

# Greeneway Improvement District

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

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

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greeneway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, December 12, 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](https://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 November 14, 2023, Board of Supervisors' Meeting**

### Business Matters

- 2. **Notice of Construction Committee Member Resignation**
- 3. **Ratification of Operation and Maintenance Expenditures Paid in November 2023 in an amount totaling \$46,558.02**
- 4. **Recommendation of Work Authorizations/Proposed Services (*if applicable*)**
- 5. **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 November 14, 2023  
Board of Supervisors' Meeting**

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

**FIRST ORDER OF BUSINESS**

**Roll Call to Confirm a Quorum**

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, November 14, 2023, at 2:31 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Jorge Jimenez	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Samantha Sharenow	Berman	(via phone)
Dan Young	Tavistock	joined at 2:32 p.m.
DJ Batten	Berman	(via phone)

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
October 17, 2023, Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the October 17, 2023, Board of Supervisors' Meeting.

On motion by Ms. Munroe, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the October 17, 2023, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Adopting an Amended Budget for FY  
2023**

Ms. Walden stated this is a cleanup item for the auditors as the District did go over the \$15,000.00 threshold per the Budget Resolution for one of the line items. She noted the changes are highlighted, and the amended budget is an exhibit to this Resolution.

On motion by Ms. Munroe, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2024-01, Adopting an Amended Budget for FY 2023.

#### **FIFTH ORDER OF BUSINESS**

#### **Ratification of Non-Ad Valorem Assessment Administration Agreement**

Ms. Walden stated this is an annual agreement with the Property Appraiser for the District to go on roll. She noted to meet the required deadline the Chair executed this outside of a meeting.

On motion by Mr. Franko, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Non-Ad Valorem Assessment Administration Agreement.

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

#### **Ratification of Operation and Maintenance Expenditures Paid in October 2023 in an amount totaling \$50,015.03**

The Board reviewed the Operation and Maintenance Expenditures paid in October 2023.

On motion by Mr. Franko, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures paid in October 2023 in an amount totaling \$50,015.03.

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

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

The Board reviewed Requisition No. (Series 2023) 15 – 18.

On motion by Mr. Franko, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. (Series 2023) 15 – 18 paid in October 2023 in an amount totaling \$743.35.

## **EIGHTH ORDER OF BUSINESS**

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

Ms. Walden noted there were no Work Authorizations.

## **NINTH ORDER OF BUSINESS**

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

The Board reviewed the District's Financial Statements through October 2023. Ms. Walden noted that this is the start of Fiscal Year 2024 and the District has spent roughly \$45,000.00 versus a budget of \$634,000.00. That equates to approximately 7% of the total budget spent.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden noted the next Board Meeting is Tuesday, December 12, 2023.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – No report.

Irrigation Supervisor – No report.

## **ELEVENTH ORDER OF BUSINESS**

### **Supervisor Requests**

Ms. Munroe stated stop signs are being ran on Nemours Parkway and asked if anything can be done about bringing attention to those stop signs with flashing lights. Mr. Young replied that those items will need to be addressed with the City.

Mr. Franko asked about the oak tree that was hit and when will it be replaced. Mr. Batten replied that replacement will be completed before the end of the month.

## **TWELFTH ORDER OF BUSINESS**

### **Adjournment**

On motion by Ms. Munroe, seconded by Mr. Franko, with all in favor the November 14, 2023, 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**

## **Notice of Construction Committee Member Resignation**

November 3, 2023

Lake Nona Family of Districts

C/O PFM Consulting LLC.

3501 Quadrangle Blvd, STE 270

Orlando, FL 32817

To Whom it May Concern:

Please accept this letter as formal notification of my resignation from my position on the Construction Committee for the Lake Nona Family of Districts. My last day of work will be November 3, 2023 and appreciate the opportunities provided during my time here.

Thank you,

Matthew McDermott

# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation & Maintenance Expenditures Paid in  
November 2023 in an amount totaling \$46,558.02**



# 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 November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$46,558.02**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

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

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

**Greeneway Improvement District**  
AP Check Register (Current by Bank)  
Check Dates: 11/1/2023 to 11/30/2023

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	11 14/23	M	BERMAN	Berman Construction LLC	\$14,060.00
9	11 14/23	M	DONMC	Donald W. McIntosh Associates	\$943.75
80	11 14/23	M	ORLS	Orlando Sentinel	\$249.50
81	11 14/23	M	PFMGC	PFM Group Consulting	\$3,667.30
82	11 14/23	M	VGLOBA	VGlobalTech	\$570.00
83	11 28/23	M	BERMAN	Berman Construction LLC	\$1,859.99
<b>BANK SUN REGISTER TOTAL:</b>					<b>\$21,350.54</b>
<b>GRAND TOTAL :</b>					<b>\$21,350.54</b>

21,350.54	Checks 3478-3483
521.14	PA 600 - OCU paid online
9,803.92	PA 602 - Sep. (2) ICM paid to Boggy Creek
5,942.90	PA 602 - Oct. ICM paid to Boggy Creek
60.88	PA 602 - Tax Collector paid online
8,878.64	PA 603 - OUC paid online
46,558.02	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 #601

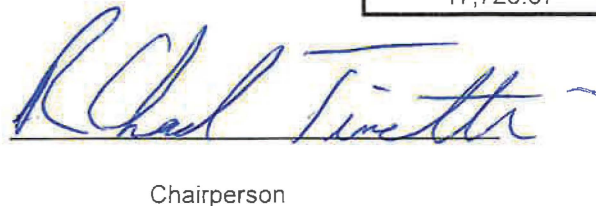
10/27/2023

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	<b>Berman Construction</b>			
	Sidewalk Flag Repair	40002	\$ 1,650.00	FY 2024
	Asphalt & Sidewalk Flag Repair	40023	\$ 12,410.00	FY 2024
2	<b>Donald W McIntosh Associates</b>			
	Engineering Services Through 10/06/2023	44887	\$ 943.75	FY 2023
3	<b>PFM Group Consulting</b>			
	DM Fee: October 2023	DM-10-2023-17	\$ 3,666.67	FY 2024
	September Reimbursables	OE-EXP-10-2023-19	\$ 0.63	FY 2023
4	<b>VGlobalTech</b>			
	Q2 ADA Audit	5182	\$ 300.00	FY 2023

TOTAL \$ 18,971.05

1,244.38	FY 2023
17,726.67	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

Digitally signed by Daniel J. Young  
DN: C=US,  
E=dan\_young@stevestock.com,  
O=Stevestock Development  
Co, CN=Daniel J. Young  
Date: 2023.10.31  
12:51:40-04'00'

**RECEIVED**  
By Amanda Lane at 1:25 pm, Nov 13, 2023

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #602

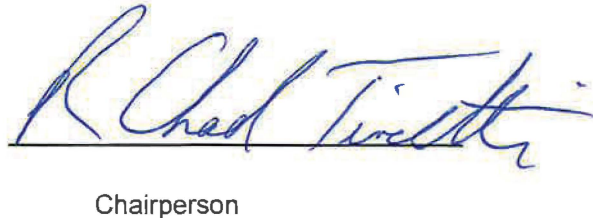
11/3/2023

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	<b>Berman Construction</b> November Administrator & Irrigation Specialist	40408	\$ 1,859.99	FY 2024
2	<b>Boggy Creek Improvement District</b> September (2) ICM Expenses October ICM Expenses	ICM2023-12(2) ICM2024-01	\$ 9,803.92 \$ 5,942.90	FY 2023 FY 2024
3	<b>Orange County Tax Collector</b> Acct: 0623640-0	--	\$ 59.88	FY 2024
4	<b>Orlando Sentinel</b> Legal Advertising on 10/09/2023 (Ad: 7506898)	OSC81231868	\$ 249.50	FY 2024
5	<b>VGlobalTech</b> October Website Maintenance November Website Maintenance	5478 5553	\$ 135.00 \$ 135.00	FY 2024 FY 2024

**TOTAL \$ 18,186.19**

9,803.92	FY 2023
8,382.27	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 1:25 pm, Nov 13, 2023

Daniel J. Young

Digitally signed by Daniel J. Young  
DN: c=US,  
e=dan.young@everest.com,  
o=Everest Development Co.,  
cn=Daniel J. Young  
Date: 2023.11.07  
14:18:39-0500

## GREENEWAY IMPROVEMENT DISTRICT

### Payment Authorization #603

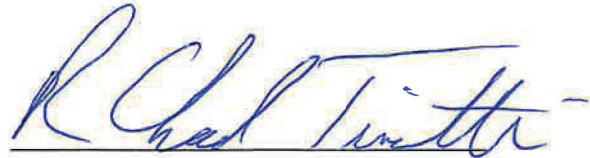
11/10/2023

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	OUC Acct: 8795843030 ; Service 10/03/2023 - 11/01/2023	--	\$ 8,878.64	FY 2024

TOTAL \$ 8,878.64

-	FY 2023
8,878.64	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 1:25 pm, Nov 13, 2023

Daniel J. Young

Digitally signed by Daniel J. Young  
DN: c=US,  
e=dan.young@tavistock.com,  
o=Tavistock Development  
Co., cn=Daniel J. Young  
Date: 2023.11.12  
19:19:56-0500

# 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 November 1, 2023 through November 30, 2023. This does not include requisitions previously approved by the Board.

REQUISITION NO. (Series 2023)	PAYEE	AMOUNT

# **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 11/30/2023

	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	\$335,216.62				\$335,216.62
State Board of Administration	1,624.27				1,624.27
Assessments Receivable	486,698.80				486,698.80
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	98,641.52				98,641.52
Interchange Maintenance Reserve	26,050.71				26,050.71
Assessments Receivable		\$2,083,655.85			2,083,655.85
Due From Other Funds		185,107.29			185,107.29
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2013)		20,352.71			20,352.71
Revenue (Series 2023)		218,907.23			218,907.23
Interest (Series 2023)		11,890.84			11,890.84
Prepayment (Series 2023)		0.01			0.01
General Checking Account			\$7,077.03		7,077.03
Acquisition/Construction (Series 2013)			0.02		0.02
Acquisition/Construction (Series 2023)			985,308.19		985,308.19
Total Current Assets	<u>\$949,857.50</u>	<u>\$2,746,790.36</u>	<u>\$992,385.24</u>	<u>\$0.00</u>	<u>\$4,689,033.10</u>
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$478,027.22	\$478,027.22
Amount To Be Provided				31,076,972.78	31,076,972.78
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>
<b>Total Assets</b>	<u><u>\$949,857.50</u></u>	<u><u>\$2,746,790.36</u></u>	<u><u>\$992,385.24</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$36,244,033.10</u></u>

**Greeneway Improvement District**  
Statement of Financial Position  
As of 11/30/2023

	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	\$67,423.20				\$67,423.20
Due To Other Funds	149,563.81				149,563.81
Due To Other Governmental Units	10,572.38				10,572.38
Deferred Revenue	486,698.80				486,698.80
Deferred Revenue		\$2,083,655.85			2,083,655.85
Accounts Payable			\$350.00		350.00
Total Current Liabilities	<u>\$714,258.19</u>	<u>\$2,083,655.85</u>	<u>\$350.00</u>	<u>\$0.00</u>	<u>\$2,798,264.04</u>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<u>\$714,258.19</u>	<u>\$2,083,655.85</u>	<u>\$350.00</u>	<u>\$31,555,000.00</u>	<u>\$34,353,264.04</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$68,372.19				\$68,372.19
Net Assets - General Government	229,206.52				229,206.52
Current Year Net Assets - General Government	(61,979.40)				(61,979.40)
Net Assets, Unrestricted		\$1,012,790.64			1,012,790.64
Current Year Net Assets, Unrestricted		(349,656.13)			(349,656.13)
Net Assets, Unrestricted			(\$10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,549,051.50		1,549,051.50
Current Year Net Assets, Unrestricted			(6,111.64)		(6,111.64)
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u>\$235,599.31</u>	<u>\$663,134.51</u>	<u>\$992,035.24</u>	<u>\$0.00</u>	<u>\$1,890,769.06</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$949,857.50</u></u>	<u><u>\$2,746,790.36</u></u>	<u><u>\$992,385.24</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$36,244,033.10</u></u>

**Greenway Improvement District**  
Statement of Activities  
As of 11/30/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$25,220.97				\$25,220.97
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$107,976.03			107,976.03
Off-Roll Assessments		77,131.26			77,131.26
Inter-Fund Group Transfers In		10,236.35			10,236.35
Inter-Fund Transfers In			(\$10,236.35)		(10,236.35)
Total Revenues	<u>\$37,103.06</u>	<u>\$195,343.64</u>	<u>(\$10,236.35)</u>	<u>\$0.00</u>	<u>\$222,210.35</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$1,000.00				\$1,000.00
Public Officials' Liability Insurance	2,782.00				2,782.00
Management	7,333.34				7,333.34
District Counsel	2,817.07				2,817.07
Travel and Per Diem	7.95				7.95
Legal Advertising	469.00				469.00
Bank Fees	1.00				1.00
Property Taxes	59.88				59.88
Web Site Maintenance	270.00				270.00
Dues, Licenses, and Fees	175.00				175.00
Electric	117.95				117.95
Water Reclaimed	2,078.89				2,078.89
General Insurance	3,129.00				3,129.00
Property & Casualty	8,281.00				8,281.00
Landscaping Maintenance & Material	24,525.00				24,525.00
Flower & Plant Replacement	4,790.26				4,790.26
IME - Aquatics Maintenance	400.80				400.80
IME - Irrigation	662.40				662.40
IME - Landscaping	11,485.00				11,485.00
IME - Lighting	36.96				36.96
IME - Water Reclaimed	1.32				1.32
Hardscape Maintenance	14,060.00				14,060.00
IME - Landscape Improvements	3,928.80				3,928.80
Streetlights	6,989.96				6,989.96
Personnel Leasing Agreement	3,719.98				3,719.98

**Greeneway Improvement District**  
Statement of Activities  
As of 11/30/2023

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Interest Payments (Series 2023)		\$549,530.33			549,530.33
Engineering			\$350.00		350.00
Legal Advertising			58.90		58.90
Total Expenses	\$99,122.56	\$549,530.33	\$408.90	\$0.00	\$649,061.79
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$40.10				\$40.10
Dividend Income		\$4,530.56			4,530.56
Interest Income			\$0.18		0.18
Dividend Income			4,533.43		4,533.43
Total Other Revenues (Expenses) & Gains (Losses)	\$40.10	\$4,530.56	\$4,533.61	\$0.00	\$9,104.27
<b>Change In Net Assets</b>	(\$61,979.40)	(\$349,656.13)	(\$6,111.64)	\$0.00	(\$417,747.17)
<b>Net Assets At Beginning Of Year</b>	\$297,578.71	\$1,012,790.64	\$998,146.88	\$0.00	\$2,308,516.23
<b>Net Assets At End Of Year</b>	\$235,599.31	\$663,134.51	\$992,035.24	\$0.00	\$1,890,769.06

**Greeneway Improvement District**  
 Budget to Actual  
 For the Month Ending 11/30/2023

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 25,220.97	\$ 85,313.62	\$ (60,092.65)	\$ 511,881.70	4.93%
Off-Roll Assessments	11,882.09	1,986.38	9,895.71	11,918.30	99.70%
Carryforward Revenue	17,790.87	17,790.87	-	106,745.23	16.67%
<b>Net Revenues</b>	<b>\$ 54,893.93</b>	<b>\$ 105,090.87</b>	<b>\$ (50,196.94)</b>	<b>\$ 630,545.23</b>	<b>8.71%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 1,000.00	\$ 2,000.00	\$ (1,000.00)	\$ 12,000.00	8.33%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,782.00	500.00	2,282.00	3,000.00	92.73%
Trustee Services	-	833.33	(833.33)	5,000.00	0.00%
Management	7,333.34	7,333.33	0.01	44,000.00	16.67%
Engineering	-	1,666.67	(1,666.67)	10,000.00	0.00%
Disclosure	-	166.67	(166.67)	1,000.00	0.00%
Property Appraiser	-	733.33	(733.33)	4,400.00	0.00%
District Counsel	2,817.07	5,000.00	(2,182.93)	30,000.00	9.39%
Assessment Administration	-	1,250.00	(1,250.00)	7,500.00	0.00%
Reamortization Schedules	-	41.67	(41.67)	250.00	0.00%
Audit	-	750.00	(750.00)	4,500.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Travel and Per Diem	7.95	25.00	(17.05)	150.00	5.30%
Telephone	-	4.17	(4.17)	25.00	0.00%
Postage & Shipping	-	83.33	(83.33)	500.00	0.00%
Copies	-	166.67	(166.67)	1,000.00	0.00%
Legal Advertising	469.00	750.00	(281.00)	4,500.00	10.42%
Bank Fees	1.00	60.00	(59.00)	360.00	0.28%
Miscellaneous	-	16.66	(16.66)	100.00	0.00%
Meeting Room	-	133.33	(133.33)	800.00	0.00%
Office Supplies	-	45.00	(45.00)	270.00	0.00%
Property Taxes	59.88	16.67	43.21	100.00	59.88%
Web Site Maintenance	270.00	483.33	(213.33)	2,900.00	9.31%
Holiday Decorations	-	1,000.00	(1,000.00)	6,000.00	0.00%
Dues, Licenses, and Fees	175.00	41.67	133.33	250.00	70.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 14,915.24</b>	<b>\$ 23,184.16</b>	<b>\$ (8,268.92)</b>	<b>\$ 139,105.00</b>	<b>10.72%</b>

**Greeneway Improvement District**  
Budget to Actual  
For the Month Ending 11/30/2023

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 117.95	\$ 833.33	\$ (715.38)	\$ 5,000.00	2.36%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	2,078.89	3,333.33	(1,254.44)	20,000.00	10.39%
<b>Other Physical Environment</b>					
General Insurance	3,129.00	566.67	2,562.33	3,400.00	92.03%
Property & Casualty Insurance	8,281.00	1,150.00	7,131.00	6,900.00	120.01%
Other Insurance	-	16.67	(16.67)	100.00	0.00%
Irrigation Repairs	-	4,166.67	(4,166.67)	25,000.00	0.00%
Landscaping Maintenance & Material	24,525.00	30,753.38	(6,228.38)	184,520.29	13.29%
Tree Trimming	-	2,083.33	(2,083.33)	12,500.00	0.00%
Flower & Plant Replacement	4,790.26	2,500.00	2,290.26	15,000.00	31.94%
Contingency	-	1,512.50	(1,512.50)	9,075.00	0.00%
Pest Control	-	866.67	(866.67)	5,200.00	0.00%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	400.80	424.00	(23.20)	2,544.00	15.75%
IME - Irrigation Repairs	662.40	400.00	262.40	2,400.00	27.60%
IME - Landscaping	11,485.00	11,485.00	-	68,910.00	16.67%
IME - Lighting	36.96	160.00	(123.04)	960.00	3.85%
IME - Miscellaneous	-	800.00	(800.00)	4,800.00	0.00%
IME - Water Reclaimed	1.32	200.00	(198.68)	1,200.00	0.11%
IME - Landscape Improvements	3,928.80	1,600.00	2,328.80	9,600.00	40.93%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	-	310.00	(310.00)	1,860.00	0.00%
Hardscape Maintenance	14,060.00	826.67	13,233.33	4,960.00	283.47%
Streetlights	6,989.96	12,500.00	(5,510.04)	75,000.00	9.32%
Accent Lighting	-	206.67	(206.67)	1,240.00	0.00%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement	3,719.98	3,720.00	(0.02)	22,320.00	16.67%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	1,833.33	(1,833.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	325.16	(325.16)	1,950.94	0.00%
	<b>\$ 84,207.32</b>	<b>\$ 82,573.38</b>	<b>\$ 1,633.94</b>	<b>\$ 495,440.23</b>	<b>17.00%</b>
<b>Total Expenses</b>	<b>\$ 99,122.56</b>	<b>\$ 105,757.54</b>	<b>\$ (6,634.98)</b>	<b>\$ 634,545.23</b>	<b>15.62%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (44,228.63)</b>	<b>\$ (666.67)</b>	<b>\$ (43,561.96)</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 40.10	\$ 666.67	\$ (626.57)	\$ 4,000.00	1.00%
<b>Total Other Income (Expense)</b>	<b>\$ 40.10</b>	<b>\$ 666.67</b>	<b>\$ (626.57)</b>	<b>\$ 4,000.00</b>	<b>1.00%</b>
<b>Net Income (Loss)</b>	<b>\$ (44,188.53)</b>	<b>\$ -</b>	<b>\$ (44,188.53)</b>	<b>\$ -</b>	

# Greeneway Improvement District

Budget to Actual

For the Month Ending 11/30/2023

	Oct-23	Nov-23	YTD Actual
<b><u>Revenues</u></b>			
On-Roll Assessments	\$ -	\$ 25,220.97	\$ 25,220.97
Off-Roll Assessments	-	11,882.09	11,882.09
Carryforward Revenue	8,895.44	8,895.43	17,790.87
<b>Net Revenues</b>	<b>\$ 8,895.44</b>	<b>\$ 45,998.49</b>	<b>\$ 54,893.93</b>
<b><u>General &amp; Administrative Expenses</u></b>			
<b>Legislative</b>			
Supervisor Fees	\$ 400.00	\$ 600.00	\$ 1,000.00
<b>Financial &amp; Administrative</b>			
Public Officials' Liability Insurance	2,782.00	-	2,782.00
Trustee Fees	-	-	-
Management	3,666.67	3,666.67	7,333.34
District Engineering	-	-	-
Dissemination Agent	-	-	-
Property Appraiser	-	-	-
District Counsel	-	2,817.07	2,817.07
Assessment Administration	-	-	-
Reamortization Schedules	-	-	-
Audit	-	-	-
Arbitrage Calculation	-	-	-
Travel and Per Diem	-	7.95	7.95
Telephone	-	-	-
Postage & Shipping	-	-	-
Copies	-	-	-
Legal Advertising	-	469.00	469.00
Bank Fees	-	1.00	1.00
Miscellaneous	-	-	-
Meeting Room	-	-	-
Office Supplies	-	-	-
Property Taxes	-	59.88	59.88
Website Maintenance	-	270.00	270.00
Holiday Decorations	-	-	-
Dues, Licenses, and Fees	175.00	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 7,023.67</b>	<b>\$ 7,891.57</b>	<b>\$ 14,915.24</b>
<b><u>Field Operations</u></b>			
<b>Electric Utility Services</b>			
Electric	\$ -	\$ 117.95	\$ 117.95
<b>Water-Sewer Combination Services</b>			
Water Reclaimed	270.99	1,807.90	2,078.89
<b>Other Physical Environment</b>			
General Insurance	3,129.00	-	3,129.00
Property & Casualty Insurance	8,281.00	-	8,281.00
Other Insurance	-	-	-
Irrigation Repairs	-	-	-
Landscaping Maintenance & Material	-	24,525.00	24,525.00
Tree Trimming	-	-	-
Flower & Plant Replacement	4,790.26	-	4,790.26
Contingency	-	-	-
Pest Control	-	-	-
<b>Interchange Maintenance Expenses</b>			

# Greeneway Improvement District

Budget to Actual

For the Month Ending 11/30/2023

	Oct-23	Nov-23	YTD Actual
IME - Aquatics Maintenance	200.40	200.40	400.80
IME - Irrigation	-	662.40	662.40
IME - Landscaping	5,742.50	5,742.50	11,485.00
IME - Lighting	-	36.96	36.96
IME - Miscellaneous	-	-	-
IME - Water Reclaimed	-	1.32	1.32
IME - Landscape Improvements	-	3,928.80	3,928.80
<b>Road &amp; Street Facilities</b>			
Entry and Wall Maintenance	-	-	-
Hardscape Maintenance	14,060.00	-	14,060.00
Streetlights	-	6,989.96	6,989.96
Accent Lighting	-	-	-
<b>Parks &amp; Recreation</b>			
Personnel Leasing Agreement	1,859.99	1,859.99	3,719.98
<b>Reserves</b>			
Infrastructure Capital Reserve	-	-	-
Interchange Maintenance Reserve	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 38,334.14</b>	<b>\$ 45,873.18</b>	<b>\$ 84,207.32</b>
<b>Total Expenses</b>	<b>\$ 45,357.81</b>	<b>\$ 53,764.75</b>	<b>\$ 99,122.56</b>
<b>Income (Loss) from Operations</b>	<b>\$ (36,462.37)</b>	<b>\$ (7,766.26)</b>	<b>\$ (44,228.63)</b>
<b><u>Other Income (Expense)</u></b>			
Interest Income	\$ 20.76	\$ 19.34	\$ 40.10
<b>Total Other Income (Expense)</b>	<b>\$ 20.76</b>	<b>\$ 19.34</b>	<b>\$ 40.10</b>
<b>Net Income (Loss)</b>	<b>\$ (36,441.61)</b>	<b>\$ (7,746.92)</b>	<b>\$ (44,188.53)</b>



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	-	(11,298.45)	222,212.46	(35,259.57)	335,216.62
12/1/2023	335,216.62	-	-	120,783.47	(37.17)	455,962.92 as of 12/07/2023
Totals		3,267,289.24	(3,229,040.25)	342,998.66	(56,713.99)	

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

Amount

<b>Series 2013 Bond Issue</b>	
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)
	=====
<b>Construction Funds Available</b>	<b>\$ -</b>
<b>Series 2013 Construction Funds Remaining</b>	<b>\$ -</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>Series 2018 Construction Funds Remaining</b>	<b>\$ -</b>

<b>Series 2023 Bond Issue</b>	
Original Construction Fund	\$ 1,400,000.00
Additions (Interest, Transfers from DSR, etc.)	27,436.49
Cumulative Draws Through Prior Month	(437,827.35)
	=====
<b>Construction Funds Available</b>	<b>\$ 989,609.14</b>
<b>Requisitions As Yet Unpaid</b>	
	=====
<b>Total Requisitions This Month</b>	<b>\$ -</b>
<b>Series 2023 Construction Funds Remaining</b>	<b>\$ 989,609.14</b>

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

<b>Net Uncommitted</b>	<b>989,609.14</b>
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