near Maskawa Ave) Orlando FL 32827		Masonry non combustible	10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Decorative Walls w/Column Features		2018	10/01/2022	\$150,000	\$150,000	
	Laureate Blvd (Bridge) Orlando FL 32827		Masonry non combustible	10/01/2023			

Sign:

Print Name:

ROBERT CHAD TINETTI

Date:

9/26/2022





Property Schedule

Schedule Items Effective As of: 10/01/2022

**Greenway Improvement District**

Policy No.: 100122265

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Bld
8	Decorative Monuments (2)		2020	10/01/2022	\$83,000		
	Nemours Pkwy (just east of Upper Harden Ave)		Masonry non combustible	10/01/2023		\$83,000	
	Orlando FL 32827						
			Total:	Building Value		Insured Value	
				\$608,000		\$608,000	
				Contents Value			
				\$0			

Sign:

Print Name:

ROBERT CHAO TINEFF

Date:

9/26/2022

# **GREENEWAY IMPROVEMENT DISTRICT**

**Requisition Nos. 727 – 728 Paid in August 2022  
in an amount totaling \$239.00**

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

REQUISITION NO.	PAYEE	AMOUNT
727	Donald W. McIntosh Associates	\$193.75
728	Boggy Creek Improvement District	\$45.25
		<b>\$239.00</b>

**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:** 727
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$193.75
- (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 42950 for Project 23216 (Lake Nona Greeneway) Through 07/15/2022
- (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 11:36 am, Aug 08, 2022

GREENEWAY IMPROVEMENT

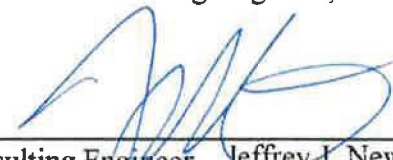
DISTRICT

  
Responsible Officer

Date: 8/8/2022

**CONSULTING ENGINEER'S APPROVAL**

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

  
Consulting Engineer Jeffrey J. Newton, P.E.

Date: 8/8/22

**RECEIVED**

By Amanda Lane at 11:36 am, Aug 08, 2022



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

(Acquisition and Construction Fund)

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

- (A) **Requisition Number:** 728
- (B) **Name of Payee:** Boggy Creek Improvement District
- (C) **Amount Payable:** \$45.25
- (D) **Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):**
  - 1. Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, Poitras East, and Midtown, Paid to Tribune 365 National Group Out of Boggy Creek Series 2018 Construction Funds Requisition 262 (Reference OSC58356069 ; Ad: 7252331)
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

**RECEIVED**

By Amanda Lane at 5:15 pm, Aug 29, 2022

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

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

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

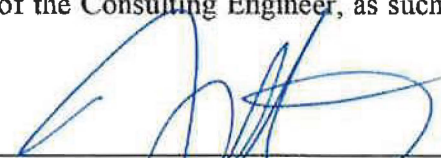
GREENEWAY IMPROVEMENT  
DISTRICT

  
\_\_\_\_\_  
Responsible Officer

Date: 8/29/2022

**CONSULTING ENGINEER'S APPROVAL**

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

  
\_\_\_\_\_  
Consulting Engineer Jeffrey J. Newton, PE

Date: 8/29/22

# **GREENEWAY IMPROVEMENT DISTRICT**

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

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

REQUISITION NO.	PAYEE	AMOUNT
729	Donald W. McIntosh Associates	\$156.25
		<b>\$156.25</b>

**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:** 729
- (B) **Name of Payee:** Donald W. McIntosh Associates
- (C) **Amount Payable:** \$156.25
- (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 43074 for Project 23216 (Lake Nona Greenway) Through 08/12/2022
- (E) **Fund or Account and subaccount, if any, from which disbursement to be made:** 2013 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

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

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

**RECEIVED**

By Amanda Lane at 3:27 pm, Sep 06, 2022

GREENWAY IMPROVEMENT  
DISTRICT

  
Responsible Officer

Date:

9/6/2022

CONSULTING ENGINEER'S APPROVAL

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

  
Consulting Engineer

Jeffrey J. Newton, PE

Date:

9/2/22

**RECEIVED**

By Amanda Lane at 3:27 pm, Sep 06, 2022

# **GREENEWAY IMPROVEMENT DISTRICT**

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

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

The total items being presented:      **\$94,861.74**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary



**Greeneway Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 8/1/2022 to 8/31/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
	8/04/22	M	BERMAN	Berman Construction LLC	\$1,859.99
4	8/04/22	M	CEPRA	Cepra Landscape	\$14,851.95
5	8/08/22	M	KUTAK	Kutak Rock	\$2,905.80
	08/11/22	M	CEPRA	Cepra Landscape	\$30,169.86
7	08/11/22	M	DONMC	Donald W. McIntosh Associates	\$437.50
8	08/11/22	M	HTFL	Hathaway's Tree Farm & Landsca	\$1,694.00
9	08/11/22	M	ORLS	Orlando Sentinel	\$237.50
10	08/11/22	M	VGLOBA	VGlobalTech	\$435.00
3311	8/17/22	M	TRUSTE	US Bank as Trustee for Greenew	\$94,723.05
12	8/24/22	M	AAIKIN	Amanda Aikins	\$200.00
13	8/24/22	M	AMUNRO	Antoinette Munroe	\$200.00
14	8/24/22	M	MFRANK	Matthew Franko	\$200.00
15	8/24/22	M	PFMGC	PFM Group Consulting	\$3,349.10
16	8/24/22	M	BERMAN	Berman Construction LLC	\$1,859.99
17	8/24/22	M	CEPRA	Cepra Landscape	\$14,851.95
18	8/30/22	M	KUTAK	Kutak Rock	\$2,249.87
19	8/30/22	M	PFMGC	PFM Group Consulting	\$38.24
	8/30/22	M	TRIBUN	Tribune 365 National Group	\$552.50
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$170,816.30</b>
<b>GRAND TOTAL :</b>					<b>\$170,816.30</b>

76,093.25	Checks 3303-3310, 3312-3320
94,723.05	Check 3311 (debt service)
59.48	PA 544 - OCU paid online
6,094.55	PA 546 - Jul. ICM paid to Boggy Creek
12,424.79	PA 547 - OUC paid online
189.67	PA 548 - OCU paid online
189,584.79	Total cash spent
94,861.74	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

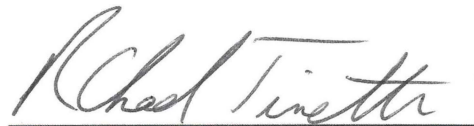
### Payment Authorization #542

7/8/2022

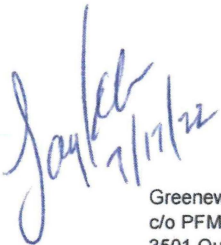
Item No.	Payee	Invoice Number	General Fund
1	<b>Boggy Creek Improvement District</b> June ICM Expenses	ICM2022-09	\$ 6,502.84
2	<b>Cepira Landscape</b> July Section 1 Landscaping July Section 2 Landscaping July Section 3 Landscaping Enhancement Irrigation Repairs Section 1	ORL2367 ORL2368 ORL2377 ORL2501	\$ 6,114.25 \$ 5,644.37 \$ 3,093.33 \$ 2,574.60
3	<b>Donald W McIntosh Associates</b> Engineering Services Through 06/17/2022	42821	\$ 562.50
4	<b>OUC</b> Acct: 8795843030 ; Service 06/02/2022 - 07/01/2022	--	\$ 11,804.77
TOTAL			\$ 36,296.66



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 11:31 am, Jul 20, 2022

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #543

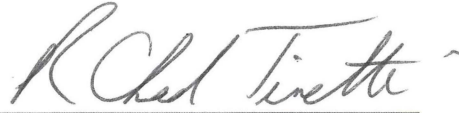
7/15/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b>		
	June Administrator & Irrigation Specialist	19816	\$ 1,859.99
	July Administrator & Irrigation Specialist	20458	\$ 1,859.99
2	<b>Cepa Landscape</b>		
	June Irrigation Repairs Section 2	ORL2498	\$ 840.00
3	<b>PFM Group Consulting</b>		
	Billable Expenses	120880	\$ 39.26
	DM Fee: July 2022	DM-07-2022-17	\$ 3,333.33

**TOTAL \$ 7,932.57**



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 11:31 am, Jul 20, 2022

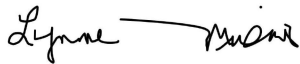
## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #544

7/22/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Orange County Utilities</b> 9987 Laureate Blvd ; Service 06/16/2022 - 07/15/2022	Acct: 6838006489	\$ 59.48
2	<b>Supervisor Fees - 07/19/2022 Meeting</b> Amanda Aikins Antoinette Munroe Matthew Franko	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00
3	<b>VGlobalTech</b> June Website Maintenance July Website Maintenance	3922 4062	\$ 135.00 \$ 135.00

**TOTAL \$ 929.48**

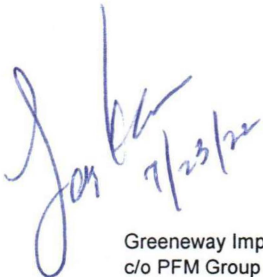


Secretary/Assistant Secretary

Digitally signed by Robert  
Chadwick Tinetti  
DN: C=US,  
E=Chad.Tinetti@Tavistock.com,  
CN=Robert Chadwick Tinetti  
Date: 2022.07.25 09:24:57-04'00'

Robert Chadwick Tinetti

Chairperson



7/23/22

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

**RECEIVED**


By Amanda Lane at 9:32 am, Jul 25, 2022

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #545

7/29/2022

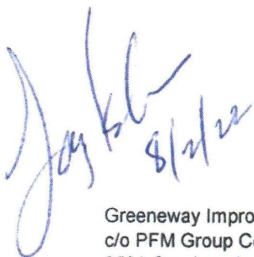
Item No.	Payee	Invoice Number	General Fund
1	<b>Kutak Rock</b> General Counsel Through 06/30/2022	3081884	\$ 2,905.80
TOTAL			\$ 2,905.80

  
Secretary/Assistant Secretary

Robert Chadwick Tinetti

Digitally signed by Robert  
Chadwick Tinetti  
DN: C=US,  
E=Chad.Tinetti@Tavistock.com,  
CN=Robert Chadwick Tinetti  
Date: 2022.08.05 12:52:08-04'00'

Chairperson

  
8/2/22

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

**RECEIVED**

By Amanda Lane at 2:18 pm, Aug 05, 2022

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #546

8/5/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b> August Administrator & Irrigation Specialist	20987	\$ 1,859.99
2	<b>Boggy Creek Improvement District</b> July ICM Expenses	ICM2022-10	\$ 6,094.55
3	<b>Ceptra Landscape</b> August Section 1 Landscaping August Section 2 Landscaping August Section 3 Landscaping Plant Removal/Sod Installation Section 1 July Section 1 Irrigation Repairs July Section 2 Irrigation Repairs July Section 3 Irrigation Repairs	ORL2579 ORL2580 ORL2589 ORL2701 ORL2727 ORL2728 ORL2729	\$ 6,114.25 \$ 5,644.37 \$ 3,093.33 \$ 25,560.00 \$ 2,674.86 \$ 1,043.00 \$ 892.00
4	<b>Donald W McIntosh Associates</b> Engineering Services Through 07/15/2022	42949	\$ 437.50
5	<b>Hathaway's Tree Farm &amp; Landscaping</b> Palm Tree Injections	10170	\$ 1,694.00
6	<b>Orlando Sentinel</b> Legal Advertising on 07/12/2022 (Ad: 7246132)	OSC57269841	\$ 237.50
7	<b>VGlobalTech</b> Quarter 2 ADA Audit August Website Maintenance	4033 4141	\$ 300.00 \$ 135.00

**TOTAL \$ 55,780.35**

  
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 1:26 pm, Aug 10, 2022

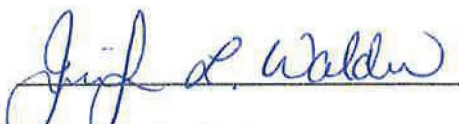
## GREENEWAY IMPROVEMENT DISTRICT

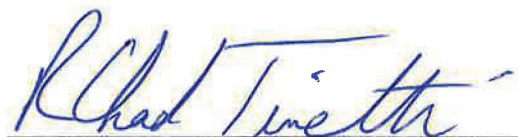
### Payment Authorization #547

8/12/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>OUC</b> Acct: 8795843030 ; Service 07/01/2022 - 08/02/2022	--	\$ 12,424.79
2	<b>PFM Group Consulting</b> July Reimbursables	OE-EXP-08-02022-14	\$ 15.77

**TOTAL \$ 12,440.56**

  
Secretary/Assistant Secretary

  
Chairperson

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

**RECEIVED**

By Amanda Lane at 1:31 pm, Aug 19, 2022



## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #548

8/19/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Orange County Utilities</b> 9987 Laureate Blvd ; Service 07/16/2022 - 08/15/2022	Acct: 6838006489	\$ 189.67
2	<b>PFM Group Consulting</b> DM Fee: August 2022	DM-08-2022-17	\$ 3,333.33
3	<b>Supervisor Fees - 08/16/2022 Meeting</b> Amanda Aikins Antoinette Munroe Matthew Franko	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00

**TOTAL \$ 4,123.00**

  
Secretary/Assistant Secretary

  
Chairperson

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

**RECEIVED**

By Amanda Lane at 3:49 pm, Aug 22, 2022



## GREENEWAY IMPROVEMENT DISTRICT

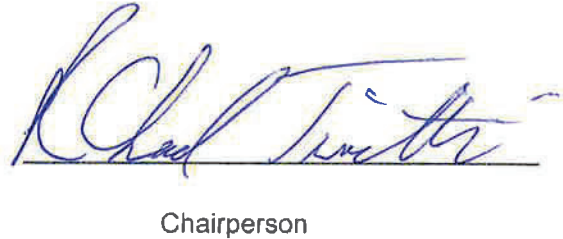
### Payment Authorization #549

8/26/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Kutak Rock</b> General Counsel Through 07/31/2022	3095267	\$ 2,249.87
2	<b>PFM Group Consulting</b> Billable Expenses	121404	\$ 38.24
3	<b>Tribune 365 National Group</b> Legal Advertising Through 08/02/2022 (Ad: 7252337)	OSC58355117	\$ 552.50

**TOTAL \$ 2,840.61**

  
Secretary/Assistant Secretary

  
Chairperson

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

**RECEIVED**

By Amanda Lane at 5:22 pm, Aug 29, 2022

# **GREENEWAY IMPROVEMENT DISTRICT**

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

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

The total items being presented:      **\$36,207.38**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

**Greenway Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 9/1/2022 to 9/30/2022

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: SUN - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
3321	09/21/22	M	TRUSTE	US Bank as Trustee for Greenew	\$9,189.92
3322	09/22/22	M	CEPRA	Cepira Landscape	\$1,669.60
3323	09/22/22	M	DONMC	Donald W. McIntosh Associates	\$320.63
3324	09/22/22	M	FAC	Fire Ant Control	\$2,595.00
3325	09/22/22	M	PFMGC	PFM Group Consulting	\$3,368.55
3326	09/22/22	M	VGLOBA	VGlobalTech	\$135.00
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$17,278.70</b>
<b>GRAND TOTAL :</b>					<b>\$17,278.70</b>

8,088.78	Checks 3322-3326
9,189.92	Check 3321 (debt service)
6,180.84	PA 550 - Aug. ICM paid to Boggy Creek
8,986.82	PA 551 - OUC paid online
12,950.94	Reserves paid
45,397.30	Total cash spent
36,207.38	O&M cash spent

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #550

9/2/2022

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

**TOTAL \$ 23,213.41**

  
Secretary/Assistant Secretary

  
Chairperson

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

**RECEIVED**

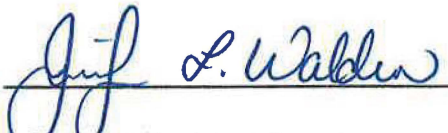
By Amanda Lane at 3:45 pm, Sep 21, 2022

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #551

9/9/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>Cepira Landscape</b> August Section 1 Irrigation Repairs	ORL3006	\$ 1,669.60
2	<b>Fire Ant Control</b> Fire Ant Control	17935	\$ 2,595.00
3	<b>OUC</b> Acct: 8795843030 ; Service 08/02/2022 - 09/01/2022	--	\$ 8,986.82
<b>TOTAL</b>			<b>\$ 13,251.42</b>

  
Secretary/Assistant Secretary

  
Chairperson

  
9/21/22

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

**RECEIVED**

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

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #552

9/16/2022

Item No.	Payee	Invoice Number	General Fund
1	<b>PFM Group Consulting</b>		
	Billable Expenses	121577	\$ 35.18
	DM Fee: September 2022	DM-09-2022-017	\$ 3,333.37
2	<b>VGlobaITech</b>		
	September Website Maintenance	4215	\$ 135.00

**TOTAL \$ 3,503.55**

  
Secretary/Assistant Secretary

  
Chairperson

  
9/21/22

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

**RECEIVED**

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# **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 9/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$156,652.78				\$156,652.78
State Board of Administration	1,533.66				1,533.66
Accounts Receivable	12,680.77				12,680.77
Prepaid Expenses	2,406.06				2,406.06
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	87,541.92				87,541.92
Interchange Maintenance Reserve	24,072.63				24,072.63
Debt Service Reserve (Series 2013)		\$2,721,087.50			2,721,087.50
Revenue (Series 2013)		922,128.92			922,128.92
Prepayment (Series 2013)		3,375.02			3,375.02
General Checking Account			\$7,075.79		7,075.79
Acquisition/Construction (Series 2013)			1,425,729.14		1,425,729.14
Total Current Assets	<u>\$286,513.40</u>	<u>\$3,646,591.44</u>	<u>\$1,432,804.93</u>	<u>\$0.00</u>	<u>\$5,365,909.77</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$3,646,591.44	\$3,646,591.44
Amount To Be Provided				31,328,408.56	31,328,408.56
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>
<b>Total Assets</b>	<u><u>\$286,513.40</u></u>	<u><u>\$3,646,591.44</u></u>	<u><u>\$1,432,804.93</u></u>	<u><u>\$34,975,000.00</u></u>	<u><u>\$40,340,909.77</u></u>

# Greeneway Improvement District

## Statement of Financial Position

As of 9/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$25,104.62				\$25,104.62
Due To Other Governmental Units	6,182.97				6,182.97
Accounts Payable			\$302.25		302.25
Total Current Liabilities	<u>\$31,287.59</u>	<u>\$0.00</u>	<u>\$302.25</u>	<u>\$0.00</u>	<u>\$31,589.84</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<u>\$31,287.59</u>	<u>\$0.00</u>	<u>\$302.25</u>	<u>\$34,975,000.00</u>	<u>\$35,006,589.84</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$68,372.29				\$68,372.29
Current Year Net Assets, Unrestricted	(0.10)				(0.10)
Net Assets - General Government	233,094.81				233,094.81
Current Year Net Assets - General Government	(46,241.19)				(46,241.19)
Net Assets, Unrestricted		\$14,320,575.30			14,320,575.30
Current Year Net Assets, Unrestricted		(10,673,983.86)			(10,673,983.86)
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,226,444.06		1,226,444.06
Current Year Net Assets, Unrestricted			756,963.24		756,963.24
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u>\$255,225.81</u>	<u>\$3,646,591.44</u>	<u>\$1,432,502.68</u>	<u>\$0.00</u>	<u>\$5,334,319.93</u>
<b>Total Liabilities and Net Assets</b>	<u>\$286,513.40</u>	<u>\$3,646,591.44</u>	<u>\$1,432,804.93</u>	<u>\$34,975,000.00</u>	<u>\$40,340,909.77</u>

**Greenway Improvement District**  
Statement of Activities  
As of 9/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$522,619.72				\$522,619.72
Off-Roll Assessments	11,920.13				11,920.13
Inter-Fund Transfers In	(0.10)				(0.10)
On-Roll Assessments		\$2,635,806.76			2,635,806.76
Off-Roll Assessments		92,303.03			92,303.03
Other Assessments		339,555.20			339,555.20
Inter-Fund Group Transfers In		(759,466.52)			(759,466.52)
Inter-Fund Transfers In			\$759,466.62		759,466.62
Total Revenues	<u>\$534,539.75</u>	<u>\$2,308,198.47</u>	<u>\$759,466.62</u>	<u>\$0.00</u>	<u>\$3,602,204.84</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$4,600.00				\$4,600.00
Public Officials' Liability Insurance	2,500.00				2,500.00
Trustee Services	5,085.65				5,085.65
Management	40,000.00				40,000.00
Engineering	4,494.26				4,494.26
Dissemination Agent	5,000.00				5,000.00
Property Appraiser	4,201.95				4,201.95
District Counsel	17,627.54				17,627.54
Assessment Administration	7,500.00				7,500.00
Audit	4,425.00				4,425.00
Travel and Per Diem	53.65				53.65
Postage & Shipping	40.89				40.89
Legal Advertising	4,256.19				4,256.19
Bank Fees	2.00				2.00
Miscellaneous	266.15				266.15
Office Supplies	245.00				245.00
Property Taxes	59.88				59.88
Web Site Maintenance	2,470.00				2,470.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	5,240.65				5,240.65
Water Reclaimed	13,839.26				13,839.26
General Insurance	2,812.00				2,812.00
Property & Casualty	4,064.00				4,064.00
Irrigation	45,612.96				45,612.96

**Greeneway Improvement District**  
Statement of Activities  
As of 9/30/2022

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Landscaping Maintenance & Material	212,291.45				212,291.45
Tree Trimming	9,300.00				9,300.00
Flower & Plant Replacement	2,015.00				2,015.00
Contingency	3,308.41				3,308.41
IME - Aquatics Maintenance	2,404.80				2,404.80
IME - Irrigation	1,962.14				1,962.14
IME - Landscaping	67,802.72				67,802.72
IME - Lighting	588.13				588.13
IME - Miscellaneous	146.40				146.40
IME - Water Reclaimed	379.55				379.55
Pest Control	5,190.00				5,190.00
Hardscape Maintenance	2,154.00				2,154.00
Streetlights	71,019.83				71,019.83
Accent Lighting	528.04				528.04
Personnel Leasing Agreement	22,319.88				22,319.88
Principal Payments (Series 2013)		\$10,890,000.00			10,890,000.00
Interest Payments (Series 2013)		2,094,715.63			2,094,715.63
Contingency		196.91			196.91
Engineering			\$2,982.50		2,982.50
Legal Advertising			561.00		561.00
Contingency			0.05		0.05
Total Expenses	\$581,982.38	\$12,984,912.54	\$3,543.55	\$0.00	\$13,570,438.47
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$1,201.34				\$1,201.34
Interest Income		\$2,730.21			2,730.21
Interest Income			\$1,040.17		1,040.17
Total Other Revenues (Expenses) & Gains (Losses)	\$1,201.34	\$2,730.21	\$1,040.17	\$0.00	\$4,971.72
<b>Change in Net Assets</b>	<b>(\$46,241.29)</b>	<b>(\$10,673,983.86)</b>	<b>\$756,963.24</b>	<b>\$0.00</b>	<b>(\$9,963,261.91)</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$301,467.10</b>	<b>\$14,320,575.30</b>	<b>\$675,539.44</b>	<b>\$0.00</b>	<b>\$15,297,581.84</b>
<b>Net Assets At End Of Year</b>	<b>\$255,225.81</b>	<b>\$3,646,591.44</b>	<b>\$1,432,502.68</b>	<b>\$0.00</b>	<b>\$5,334,319.93</b>

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 09/30/2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	YTD Actual
<b>Revenues</b>													
On-Roll Assessments	\$ 3,279.30	\$ 26,119.86	\$ 117,326.42	\$ 228,584.63	\$ 48,463.05	\$ 26,912.83	\$ 19,119.44	\$ 11,823.31	\$ 14,154.52	\$ 6,232.83	\$ 18,781.40	\$ 1,822.13	\$ 522,619.72
Off-Roll Assessments	-	-	-	-	-	11,920.13	-	-	-	-	-	-	-
Carryforward Revenue	200,360.35	(46,026.08)	-	-	-	-	-	-	-	-	-	-	11,920.13
<b>Net Revenues</b>	<b>\$ 203,639.65</b>	<b>\$ (19,906.22)</b>	<b>\$ 117,326.42</b>	<b>\$ 228,584.63</b>	<b>\$ 48,463.05</b>	<b>\$ 38,832.96</b>	<b>\$ 19,119.44</b>	<b>\$ 11,823.31</b>	<b>\$ 14,154.52</b>	<b>\$ 6,232.83</b>	<b>\$ 18,781.40</b>	<b>\$ 1,822.13</b>	<b>\$ 54,354.27</b>
<b>General &amp; Administrative Expenses</b>													
<b>Legislative</b>													
Supervisor Fees	\$ 600.00	\$ 600.00	\$ -	\$ 400.00	\$ 600.00	\$ -	\$ 400.00	\$ 400.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ -	\$ 4,600.00
<b>Financial &amp; Administrative</b>													
Public Officials' Liability Insurance	2,500.00	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	3,343.33	-	-	-	-	-	-	-	1,742.32	-	-	-	-
Management	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.33	3,333.37	2,500.00
District Engineering	-	258.00	444.00	-	444.00	506.50	250.00	506.50	506.50	562.50	437.50	578.76	5,085.65
Dissemination Agent	-	-	1,250.00	-	1,250.00	-	-	-	1,250.00	-	-	1,250.00	40,000.00
Property Appraiser	-	-	-	-	-	4,201.95	-	-	-	-	-	-	4,494.26
District Counsel	-	-	2,258.49	-	1,058.00	3,420.85	652.00	-	1,189.00	4,509.74	2,249.87	2,289.59	5,000.00
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	-	-	4,201.95
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	17,627.54
Audit	-	-	-	-	-	-	-	-	-	4,425.00	-	-	7,500.00
Travel and Per Diem	-	-	15.05	-	5.10	5.73	-	-	11.48	7.13	6.11	3.05	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	4,425.00
Postage & Shipping	-	-	9.63	-	5.07	-	8.83	-	0.53	1.06	15.77	-	-
Copies	-	-	-	-	-	-	-	-	-	-	-	-	53.65
Legal Advertising	252.50	-	252.50	237.50	-	478.75	1,592.52	237.50	177.42	237.50	790.00	-	-
Bank Fees	-	2.00	-	-	-	-	-	-	-	-	-	-	40.89
Miscellaneous	-	-	72.29	-	-	-	65.35	-	32.12	32.13	32.13	32.13	4,256.19
Office Supplies	-	-	-	-	-	-	245.00	-	-	-	-	-	-
Property Taxes	-	59.88	-	-	-	-	-	-	-	-	-	-	2.00
Website Maintenance	125.00	125.00	425.00	125.00	-	260.00	-	570.00	-	270.00	435.00	135.00	266.15
Holiday Decorations	-	-	6,000.00	-	-	-	-	-	-	-	-	-	245.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	-	59.88
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 17,829.16</b>	<b>\$ 4,378.21</b>	<b>\$ 14,060.29</b>	<b>\$ 4,095.83</b>	<b>\$ 6,695.50</b>	<b>\$ 12,207.11</b>	<b>\$ 6,547.03</b>	<b>\$ 5,047.33</b>	<b>\$ 8,642.70</b>	<b>\$ 13,978.39</b>	<b>\$ 7,899.71</b>	<b>\$ 7,621.90</b>	<b>\$ 8,000.17</b>
<b>Field Operations</b>													
<b>Electric Utility Services</b>													
Electric	\$ -	\$ 850.91	\$ 860.04	\$ 966.42	\$ 905.02	\$ 833.14	\$ 283.00	\$ 74.52	\$ 109.63	\$ 142.38	\$ 154.86	\$ 60.73	\$ 5,240.65
<b>Water-Sewer Combination Services</b>													
Water Reclaimed	51.72	4,447.02	4,180.67	4,841.02	4,194.54	3,971.59	(16,352.81)	978.21	1,884.61	1,395.48	2,149.80	2,097.41	13,839.26

**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 09/30/2022

	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	YTD Actual
<b>Other Physical Environment</b>													
General Insurance	2,812.00	-	-	-	-	-	-	-	-	-	-	-	2,812.00
Property & Casualty Insurance	4,064.00	-	-	-	-	-	-	-	-	-	-	-	4,064.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	2,549.00	303.00	3,525.50	4,631.50	2,391.90	-	9,526.80	8,921.80	3,414.60	4,609.86	5,739.00	45,612.96
Landscaping Maintenance & Material	-	34,238.28	14,851.95	14,851.95	18,825.62	14,851.95	14,851.95	14,851.95	14,851.95	14,851.95	40,411.95	14,851.95	212,291.45
Tree Trimming	-	-	-	-	-	-	9,300.00	-	-	-	-	-	9,300.00
Flower & Plant Replacement	-	1,860.00	-	155.00	-	-	-	-	-	-	-	-	2,015.00
Contingency	-	-	-	1,614.41	-	-	-	-	-	-	1,694.00	-	3,308.41
Pest Control	-	-	-	-	-	2,595.00	-	-	-	-	-	2,595.00	5,190.00
<b>Interchange Maintenance Expenses</b>													
IME - Aquatics Maintenance	300.60	300.60	300.60	300.60	300.60	-	(100.20)	200.40	200.40	200.40	200.40	200.40	2,404.80
IME - Irrigation	-	-	-	455.40	747.72	(61.20)	-	364.80	395.90	-	59.52	-	1,962.14
IME - Landscaping	7,272.24	7,272.24	8,715.96	8,715.96	8,715.96	-	(1,942.84)	5,810.64	5,810.64	5,810.64	5,810.64	5,810.64	67,802.72
IME - Lighting	-	82.60	83.61	91.66	82.83	(6.40)	(0.74)	49.46	52.02	49.40	52.98	50.71	588.13
IME - Miscellaneous	-	-	-	-	-	73.20	-	-	-	-	-	73.20	146.40
IME - Water Reclaimed	-	41.73	26.08	52.16	40.24	(9.27)	3.40	41.90	43.88	34.11	57.30	48.02	379.55
<b>Road &amp; Street Facilities</b>													
Entry and Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Hardscape Maintenance	-	-	2,154.00	-	-	-	-	-	-	-	-	-	2,154.00
Streetlights	-	7,435.23	7,447.68	7,591.64	7,525.30	7,477.88	1,510.13	6,378.18	10,326.85	10,326.39	10,327.08	(5,326.53)	71,019.83
Accent Lighting	-	-	-	-	-	528.04	-	-	-	-	-	-	528.04
<b>Parks &amp; Recreation</b>													
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	-	3,719.98	-	3,719.98	1,859.99	1,859.99	22,319.88
<b>Reserves</b>													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	11,000.00	11,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	1,950.94	1,950.94
<b>Total Field Operations Expenses</b>	<u>\$ 16,360.55</u>	<u>\$ 60,937.60</u>	<u>\$ 40,783.58</u>	<u>\$ 45,021.71</u>	<u>\$ 47,829.32</u>	<u>\$ 34,505.82</u>	<u>\$ 7,551.89</u>	<u>\$ 41,996.84</u>	<u>\$ 42,597.68</u>	<u>\$ 39,945.33</u>	<u>\$ 67,388.38</u>	<u>\$ 41,011.46</u>	<u>\$ 485,930.16</u>
<b>Total Expenses</b>	<u>\$ 34,189.71</u>	<u>\$ 65,315.81</u>	<u>\$ 54,843.87</u>	<u>\$ 49,117.54</u>	<u>\$ 54,524.82</u>	<u>\$ 46,712.93</u>	<u>\$ 14,098.92</u>	<u>\$ 47,044.17</u>	<u>\$ 51,240.38</u>	<u>\$ 53,923.72</u>	<u>\$ 75,288.09</u>	<u>\$ 48,633.36</u>	<u>\$ 594,933.32</u>
<b>Income (Loss) from Operations</b>	<u>\$ 169,449.94</u>	<u>\$ (85,222.03)</u>	<u>\$ 62,482.55</u>	<u>\$ 179,467.09</u>	<u>\$ (6,061.77)</u>	<u>\$ (7,879.97)</u>	<u>\$ 5,020.52</u>	<u>\$ (35,220.86)</u>	<u>\$ (37,085.86)</u>	<u>\$ (47,690.89)</u>	<u>\$ (56,506.69)</u>	<u>\$ (46,811.23)</u>	<u>\$ 93,940.80</u>
<b>Other Income (Expense)</b>													
Interest Income	\$ 10.30	\$ 11.46	\$ 55.87	\$ 18.02	\$ 13.30	\$ 331.97	\$ 13.32	\$ 14.89	\$ 156.28	\$ 13.17	\$ 32.40	\$ 530.36	\$ 1,201.34
<b>Total Other Income (Expense)</b>	<u>\$ 10.30</u>	<u>\$ 11.46</u>	<u>\$ 55.87</u>	<u>\$ 18.02</u>	<u>\$ 13.30</u>	<u>\$ 331.97</u>	<u>\$ 13.32</u>	<u>\$ 14.89</u>	<u>\$ 156.28</u>	<u>\$ 13.17</u>	<u>\$ 32.40</u>	<u>\$ 530.36</u>	<u>\$ 1,201.34</u>
<b>Net Income (Loss)</b>	<u>\$ 169,460.24</u>	<u>\$ (85,210.57)</u>	<u>\$ 62,538.42</u>	<u>\$ 179,485.11</u>	<u>\$ (6,048.47)</u>	<u>\$ (7,548.00)</u>	<u>\$ 5,033.84</u>	<u>\$ (35,205.97)</u>	<u>\$ (36,929.58)</u>	<u>\$ (47,677.72)</u>	<u>\$ (56,474.29)</u>	<u>\$ (46,280.87)</u>	<u>\$ 95,142.14</u>

**Greeneway Improvement District**  
 Budget to Actual  
 For the Month Ending 09/30/2022

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>FY 2022 Adopted Budget</b>	<b>Percentage Spent</b>
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 522,619.72	\$ 519,998.23	\$ 2,621.49	\$ 519,998.23	100.50%
Off-Roll Assessments	11,920.13	19,956.48	(8,036.35)	19,956.48	59.73%
Carryforward Revenue	154,334.27	67,382.49	86,951.78	67,382.49	229.04%
<b>Net Revenues</b>	<b>\$ 688,874.12</b>	<b>\$ 607,337.20</b>	<b>\$ 81,536.92</b>	<b>\$ 607,337.20</b>	<b>113.43%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 4,600.00	\$ 12,000.00	\$ (7,400.00)	\$ 12,000.00	38.33%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,500.00	2,700.00	(200.00)	2,700.00	92.59%
Trustee Services	5,085.65	9,000.00	(3,914.35)	9,000.00	56.51%
Management	40,000.00	40,000.00	-	40,000.00	100.00%
Engineering	4,494.26	10,000.00	(5,505.74)	10,000.00	44.94%
Dissemination Agent	5,000.00	5,000.00	-	5,000.00	100.00%
Property Appraiser	4,201.95	3,500.00	701.95	3,500.00	120.06%
District Counsel	17,627.54	30,000.00	(12,372.46)	30,000.00	58.76%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedules	-	250.00	(250.00)	250.00	0.00%
Audit	4,425.00	5,000.00	(575.00)	5,000.00	88.50%
Travel and Per Diem	53.65	300.00	(246.35)	300.00	17.88%
Telephone	-	50.00	(50.00)	50.00	0.00%
Postage & Shipping	40.89	1,000.00	(959.11)	1,000.00	4.09%
Copies	-	1,500.00	(1,500.00)	1,500.00	0.00%
Legal Advertising	4,256.19	4,000.00	256.19	4,000.00	106.40%
Bank Fees	2.00	360.00	(358.00)	360.00	0.56%
Miscellaneous	266.15	100.00	166.15	100.00	266.15%
Office Supplies	245.00	250.00	(5.00)	250.00	98.00%
Property Taxes	59.88	5,000.00	(4,940.12)	5,000.00	1.20%
Web Site Maintenance	2,470.00	2,700.00	(230.00)	2,700.00	91.48%
Holiday Decorations	6,000.00	6,000.00	-	6,000.00	100.00%
Dues, Licenses, and Fees	175.00	250.00	(75.00)	250.00	70.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 109,003.16</b>	<b>\$ 146,460.00</b>	<b>\$ (37,456.84)</b>	<b>\$ 146,460.00</b>	<b>74.43%</b>



**Greeneway Improvement District**  
Budget to Actual  
For the Month Ending 09/30/2022

	Actual	Budget	Variance	FY 2022 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 5,240.65	\$ 7,440.00	\$ (2,199.35)	\$ 7,440.00	70.44%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	13,839.26	31,000.00	(17,160.74)	31,000.00	44.64%
<b>Other Physical Environment</b>					
General Insurance	2,812.00	3,000.00	(188.00)	3,000.00	93.73%
Property & Casualty Insurance	4,064.00	3,100.00	964.00	3,100.00	131.10%
Other Insurance	-	100.00	(100.00)	100.00	0.00%
Irrigation Repairs	45,612.96	34,100.00	11,512.96	34,100.00	133.76%
Landscaping Maintenance & Material	212,291.45	173,798.40	38,493.05	173,798.40	122.15%
Tree Trimming	9,300.00	7,400.00	1,900.00	7,400.00	125.68%
Flower & Plant Replacement	2,015.00	24,800.00	(22,785.00)	24,800.00	8.13%
Contingency	3,308.41	15,422.00	(12,113.59)	15,422.00	21.45%
Pest Control	5,190.00	1,612.00	3,578.00	1,612.00	321.96%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	2,404.80	2,365.92	38.88	2,365.92	101.64%
IME - Irrigation Repairs	1,962.14	2,232.00	(269.86)	2,232.00	87.91%
IME - Landscaping	67,802.72	60,689.87	7,112.85	60,689.87	111.72%
IME - Lighting	588.13	558.00	30.13	558.00	105.40%
IME - Miscellaneous	146.40	2,901.60	(2,755.20)	2,901.60	5.05%
IME - Water Reclaimed	379.55	1,116.00	(736.45)	1,116.00	34.01%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	-	1,860.00	(1,860.00)	1,860.00	0.00%
Hardscape Maintenance	2,154.00	4,960.00	(2,806.00)	4,960.00	43.43%
Streetlights	71,019.83	51,910.47	19,109.36	51,910.47	136.81%
Accent Lighting	528.04	1,240.00	(711.96)	1,240.00	42.58%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement	22,319.88	22,320.00	(0.12)	22,320.00	100.00%
<b>Reserves</b>					
Infrastructure Capital Reserve	11,000.00	11,000.00	-	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,950.94	-	1,950.94	100.00%
	<b>\$ 485,930.16</b>	<b>\$ 466,877.20</b>	<b>\$ 19,052.96</b>	<b>\$ 466,877.20</b>	<b>104.08%</b>
<b>Total Expenses</b>	<b>\$ 594,933.32</b>	<b>\$ 613,337.20</b>	<b>\$ (18,403.88)</b>	<b>\$ 613,337.20</b>	<b>97.00%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 93,940.80</b>	<b>\$ (6,000.00)</b>	<b>\$ 99,940.80</b>	<b>\$ (6,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 1,201.34	\$ 6,000.00	\$ (4,798.66)	\$ 6,000.00	20.02%
<b>Total Other Income (Expense)</b>	<b>\$ 1,201.34</b>	<b>\$ 6,000.00</b>	<b>\$ (4,798.66)</b>	<b>\$ 6,000.00</b>	<b>20.02%</b>
<b>Net Income (Loss)</b>	<b>\$ 95,142.14</b>	<b>\$ -</b>	<b>\$ 95,142.14</b>	<b>\$ -</b>	

Greeneway Improvement District  
Cash Flow

	Beg. Cash	FY 2022 Inflows	FY 2022 Outflows	FY 2023 Inflows	FY 2023 Outflows	End. Cash
10/1/2021	240,255.26	2.73	(20,984.33)	-	-	182,308.15
11/1/2021	182,308.15	177,675.51	(21,846.12)	-	-	331,864.81
12/1/2021	331,864.81	709,104.20	(831,663.90)	-	-	209,305.11
1/1/2022	209,305.11	1,381,449.81	(1,185,136.80)	-	-	405,618.12
2/1/2022	405,618.12	292,889.97	(52,636.20)	-	-	645,871.89
3/1/2022	645,871.89	170,688.18	(450,112.76)	-	-	366,447.31
4/1/2022	366,447.31	122,053.75	(24,694.59)	-	-	463,806.47
5/1/2022	463,806.47	72,806.14	(233,930.62)	-	-	302,681.99
6/1/2022	302,681.99	85,689.14	(128,265.00)	-	-	260,106.13
7/1/2022	260,106.13	74,319.79	(67,829.51)	-	-	266,596.41
8/1/2022	266,596.41	113,508.15	(189,584.79)	-	-	190,519.77
9/1/2022	190,519.77	11,530.31	(45,397.30)	-	-	156,652.78
10/1/2022	156,652.78	-	(525.56)	-	-	156,127.22 as of 10/09/2022
Totals		3,211,717.68	(3,255,950.81)	-	-	

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

Amount

<b>Series 2013 Bond Issue</b>	
Original Construction Fund	\$ 48,700,000.00
Additions (Interest, Transfers from DSR, etc.)	2,221,150.95
Cumulative Draws Through Prior Month	(49,495,724.06)
	=====
<b>Construction Funds Available</b>	<b>\$ 1,425,426.89</b>
<b>Requisitions This Month</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
	=====
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ 1,425,426.89</b>

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

<b>Current Committed Funding</b>	-
<b>Upcoming Committed Funding</b>	-
<b>Total Committed Funding</b>	<b>\$ -</b>

<b>Net Uncommitted</b>	<b>1,425,426.89</b>
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