

Greenway Improvement District

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

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, November 14, 2023, at 6900 Tavistock Lakes Blvd. Ste 200, 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: pfmccd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the October 17, 2023, Board of Supervisors' Meeting**
(provided under separate cover)

Business Matters

- 2. **Consideration of Resolution 2024-01, Adopting an Amended Budget for FY 2023** *(provided under separate cover)*
- 3. **Ratification of Non-Ad Valorem Assessment Administration Agreement**
- 4. **Ratification of Operation and Maintenance Expenditures Paid in October 2023 in an amount totaling \$50,015.03**
- 5. **Ratification of Requisition No. (Series 2023) 15 – 18 Paid in October 2023 in an amount totaling \$743.35**
- 6. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 7. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

- A. Staff Reports
 - 1. District Counsel
 - 2. District Manager
 - 3. District Engineer
 - 4. Construction Supervisor
 - 5. Landscape Supervisor
 - 6. Irrigation Supervisor
- B. Supervisor Requests

Adjournment



GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the October 17, 2023
Board of Supervisors' Meeting**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2024-01,
Adopting an Amended Budget for FY 2023**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

Non-Ad Valorem Assessment Administration Agreement



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2023 between **AMY MERCADO** as Orange County Property Appraiser (Property Appraiser) and, **Greeneway CDD** (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2024.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2024 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.

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

Notices to the Taxing Authority shall be addressed to:

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

Notices to the Property Appraiser shall be addressed to:

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

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

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO, MBA

Date _____

GREENEWAY CDD

Name 

Signed R CHAD TINETTI

Date 11/2/2023

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

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

June 1

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

July 1

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

July 15

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

August 4

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

August 24

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

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

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

October

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

GREENEWAY IMPROVEMENT DISTRICT

**Operation & Maintenance Expenditures Paid in
October 2023 in an amount totaling \$50,015.03**

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

The total items being presented: **\$50,015.03**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)

Check Dates: 10/1/2023 to 10/31/2023

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
465	10/16/23		VLS	BrightView Landscape Services	\$5,806.72
466	10/16/23		DONMC	Donald W. McIntosh Associates	\$258.52
467	10/16/23		PFMGC	PFM Group Consulting	\$1,250.00
468	10/18/23		EGIS	Egis Insurance Advisors LLC	\$14,192.00
469	10/18/23		TRUSTE	US Bank as Trustee for Greenew	\$20,109.42
470	10/25/23		BERMAN	erman Construction LLC	\$1,859.99
471	10/25/23		KUTAK	Kutak Rock	\$1,702.95
472	10/27/23		AAIKIN	Amanda Aikins	\$200.00
473	10/27/23		BVLS	BrightView Landscape Services	\$4,790.26
474	10/27/23		DEO	Dept. of Economic Opportunity	\$175.00
475	10/27/23		KUTAK	Kutak Rock	\$3,401.00
476	10/27/23		FRANK	atthew Franko	\$200.00
477	10/27/23		VGLOBA	VGlobalTech	\$570.00
BANK SUN REGISTER TOTAL:					\$54,515.86
GRAND TOTAL :					\$54,515.86

34,406.44	Checks 3465-3468, 3470-3477
20,109.42	Check 3469 - Debt Service
375.83	PA 597 - OCU paid online
6,541.70	PA 599 - Sep. ICM paid to Boggy Creek
8,691.06	PA 599 - OUC paid online
70,124.45	Total cash spent
50,015.03	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Vid Date) ; "A" - Application; "E" - EFT

** Denotes broken check sequence.

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #598

9/29/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services		
	Turf Replacement in Front of 7912	8597548	\$ 1,163.00
	Turf Replacement in Island at Stodart	8597549	\$ 1,163.00
	Ixora Replacement With Mexican Petunia	8597550	\$ 774.75
	Thryallis Replacement With Bush Allamanda	8597551	\$ 883.50
	September Irrigation Repairs	8597552	\$ 472.46
	Irrigation Repairs	8614079	\$ 1,350.01
2	Donald W McIntosh Associates		
	Engineering Services Through 09/08/2023	44758	\$ 258.52
3	PFM Group Consulting		
	Series 2013 Quarterly Disclosure Through 09/30/2023	126950	\$ 1,250.00
TOTAL			\$ 7,315.24


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 9:18 am, Oct 11, 2023

Digitaly signed by Dane
Young
DN: C=US,
E=dan.young@tavisock
O=Tavisock Development

Daniel J. Young

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #599

10/6/2023

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Berman Construction October Administrator & Irrigation Specialist	39471	\$ 1,859.99	FY 2024
2	Boggy Creek Improvement District September ICM Expenses	ICM2023-12	\$ 6,541.70	FY 2023
3	Egis Insurance & Risk Advisors FY 2024 Insurance	20361	\$ 14,192.00	FY 2024
4	Kutak Rock General Counsel Through 08/31/2023	3283554	\$ 1,702.95	FY 2023
5	OUC Acct: 8795843030 ; Service 09/05/2023 - 10/03/2023	--	\$ 8,691.06	FY 2023

TOTAL \$ 32,987.70

16,935.71	FY 2023
16,051.99	FY 2024


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 9:02 am, Oct 20, 2023

Daniel J. Young
Digitally signed by Daniel J. Young
DN: cn=Daniel J. Young, o=Tavislock Development Co., cn=Daniel J. Young
Date: 2023.10.18 08:56:11-0400

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #600

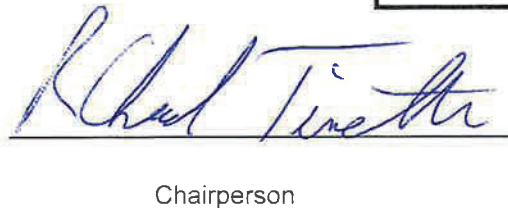
10/20/2023

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Brightview Landscape Services Plant Replacements	8641109	\$ 4,790.26	FY 2024
2	Florida Department of Economic Opportunity FY 2024 Annual Fee	88650	\$ 175.00	FY 2024
3	Kutak Rock General Counsel Through 09/30/2023	3295633	\$ 3,401.00	FY 2023
4	Orange County Utilities 9987 Laureate Blvd ; Service 09/16/2023 - 09/30/2023	Acct: 6838006489	\$ 250.15	FY 2023
	9987 Laureate Blvd ; Service 10/01/2023 - 10/16/2023	Acct: 6838006489	\$ 270.99	FY 2024
5	Supervisor Fees - 10/17/2023 Meeting Amanda Kost Aikins	--	\$ 200.00	FY 2024
	Matthew Franko	--	\$ 200.00	FY 2024
6	VGlobalTech August Website Maintenance	5272	\$ 135.00	FY 2023
	September Website Maintenance	5350	\$ 135.00	FY 2023
	Q3 ADA Audit	5489	\$ 300.00	FY 2023

TOTAL \$ 9,857.40

4,221.15	FY 2023
5,636.25	FY 2024


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 3:54 pm, Oct 26, 2023

Daniel J. Young

Digitally signed by Daniel Young
DN: C=US,
E=dan.young@tavistock.com,
O=Tavistock Developer Co., CN=Daniel J. Young
Date: 2023.10.26

GREENEWAY IMPROVEMENT DISTRICT

**Requisition No. (Series 2023) 15 – 18
Paid in October 2023 in an amount totaling
\$743.35**

GREENEWAY IMPROVEMENT DISTRICT

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

Requisition Recap For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from October 1, 2023 through October 31, 2023. This does not include requisitions previously approved by the Board.

REQUISITION NO. (Series 2023)	PAYEE	AMOUNT
15	Donald W. McIntosh Associates	\$446.95
16	Boggy Creek Improvement District	\$58.90
17	Kutak Rock (voided)	\$0.00
18	Donald W. McIntosh Associates	\$237.50
		\$743.35

**EXHIBIT A
FORM OF REQUISITION**

The undersigned, an Authorized Officer of Greenway Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Amended and Restated Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of May 1, 2023 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2023 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 15

(B) Name of Payee: Donald W McIntosh Associates

(C) Amount Payable: \$446.95

(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, or, state costs of issuance, if applicable):

- Invoice 44757 for Project 23216 (Lake Nona Greeneway) Through 09/08/2023

(E) Fund, Account and/or subaccount from which disbursement is to be made:

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2023 Project and each represents a Cost of the Series 2023 Project, and has not previously been paid] OR [this requisition is for costs of issuance payable from the Costs of Issuance Account that has not previously been paid].

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.

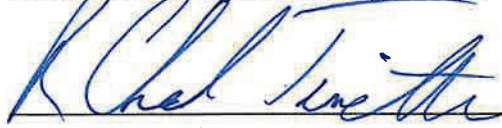
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

RECEIVED

By Amanda Lane at 3:45 pm, Oct 02, 2023

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

GREENWAY IMPROVEMENT DISTRICT


Authorized Officer 10/2/2023

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer Jeffrey J. Newton, PE 10/2/23

RECEIVED

By Amanda Lane at 3:45 pm, Oct 02, 2023

EXHIBIT A
FORM OF REQUISITION

The undersigned, an Authorized Officer of Greenway Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Amended and Restated Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of May 1, 2023 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2023 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 16

(B) Name of Payee: Boggy Creek Improvement District

(C) Amount Payable: \$58.90

(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, or, state costs of issuance, if applicable):

- Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greenway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2013 Construction Funds Requisition 430 (Reference OSC80865573 ; Ad: 7506228)

(E) Fund, Account and/or subaccount from which disbursement is to be made:

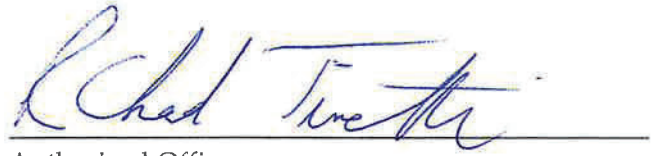
The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2023 Project and each represents a Cost of the Series 2023 Project, and has not previously been paid] OR [this requisition is for costs of issuance payable from the Costs of Issuance Account that has not previously been paid].

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.

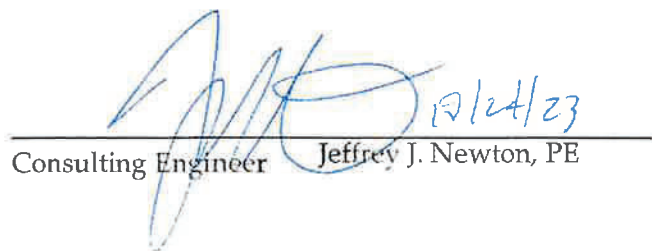
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

GREENEWAY IMPROVEMENT DISTRICT


Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer Jeffrey J. Newton, PE 10/24/23

RECEIVED

By Amanda Lane at 2:34 pm, Oct 25, 2023

EXHIBIT A
FORM OF REQUISITION

The undersigned, an Authorized Officer of Greenway Improvement District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Amended and Restated Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of May 1, 2023 (the "Master Indenture"), as amended and supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2023 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 18

(B) Name of Payee: Donald W McIntosh Associates

(C) Amount Payable: \$237.50

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable):

- Invoice 44886 for Project 23216 (Lake Nona Greenway) Through 10/06/2023

(E) Fund, Account and/or subaccount from which disbursement is to be made:


The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2023 Project and each represents a Cost of the Series 2023 Project, and has not previously been paid] OR [this requisition is for costs of issuance payable from the Costs of Issuance Account that has not previously been paid].

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.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

GREENWAY IMPROVEMENT DISTRICT



Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2023 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2023 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer attached as an Exhibit to the First Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


10/27/23

Consulting Engineer Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 3:05 pm, Oct 27, 2023

GREENEWAY IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

GREENEWAY IMPROVEMENT DISTRICT

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

Greeneway Improvement District
Statement of Financial Position
As of 10/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$159,562.18				\$159,562.18
State Board of Administration	1,616.77				1,616.77
Assessments Receivable	523,801.73				523,801.73
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	98,633.82				98,633.82
Interchange Maintenance Reserve	26,048.68				26,048.68
Assessments Receivable		\$2,268,762.85			2,268,762.85
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2013)		20,331.10			20,331.10
Revenue (Series 2023)		206,701.03			206,701.03
Interest (Series 2023)		558,882.07			558,882.07
Prepayment (Series 2023)		0.01			0.01
General Checking Account			\$7,076.94		7,076.94
Acquisition/Construction (Series 2013)			0.02		0.02
Acquisition/Construction (Series 2023)			980,850.65		980,850.65
Cost of Issuance (Series 2023)			10,160.46		10,160.46
Total Current Assets	<u>\$811,288.76</u>	<u>\$3,281,553.49</u>	<u>\$998,088.07</u>	<u>\$0.00</u>	<u>\$5,090,930.32</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,012,790.64	\$1,012,790.64
Amount To Be Provided				30,542,209.36	30,542,209.36
Total Investments	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$31,555,000.00</u>
Total Assets	<u><u>\$811,288.76</u></u>	<u><u>\$3,281,553.49</u></u>	<u><u>\$998,088.07</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$36,645,930.32</u></u>

Greeneway Improvement District
Statement of Financial Position
As of 10/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$19,492.19				\$19,492.19
Due To Other Governmental Units	15,746.82				15,746.82
Deferred Revenue	523,801.73				523,801.73
Deferred Revenue		\$2,268,762.85			2,268,762.85
Total Current Liabilities	<u>\$559,040.74</u>	<u>\$2,268,762.85</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$2,827,803.59</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$31,555,000.00	\$31,555,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$31,555,000.00</u>
Total Liabilities	<u><u>\$559,040.74</u></u>	<u><u>\$2,268,762.85</u></u>	<u><u>\$0.00</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$34,382,803.59</u></u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$297,585.07				\$297,585.07
Current Year Net Assets - General Government	(45,337.05)				(45,337.05)
Net Assets, Unrestricted		\$1,012,790.64			1,012,790.64
Current Year Net Assets, Unrestricted		0.00			0.00
Net Assets, Unrestricted			\$998,146.88		998,146.88
Current Year Net Assets, Unrestricted			(58.81)		(58.81)
Total Net Assets	<u><u>\$252,248.02</u></u>	<u><u>\$1,012,790.64</u></u>	<u><u>\$998,088.07</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,263,126.73</u></u>
Total Liabilities and Net Assets	<u><u><u>\$811,288.76</u></u></u>	<u><u><u>\$3,281,553.49</u></u></u>	<u><u><u>\$998,088.07</u></u></u>	<u><u><u>\$31,555,000.00</u></u></u>	<u><u><u>\$36,645,930.32</u></u></u>

Greenway Improvement District
Statement of Activities
As of 10/31/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Expenses</u>					
Supervisor Fees	\$400.00				\$400.00
Public Officials' Liability Insurance	2,782.00				2,782.00
Management	3,666.67				3,666.67
Dues, Licenses, and Fees	175.00				175.00
Water Reclaimed	270.99				270.99
General Insurance	3,129.00				3,129.00
Property & Casualty	8,281.00				8,281.00
Flower & Plant Replacement	4,790.26				4,790.26
IME - Aquatics Maintenance	200.40				200.40
IME - Landscaping	5,742.50				5,742.50
Hardscape Maintenance	14,060.00				14,060.00
Personnel Leasing Agreement	1,859.99				1,859.99
Legal Advertising			\$58.90		58.90
Total Expenses	\$45,357.81	\$0.00	\$58.90	\$0.00	\$45,416.71
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$20.76				\$20.76
Interest Income			\$0.09		0.09
Total Other Revenues (Expenses) & Gains (Losses)	\$20.76	\$0.00	\$0.09	\$0.00	\$20.85
Change In Net Assets	(\$45,337.05)	\$0.00	(\$58.81)	\$0.00	(\$45,395.86)
Net Assets At Beginning Of Year	\$297,585.07	\$1,012,790.64	\$998,146.88	\$0.00	\$2,308,522.59
Net Assets At End Of Year	\$252,248.02	\$1,012,790.64	\$998,088.07	\$0.00	\$2,263,126.73

Greeneway Improvement District
 Budget to Actual
 For the Month Ending 10/31/2023

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ -	\$ 42,656.81	\$ (42,656.81)	\$ 511,881.70	0.00%
Off-Roll Assessments	-	993.19	(993.19)	11,918.30	0.00%
Carryforward Revenue	8,895.44	8,895.44	-	106,745.23	8.33%
Net Revenues	\$ 8,895.44	\$ 52,545.44	\$ (43,650.00)	\$ 630,545.23	1.41%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 400.00	\$ 1,000.00	\$ (600.00)	\$ 12,000.00	3.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,782.00	250.00	2,532.00	3,000.00	92.73%
Trustee Services	-	416.67	(416.67)	5,000.00	0.00%
Management	3,666.67	3,666.67	-	44,000.00	8.33%
Engineering	-	833.33	(833.33)	10,000.00	0.00%
Disclosure	-	83.33	(83.33)	1,000.00	0.00%
Property Appraiser	-	366.67	(366.67)	4,400.00	0.00%
District Counsel	-	2,500.00	(2,500.00)	30,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	375.00	(375.00)	4,500.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Travel and Per Diem	-	12.50	(12.50)	150.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	83.33	(83.33)	1,000.00	0.00%
Legal Advertising	-	375.00	(375.00)	4,500.00	0.00%
Bank Fees	-	30.00	(30.00)	360.00	0.00%
Miscellaneous	-	8.34	(8.34)	100.00	0.00%
Meeting Room	-	66.67	(66.67)	800.00	0.00%
Office Supplies	-	22.50	(22.50)	270.00	0.00%
Property Taxes	-	8.33	(8.33)	100.00	0.00%
Web Site Maintenance	-	241.67	(241.67)	2,900.00	0.00%
Holiday Decorations	-	500.00	(500.00)	6,000.00	0.00%
Dues, Licenses, and Fees	175.00	20.83	154.17	250.00	70.00%
Total General & Administrative Expenses	\$ 7,023.67	\$ 11,592.09	\$ (4,568.42)	\$ 139,105.00	5.05%

Greenway Improvement District
Budget to Actual
For the Month Ending 10/31/2023

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ -	\$ 416.67	\$ (416.67)	\$ 5,000.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	270.99	1,666.67	(1,395.68)	20,000.00	1.35%
Other Physical Environment					
General Insurance	3,129.00	283.33	2,845.67	3,400.00	92.03%
Property & Casualty Insurance	8,281.00	575.00	7,706.00	6,900.00	120.01%
Other Insurance	-	8.33	(8.33)	100.00	0.00%
Irrigation Repairs	-	2,083.33	(2,083.33)	25,000.00	0.00%
Landscaping Maintenance & Material	-	15,376.69	(15,376.69)	184,520.29	0.00%
Tree Trimming	-	1,041.67	(1,041.67)	12,500.00	0.00%
Flower & Plant Replacement	4,790.26	1,250.00	3,540.26	15,000.00	31.94%
Contingency	-	756.25	(756.25)	9,075.00	0.00%
Pest Control	-	433.33	(433.33)	5,200.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	200.40	212.00	(11.60)	2,544.00	7.88%
IME - Irrigation Repairs	-	200.00	(200.00)	2,400.00	0.00%
IME - Landscaping	5,742.50	5,742.50	-	68,910.00	8.33%
IME - Landscape Improvements	-	800.00	(800.00)	9,600.00	0.00%
IME - Lighting	-	80.00	(80.00)	960.00	0.00%
IME - Miscellaneous	-	400.00	(400.00)	4,800.00	0.00%
IME - Water Reclaimed	-	100.00	(100.00)	1,200.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	155.00	(155.00)	1,860.00	0.00%
Hardscape Maintenance	14,060.00	413.33	13,646.67	4,960.00	283.47%
Streetlights	-	6,250.00	(6,250.00)	75,000.00	0.00%
Accent Lighting	-	103.33	(103.33)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	1,859.99	1,860.00	(0.01)	22,320.00	8.33%
Reserves					
Infrastructure Capital Reserve	-	916.67	(916.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	162.58	(162.58)	1,950.94	0.00%
	\$ 38,334.14	\$ 41,286.68	\$ (2,952.54)	\$ 495,440.23	7.74%
Total Expenses	\$ 45,357.81	\$ 52,878.77	\$ (7,520.96)	\$ 634,545.23	7.15%
Income (Loss) from Operations	\$ (36,462.37)	\$ (333.33)	\$ (36,129.04)	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 20.76	\$ 333.33	\$ (312.57)	\$ 4,000.00	0.52%
Total Other Income (Expense)	\$ 20.76	\$ 333.33	\$ (312.57)	\$ 4,000.00	0.52%
Net Income (Loss)	\$ (36,441.61)	\$ -	\$ (36,441.61)	\$ -	

Greeneway Improvement District
Cash Flow

	Beg. Cash	FY 2023 Inflows	FY 2023 Outflows	FY 2024 Inflows	FY 2024 Outflows	End. Cash
10/1/2022	156,652.78	1.80	(21,190.33)	-	-	104,176.66
11/1/2022	104,176.66	184,139.41	(11,746.65)	-	-	282,633.49
12/1/2022	282,633.49	762,728.20	(709,427.87)	-	-	335,933.82
1/1/2023	335,933.82	1,511,943.46	(1,423,852.18)	-	-	424,025.10
2/1/2023	424,025.10	320,912.09	(318,638.97)	-	-	426,298.22
3/1/2023	426,298.22	144,326.46	(47,106.92)	-	-	523,517.76
4/1/2023	523,517.76	82,846.95	(221,759.58)	-	-	384,605.13
5/1/2023	384,605.13	54,560.90	(89,522.55)	-	-	349,643.48
6/1/2023	349,643.48	62,741.23	(29,363.46)	-	-	383,021.25
7/1/2023	383,021.25	15,052.35	(84,389.25)	-	-	313,684.35
8/1/2023	313,684.35	95,040.13	(153,665.06)	-	-	255,059.42
9/1/2023	255,059.42	8,962.01	(58,371.78)	-	-	205,649.65
10/1/2023	205,649.65	24,034.25	(48,707.20)	2.73	(21,417.25)	159,562.18
11/1/2023	159,562.18	-	(250.15)	-	(270.99)	159,041.04 as of 11/08/2023
Totals		3,267,289.24	(3,217,991.95)	2.73	(21,688.24)	

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

Amount

Series 2013 Bond Issue		
Original Construction Fund	\$	48,700,000.00
Additions (Interest, Transfers from DSR, etc.)		797,677.71
Cumulative Draws Through Prior Month		(49,497,677.71)
		=====
Construction Funds Available	\$	-
Series 2013 Construction Funds Remaining	\$	-

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

Series 2023 Bond Issue		
Original Construction Fund	\$	1,400,000.00
Additions (Interest, Transfers from DSR, etc.)		22,785.54
Cumulative Draws Through Prior Month		(437,477.35)
		=====
Construction Funds Available	\$	985,308.19
Requisitions As Yet Unpaid		
		=====
Total Requisitions This Month	\$	-
Series 2023 Construction Funds Remaining	\$	985,308.19

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

Net Uncommitted		985,308.19
------------------------	--	-------------------