

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, February 20, 2024, 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: pfmcdd.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 December 12, 2023, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s)**
- 3. **Consideration of Resolution 2024-03, Election of Officers**

Business Matters

- 4. **Consideration of Trail Maintenance Proposal with Berman**
- 5. **Consideration of Pest Control Proposals**
- 6. **Consideration of Tree Trimming Proposal with DWC**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in December 2023 in an amount totaling \$75,720.02**
- 8. **Ratification of Operation and Maintenance Expenditures Paid in January 2024 in an amount totaling \$48,210.25**
- 9. **Ratification of Requisition No. (Series 2023) 19 – 20 Paid in December 2023 in an amount totaling \$397.64**
- 10. **Ratification of Requisition No. (Series 2023) 21 Paid in January 2024 in an amount totaling \$257.51**
- 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 December 12, 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, December 12, 2023, at 2:32 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Jorge Jimenez	PFM	
Amanda Lane	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Greg Platt	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	
Samantha Sharenow	Berman	(via phone)
Katie Harmer	Berman	(via phone)
Dan Young	Tavistock	
DJ Batten	Berman	

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
November 14, 2023, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the November 14, 2023, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the November 14, 2023, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Notice of Construction Committee
Member Resignation**

Ms. Walden stated Mr. McDermott resigned as a Construction Committee Member and his resignation letter is included in the agenda packet. At this time, there is no recommendation from the team to fill the vacancy but once there is, it will be brought back to the Board.

Ms. Munroe joined the meeting in progress at 2:33 p.m. via phone.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in November 2023 in an amount totaling \$46,558.02

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

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures paid in November 2023 in an amount totaling \$46,558.02.

SIXTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there were no Work Authorizations.

SEVENTH 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 \$99,000.00 versus a budget of \$634,000.00. That equates to approximately 15% of the total budget spent.

EIGHTH ORDER OF BUSINESS

Staff Reports

<u>District Counsel</u> –	Ms. Mackie explained that the Board is required to do a yearly ethics training and information will be coming from their team regarding training that will be available. This is a new requirement and is self reported by checking a box on the Form 1 that Board Members fill out every June.
<u>District Manager</u> –	Ms. Walden noted the next Board Meeting is Tuesday, January 16, 2023.
<u>District Engineer</u> –	Mr. Newton introduced Mr. Platt who will be assisting him on District related items.
<u>Construction Supervisor</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	No report.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti asked about the silt fence at the lift station on Tavistock Lakes Blvd. being removed. Mr. Batten stated the team will look into that.

TENTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor the December 12, 2023, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2024-02,
Designating Authorized Signatories for the
District's Bank Account(s)**

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Greenway Improvement District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and Situated entirely within Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Chief Financial Officer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank accounts(s).

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

Section 1. The Chairperson, Vice Chairperson, Secretary, Assistant Secretaries, Treasurer and Assistant Treasurers are hereby designated as authorized signatories for the operating bank account(s) of the District.

Section 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY of February 2024.

ATTEST:

**GREENEWAY
IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2024-03,
Election of Officers**

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENWAY IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **GREENWAY IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

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

- Section 1. Chad Tinetti is elected Chair.
- Section 2. Karen Duerr is elected Vice Chair.
- Section 3. Jennifer Walden is elected Secretary.
- Section 4. Lynne Mullins is elected Assistant Secretary.
- Matthew Franko is elected Assistant Secretary.
- Amanda Kost is elected Assistant Secretary.
- Antoinette Munroe is elected Assistant Secretary.
- Section 5. Jennifer Glasgow is elected Treasurer.
- Section 6. Amanda Lane is elected Assistant Treasurer.
- Amy Champagne is elected Assistant Treasurer.
- Rick Montejano is elected Assistant Treasurer.
- Verona Griffith is elected Assistant Treasurer.
- Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY of February 2024.

ATTEST:

**GREENWAY
IMPROVEMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice-Chair

GREENEWAY IMPROVEMENT DISTRICT

Trail Maintenance Proposal with Berman

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the “Work Authorization”), dated Feb 16, 2024, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE GREENEWAY IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated August 18, 2020, by and between:

Greenway Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “Contractor”, together with District the “Parties”).

Section 1. Scope of Services. Contractor shall provide Trail maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

GREENEWAY IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Katie Harmer

Witness

By: Katie Harmer – Berman VP
Its: _____

Exhibit A: Proposal/Scope of Services



BERMAN

Date of proposal: February 16, 2024

Client: Greenway Improvement District

Project: Trail Maintenance

Scope: Inspect the trails for repairs and maintenance

Berman proposes the following scope of work and specifications:

A. Inspect the trails – Monitor and maintain the trail's landscape and pathways. Clean signs and replace broken items. Survey the landscape, fix minor issues, and send written recommendations for significant problems.

Total Project Costs: \$240.00

Estimated Time of Completion – Work will be completed in the most expedient time frame possible.

Payment Schedule: Upon Completion

Additional Notes: Berman Construction State of Florida CGC # 1518721

All labor work is guaranteed for 1 year. Any work defects due to poor craftsmanship will be repaired at contractor's expense. Any defect or poor craftsmanship of an installed product will be subject to manufacturer's warranty. If any dispute arises as a result of this contract, then parties agree to seek binding arbitration as outlined by State of FL contracting policies. Berman Property Maintenance & Construction/ Berman Construction LLC is not responsible for damage to personal property as a result of accepted construction practices and such was not caused from negligent behavior or practices.

Revision and Approval Policy: Please contact our office upon receipt and approval of this contract, and any questions you might have. Due to availability and cost of material at this time, this proposal is only valid for 14 days, starting on the date of the proposal. Should you accept the terms outlined above please sign below and return. We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Agent for owner (print name and signature)

Berman Property Maintenance & Construction
By, Katie Harmer, Vice President

GREENEWAY IMPROVEMENT DISTRICT

Pest Control Proposals

Fire Ant Treatment Quotes

	Current Cost/Budget	Last Year's Quote	This Year's Quote
GID	\$5,200.00	\$4,635.00	\$1,738.00
Notes		Fire Ant Control	Fire Ant Control



FIRE ANT CONTROL, LLC

6671 Juniper Lane

Bokeelia, FL 33922

info@fireantcontrol.com

239-321-8200

FIRE ANT CONTROL PROPOSAL

Proposal Submitted to:

Contact Business
Name: Samantha Sharenow Name: Greenway Improvement District
Service
Location: _____ Date: 8 January 2024

City, State, Zip: Lake Nona, FL Phone: 407-522-7140

We hereby submit specifications and estimates for:

The treatment for the control of fire ants the above described property. Cost below includes the amterials and applications.

Additional work to be done, comments or special instructions: Area Roadways

Fire Ant Control, LLC. guarantees to provide full coverage service to apply fire ant bait to the above named property with permission of the above named contact. Fire Ant Control, LLC. guarantees to control fire ant infestations, specifically to reduce the size and number of fire ant colonies/mounds on the property.

Customer patience is all that is needed with fire ant control. For optimal results, 2-3 applications per year are mandatory for year-round control. If prior to the next treatment (after allowing eight (8) weeks from application date), a fire ant infestation occurs on the treated area, Fire Ant Control, LLC. **will retreat the area of infestation** at no additional cost.

TERMS OF AGREEMENT: All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost , will be executed only upon written orders, and will become an extra charge over and above the estimate.

Fire Ant Control, LLC. reserves the right to adjust pricing prior to the next treatment and will advise customer of an adjustment in advance.

All agreements are contingent upon weather, accidents, and unforeseen delays, which are all beyond the control of and no liability will be assumed by Fire Ant Control, LLC. due to these conditions. Fire Ant Control, LLC. makes no expressed or implied warranties of products used other than that specified by the manufacturer. This proposal is subject to acceptance within 30 days and is void thereafter.

Fire Ant Control, LLC cannot guarantee fire ants will never be present on the property. At any time during or after treatment, it is possible for fire ant nests to exist on and around the property, even with regular treatments - for this reason, continue to monitor the property to protect people and animals from possible contact with fire ants.

Price per treatment \$1,738.00 Submitted for Fire Ant Control, LLC by: Pete Rials, Owner

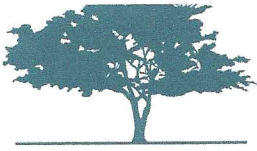
Acceptance of Proposal: The above prices, specifiction and conditions are hereby accepted. Fire Ant Control, LLC. is authorized to do the work as specified.

Customer Signature: _____ Date: _____

Acceptance of this proposal, either by signature or by verbal agreement, makes the agreement the invoice for payment of service. **Payment is due upon completion of the services stated above.** After thirty days, accounts are considered to be in arrears and an interest charge of 1.5% monthly accrues until this invoice is paid in full. Customer is liable for all legal and collection fees.

GREENEWAY IMPROVEMENT DISTRICT

Tree Trimming Proposal with DWC



DWC Outdoors & Hauling LLC
PO BOX 675
Minneola FL 34755-0675

Proposal # 2787
Created: 02/16/2024

Proposal For

PFM - Greenway District

Location

Nemours Pkwy
Orlando, FL 32827

Hardwood Pruning

Terms

Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Hardwood Pruning Nemours - Elevation of the lower canopy to achieve 10FT of clearance.	1	\$ 12,750.00	\$ 12,750.00
MOT Permits and MOT Equipment will be needed for this work.			

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL \$ 12,750.00

SALES TAX \$ 0.00

TOTAL \$ 12,750.00

Signature

x

Date:

Please sign here to accept the terms and conditions

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
December 2023 in an amount totaling \$75,720.02**

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

The total items being presented: **\$75,720.02**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greeneway Improvement District
AP Check Register (Current by Bank)
Check Dates: 12/1/2023 to 12/31/2023

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: SUN - CITY NATIONAL BANK					001-101-0000-00-01
84	12/08/23		IKIN	manda ikins	\$200.00
85	12/08/23		UNRO	ntoinette Munroe	\$200.00
86	12/08/23		BVLS	BrightView Landscape Services	\$24,525.00
87	12/08/23		KUT K	Kutak Rock	\$2,817.07
88	12/08/23		FRANK	atthew Franko	\$200.00
89	12/08/23		ORLS	Orlando Sentinel	\$219.50
90	12/08/23		PFMGC	PFM Group Consulting	\$3,680.98
91	12/08/23		TRUSTE	US Bank as Trustee for Greenew	\$283,020.31
92	12/22/23		BERMAN	Berman Construction LLC	\$6,000.00
93	12/22/23		PFMGC	PFM Group Consulting	\$3,918.56
94	12/29/23		BERMAN	Berman Construction LLC	\$1,859.99
95	12/29/23		BVLS	BrightView Landscape Services	\$12,262.50
BANK SUN REGISTER TOTAL:					\$338,903.91
GRAND TOTAL :					\$338,903.91

55,883.60	Checks 3484-3490, 3492-3495
283,020.31	Check 3491 - Debt Service
37.17	PA 604 - OCU paid online
10,572.38	PA 606 - Nov. ICM paid to Boggy Creek
9,226.87	PA 606 - OUC paid online
358,740.33	Total cash spent
75,720.02	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 #605

11/30/2023

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	BrightView Landscape Services			
	October Section 1 Landscaping	8711155	\$ 5,898.00	FY 2024
	November Section 1 Landscaping	8711162	\$ 5,898.00	FY 2024
	October Section 2 Landscaping	8711179	\$ 3,137.00	FY 2024
	November Section 2 Landscaping	8711188	\$ 3,137.00	FY 2024
	October Section 3 Landscaping	8711201	\$ 3,227.50	FY 2024
	November Section 3 Landscaping	8711208	\$ 3,227.50	FY 2024
2	Kutak Rock			
	General Counsel Through 10/31/2023	3311538	\$ 2,817.07	FY 2024
3	Orlando Sentinel			
	Legal Advertising on 11/06/2023 (Ad: 7524187)	OSC82451796	\$ 219.50	FY 2024

TOTAL \$ 27,561.57

\$ -	FY 2023
\$ 27,561.57	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 4:17 pm, Dec 07, 2023

Daniel J. Young

Digitally signed by Daniel J. Young
DN: cn=US
E=dan.young@tavisstock.com,
o=Tavisstock Development
Co., cn=Daniel J. Young
Date: 2023.12.06
10:33:23-0500

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #606

12/8/2023

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction		
	Holiday Decorations	41129	\$ 6,000.00
	December Administrator & Irrigation Specialist	41295	\$ 1,859.99
2	Boggy Creek Improvement District		
	November ICM Fees	ICM2024-02	\$ 10,572.38
3	BrightView Landscape Services		
	December Section 1 Landscaping	8711173	\$ 5,898.00
	December Section 2 Landscaping	8711194	\$ 3,137.00
	December Section 3 Landscaping	8711216	\$ 3,227.50
4	OUC		
	Acct: 8795843030 ; Service 11/01/2023 - 12/01/2023	--	\$ 9,226.87
5	PFM Group Consulting		
	Series 2023 Quarterly Disclosure 10/01/2023 - 12/31/2023	128222	\$ 250.00
	December DM Fee	DM-12-2023-18	\$ 3,666.67
	October Postage	OE-EXP-11-2023-11	\$ 1.89
TOTAL			\$ 43,840.30


Secretary/Assistant Secretary


Chairperson

Greenway 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 2:34 pm, Dec 21, 2023

Daniel J. Young

Digitally signed by Daniel J. Young
DN: cn=DJ Young
Email=Daniel.J.Young@tavisstock.com,
c=US, o=Tavisstock Development
LLC, ou=Daniel J. Young
Date: 2023.12.14
19:34:42-0500

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
January 2024 in an amount totaling \$48,210.25**

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 January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$48,210.25**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
Check Dates: 1/1/2024 to 1/31/2024

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - CITY NATIONAL BANK					001-101-0000-00-01
3496	01/04/24	M	IKIN	manda ikins	\$200.00
3497	01/04/24	M	MUNRO	ntoinette Munroe	\$200.00
3498	01/04/24	M	BVLS	BrightView Landscape Services	\$2,735.75
3499	01/04/24	M	DONMC	Donald W. McIntosh ssociates	\$475.00
3500	01/04/24	M	KUT K	Kutak Rock	\$1,503.50
3501	01/04/24	M	MFRANK	Matthew Franko	\$200.00
3502	01/04/24	M	ORLS	Orlando Sentinel	\$215.68
3503	01/04/24	M	PFMGC	PFM Group Consulting	\$7,752.59
3504	01/04/24	M	VGLOBA	VGlobalTech	\$135.00
3505	01/18/24	M	BERMAN	Berman Construction LLC	\$1,500.00
3506	01/18/24	M	PFMGC	PFM Group Consulting	\$3,679.38
3507	01/18/24	M	TRUSTE	US Bank as Trustee for Greenew	\$534,681.89
3508	01/22/24	M	BERMAN	Berman Construction LLC	\$1,859.99
3509	01/22/24	M	BVLS	BrightView Landscape Services	\$12,262.50
3510	01/25/24	M	DONMC	Donald W. McIntosh ssociates	\$568.76
3511	01/25/24	M	VGLOBA	VGlobalTech	\$435.00
BANK CN1484 REGISTER TOTAL:					\$568,405.04
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
0001	01/22/24	M	OUC	Orlando Utilities Commission	\$8,407.78
BANK OM-ACH REGISTER TOTAL:					\$8,407.78
GRAND TOTAL :					\$576,812.82

33,723.15	Checks 3496-3506, 3508-3511
534,681.89	Check 3507 - Debt Service
36.94	PA 607 - OCU paid online
6,042.38	PA 610 - Dec. ICM paid to Boggy Creek
8,407.78	PA 611 - OUC paid online
582,892.14	Total cash spent
48,210.25	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 #607

12/15/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services Plant Installation	8703646	\$ 902.00
2	Orange County Utilities 9987 Laureate Blvd ; Service 11/15/2023 - 12/14/2023	Acct: 6838006489	\$ 36.94
3	PFM Group Consulting FY 2024 Tax Roll Preparation	127512	\$ 7,500.00
	October and November Billable Expenses	128432	\$ 252.59
4	Supervisor Fees - 12/12/2023 Meeting Amanda Kost Aikins	--	\$ 200.00
	Antoinette Munroe	--	\$ 200.00
	Matthew Franko	--	\$ 200.00
5	VGlobalTech December Website Maintenance	5630	\$ 135.00
TOTAL			\$ 9,426.53


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 3:53 pm, Jan 02, 2024

Daniel J. Young



GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #608

12/22/2023

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 12/01/2023	45125	\$ 475.00
2	Kutak Rock General Counsel Through 11/30/2023	3328022	\$ 1,503.50
3	Orlando Sentinel Legal Advertising on 12/04/2023 (Ad: 7539921)	OSC83993795	\$ 215.68
TOTAL			\$ 2,194.18



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 3:53 pm, Jan 02, 2024

Daniel J. Young

Digitally signed by Daniel J. Young
DN: cn=US,
email=dan.young@tavisstock.com,
o=Tavisstock Development Co
DN: Daniel J. Young
Date: 2023.12.31
14:19:34-05'00'

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #609

12/29/2023

Item No.	Payee	Invoice Number	General Fund
1	BrightView Landscape Services		
	Repair Mainline Break at Valve - Median Near POC at Chase Bank	8738952	\$ 877.50
	Repair Mainline Break at Valve - Corner of LNB and Narcoossee	8738953	\$ 956.25
TOTAL			\$ 1,833.75


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 3:53 pm, Jan 02, 2024

Daniel J. Young

Digitally signed by Daniel J. Young
DN: cn=DJ, email=Daniel.Young@tavisblock.com, o=Tavisblock Development Co
c=US
Date: 2024.01.02
19:44:56-0500

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #610

1/5/2024

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction		
	January Administrator & Irrigation Specialist	42108	\$ 1,859.99
	Pressure Washing of Monuments, Bridge Walls, Retaining Wall	42310	\$ 1,500.00
2	Boggy Creek Improvement District		
	December ICM Fees	ICM2024-03	\$ 6,042.38
3	BrightView Landscape Services		
	January Section 2 Landscaping	8728954	\$ 3,137.00
	January Section 3 Landscaping	8728955	\$ 3,227.50
	January Section 1 Landscaping	8729036	\$ 5,898.00
TOTAL			\$ 21,664.87


Secretary/Assistant Secretary


Chairperson

Greenway 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 2:01 pm, Jan 17, 2024

Daniel J. Young

Digitally signed by Daniel J. Young
DN: c=US,
E=dan.young@tawstock.com,
O=Tawstock Development Co
CN=Daniel J. Young
Date: 2024.01.12
08:53:44-05'00'

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #611

1/12/2024

Item No.	Payee	Invoice Number	General Fund
1	OUC Utility Service 12/01/2023 - 01/02/2024	Acct: 8795843030	\$ 8,407.78
2	PFM Group Consulting December Billable Expenses January District Management Fee	129172 DM-01-2024-18	\$ 12.71 \$ 3,666.67
TOTAL			\$ 12,087.16


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 2:01 pm, Jan 17, 2024

Daniel J. Young

Digitally signed by Daniel J.
Young
DN: C=US,
E=dan_young@tavisstock.com,
O=Tavisstock Development Co.,
CN=Daniel J. Young
Date: 2024.01.14
21:45:22-0500

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #612

1/19/2024

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 12/31/2023	45238	\$ 568.76
2	Orange County Utilities 9987 Laureate Blvd ; Service 12/15/2023 - 01/16/2024	Acct: 6838006489	\$ 439.13
3	VGlobalTech Q4 ADA Audit	5694	\$ 300.00
	January Website Maintenance	5782	\$ 135.00
TOTAL			\$ 1,442.89


Secretary/Assistant Secretary


Chairperson

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

RECEIVED

By Amanda Lane at 4:38 pm, Jan 23, 2024

Daniel J. Young

Digitally signed by Daniel J. Young
DN: c=US,
E=dan.young@tavisstock.com,
O=Tavisstock Development Co.,
CN=Daniel J. Young
Date: 2024.01.20 07:32:16-0500

GREENEWAY IMPROVEMENT DISTRICT

**Requisition No. (Series 2023) 19 – 20 Paid in
December 2023 in an amount totaling \$397.64**

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

REQUISITION NO. (Series 2023)	PAYEE	AMOUNT
19	Donald W. McIntosh Associates	\$350.00
20	Boggy Creek Improvement District	\$47.64
		\$397.64

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: 19

(B) Name of Payee: Donald W McIntosh Associates

(C) Amount Payable: \$350.00

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

- Invoice 45007 for Project 23216 (Lake Nona Greenway) Through 11/03/2023

(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 12:01 pm, Dec 15, 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.

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.

 12/15/23
Consulting Engineer Jeffrey J. Newton, PE

RECEIVED

By Amanda Lane at 12:01 pm, Dec 15, 2023

EXHIBIT A
FORM OF REQUISITION

The undersigned, an Authorized Officer of Greeneway 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: 20

(B) Name of Payee: Boggy Creek Improvement District

(C) Amount Payable: \$47.64

(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, Greeneway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2013 Construction Funds Requisition 434 (Reference OSC83945445 ; Ad: 7534378)

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

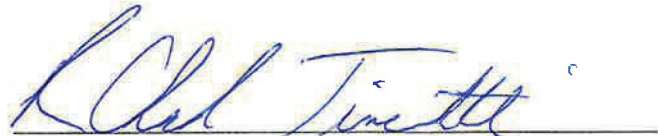
The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement 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.

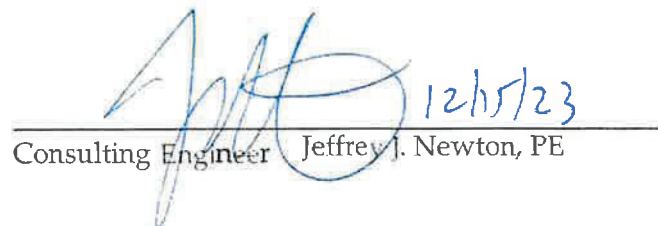
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

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.


Consulting Engineer Jeffrey J. Newton, PE

GREENEWAY IMPROVEMENT DISTRICT

**Requisition No. (Series 2023) 21 Paid in
January 2024 in an amount totaling \$257.51**

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 January 1, 2024 through January 31, 2024. This does not include requisitions previously approved by the Board.

REQUISITION NO. (Series 2023)	PAYEE	AMOUNT
21	Donald W. McIntosh Associates	\$257.51
		\$257.51

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: 21

(B) Name of Payee: Donald W McIntosh Associates

(C) Amount Payable: \$257.51

(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 45237 for Project 23216 (Lake Nona Greeneway) Through 12/31/2023

(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 1:19 pm, Jan 22, 2024

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

RECEIVED

By Amanda Lane at 1:19 pm, Jan 22, 2024

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 1/31/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$175,643.09				\$175,643.09
State Board of Administration	1,639.72				1,639.72
Assessments Receivable	338,937.74				338,937.74
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	98,657.44				98,657.44
Interchange Maintenance Reserve	26,054.92				26,054.92
Assessments Receivable		\$1,451,060.94			1,451,060.94
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2023)		1,061,578.42			1,061,578.42
Interest (Series 2023)		11,995.94			11,995.94
Prepayment (Series 2023)		0.01			0.01
General Checking Account			\$7,077.21		7,077.21
Acquisition/Construction (Series 2023)			993,391.53		993,391.53
Total Current Assets	<u>\$642,558.49</u>	<u>\$2,751,511.74</u>	<u>\$1,000,468.74</u>	<u>\$0.00</u>	<u>\$4,394,538.97</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,300,450.80	\$1,300,450.80
Amount To Be Provided				30,254,549.20	30,254,549.20
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>\$642,558.49</u></u>	<u><u>\$2,751,511.74</u></u>	<u><u>\$1,000,468.74</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$35,949,538.97</u></u>

Greeneway Improvement District
Statement of Financial Position
As of 1/31/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$2,251.60				\$2,251.60
Due To Other Governmental Units	5,978.06				5,978.06
Deferred Revenue	338,937.74				338,937.74
Deferred Revenue		\$1,451,060.94			1,451,060.94
Total Current Liabilities	<u>\$347,167.40</u>	<u>\$1,451,060.94</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,798,228.34</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>\$347,167.40</u>	<u>\$1,451,060.94</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$33,353,228.34</u>
<u>Net Assets</u>					
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	(2,187.62)				(2,187.62)
Net Assets, Unrestricted		\$1,012,790.64			1,012,790.64
Current Year Net Assets, Unrestricted		287,660.16			287,660.16
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			2,321.86		2,321.86
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$295,391.09</u>	<u>\$1,300,450.80</u>	<u>\$1,000,468.74</u>	<u>\$0.00</u>	<u>\$2,596,310.63</u>
Total Liabilities and Net Assets	<u>\$642,558.49</u>	<u>\$2,751,511.74</u>	<u>\$1,000,468.74</u>	<u>\$31,555,000.00</u>	<u>\$35,949,538.97</u>

Greenway Improvement District
Statement of Activities
As of 1/31/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$172,982.03				\$172,982.03
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$740,570.94			740,570.94
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>\$184,864.12</u>	<u>\$827,938.55</u>	<u>(\$10,236.35)</u>	<u>\$0.00</u>	<u>\$1,002,566.32</u>
<u>Expenses</u>					
Supervisor Fees	\$1,600.00				\$1,600.00
Public Officials' Liability Insurance	2,782.00				2,782.00
Management	14,666.68				14,666.68
Engineering	1,043.76				1,043.76
Disclosure	250.00				250.00
District Counsel	6,133.04				6,133.04
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	53.75				53.75
Postage & Shipping	1.89				1.89
Legal Advertising	904.18				904.18
Bank Fees	1.00				1.00
Property Taxes	59.88				59.88
Web Site Maintenance	840.00				840.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	356.30				356.30
Water Reclaimed	5,911.11				5,911.11
General Insurance	3,129.00				3,129.00
Property & Casualty	8,281.00				8,281.00
Irrigation	1,833.75				1,833.75
Landscaping Maintenance & Material	49,050.00				49,050.00
Flower & Plant Replacement	5,692.26				5,692.26

Greenway Improvement District
Statement of Activities
As of 1/31/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	801.60				801.60
IME - Irrigation	662.40				662.40
IME - Landscaping	22,970.00				22,970.00
IME - Lighting	107.84				107.84
IME - Water Reclaimed	65.08				65.08
Entry and Wall Maintenance	1,500.00				1,500.00
Hardscape Maintenance	14,060.00				14,060.00
IME - Landscape Improvements	3,928.80				3,928.80
Streetlights	21,030.11				21,030.11
Personnel Leasing Agreement	7,439.96				7,439.96
Interest Payments (Series 2023)		\$549,530.33			549,530.33
Engineering			\$607.51		607.51
Legal Advertising			106.54		106.54
Total Expenses	<u>\$188,830.39</u>	<u>\$549,530.33</u>	<u>\$714.05</u>	<u>\$0.00</u>	<u>\$739,074.77</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$1,778.65				\$1,778.65
Dividend Income		\$9,251.94			9,251.94
Interest Income			\$0.36		0.36
Dividend Income			13,271.90		13,271.90
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,778.65</u>	<u>\$9,251.94</u>	<u>\$13,272.26</u>	<u>\$0.00</u>	<u>\$24,302.85</u>
Change In Net Assets	(\$2,187.62)	\$287,660.16	\$2,321.86	\$0.00	\$287,794.40
Net Assets At Beginning Of Year	<u><u>\$297,578.71</u></u>	<u><u>\$1,012,790.64</u></u>	<u><u>\$998,146.88</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,308,516.23</u></u>
Net Assets At End Of Year	<u><u>\$295,391.09</u></u>	<u><u>\$1,300,450.80</u></u>	<u><u>\$1,000,468.74</u></u>	<u><u>\$0.00</u></u>	<u><u>\$2,596,310.63</u></u>

Greenway Improvement District
 Budget to Actual
 For the Month Ending 1/31/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 172,982.03	\$ 170,627.23	\$ 2,354.80	\$ 511,881.70	33.79%
Off-Roll Assessments	11,882.09	3,972.77	7,909.32	11,918.30	99.70%
Carryforward Revenue	35,581.74	35,581.74	-	106,745.23	33.33%
Net Revenues	\$ 220,445.86	\$ 210,181.74	\$ 10,264.12	\$ 630,545.23	34.96%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,600.00	\$ 4,000.00	\$ (2,400.00)	\$ 12,000.00	13.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,782.00	1,000.00	1,782.00	3,000.00	92.73%
Trustee Services	-	1,666.67	(1,666.67)	5,000.00	0.00%
Management	14,666.68	14,666.67	0.01	44,000.00	33.33%
Engineering	1,043.76	3,333.33	(2,289.57)	10,000.00	10.44%
Disclosure	250.00	333.33	(83.33)	1,000.00	25.00%
Property Appraiser	-	1,466.67	(1,466.67)	4,400.00	0.00%
District Counsel	6,133.04	10,000.00	(3,866.96)	30,000.00	20.44%
Assessment Administration	7,500.00	2,500.00	5,000.00	7,500.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	250.00	0.00%
Audit	-	1,500.00	(1,500.00)	4,500.00	0.00%
Arbitrage Calculation	-	166.67	(166.67)	500.00	0.00%
Travel and Per Diem	53.75	50.00	3.75	150.00	35.83%
Telephone	-	8.33	(8.33)	25.00	0.00%
Postage & Shipping	1.89	166.67	(164.78)	500.00	0.38%
Copies	-	333.33	(333.33)	1,000.00	0.00%
Legal Advertising	904.18	1,500.00	(595.82)	4,500.00	20.09%
Bank Fees	1.00	120.00	(119.00)	360.00	0.28%
Miscellaneous	-	33.34	(33.34)	100.00	0.00%
Meeting Room	-	266.67	(266.67)	800.00	0.00%
Office Supplies	-	90.00	(90.00)	270.00	0.00%
Property Taxes	59.88	33.33	26.55	100.00	59.88%
Web Site Maintenance	840.00	966.67	(126.67)	2,900.00	28.97%
Holiday Decorations	6,000.00	2,000.00	4,000.00	6,000.00	100.00%
Dues, Licenses, and Fees	175.00	83.33	91.67	250.00	70.00%
Total General & Administrative Expenses	\$ 42,011.18	\$ 46,368.34	\$ (4,357.16)	\$ 139,105.00	30.20%

Greeneway Improvement District
Budget to Actual
For the Month Ending 1/31/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 356.30	\$ 1,666.67	\$ (1,310.37)	\$ 5,000.00	7.13%
Water-Sewer Combination Services					
Water Reclaimed	5,911.11	6,666.67	(755.56)	20,000.00	29.56%
Other Physical Environment					
General Insurance	3,129.00	1,133.33	1,995.67	3,400.00	92.03%
Property & Casualty Insurance	8,281.00	2,300.00	5,981.00	6,900.00	120.01%
Other Insurance	-	33.33	(33.33)	100.00	0.00%
Irrigation Repairs	1,833.75	8,333.33	(6,499.58)	25,000.00	7.34%
Landscaping Maintenance & Material	49,050.00	61,506.76	(12,456.76)	184,520.29	26.58%
Tree Trimming	-	4,166.67	(4,166.67)	12,500.00	0.00%
Flower & Plant Replacement	5,692.26	5,000.00	692.26	15,000.00	37.95%
Contingency	-	3,025.00	(3,025.00)	9,075.00	0.00%
Pest Control	-	1,733.33	(1,733.33)	5,200.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	801.60	848.00	(46.40)	2,544.00	31.51%
IME - Irrigation Repairs	662.40	800.00	(137.60)	2,400.00	27.60%
IME - Landscaping	22,970.00	22,970.00	-	68,910.00	33.33%
IME - Lighting	107.84	320.00	(212.16)	960.00	11.23%
IME - Miscellaneous	-	1,600.00	(1,600.00)	4,800.00	0.00%
IME - Water Reclaimed	65.08	400.00	(334.92)	1,200.00	5.42%
IME - Landscape Improvements	3,928.80	3,200.00	728.80	9,600.00	40.93%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	620.00	880.00	1,860.00	80.65%
Hardscape Maintenance	14,060.00	1,653.33	12,406.67	4,960.00	283.47%
Streetlights	21,030.11	25,000.00	(3,969.89)	75,000.00	28.04%
Accent Lighting	-	413.33	(413.33)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	7,439.96	7,440.00	(0.04)	22,320.00	33.33%
Reserves					
Infrastructure Capital Reserve	-	3,666.67	(3,666.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	650.31	(650.31)	1,950.94	0.00%
	\$ 146,819.21	\$ 165,146.73	\$ (18,327.52)	\$ 495,440.23	29.63%
Total Expenses	\$ 188,830.39	\$ 211,515.07	\$ (22,684.68)	\$ 634,545.23	29.76%
Income (Loss) from Operations	\$ 31,615.47	\$ (1,333.33)	\$ 32,948.80	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,778.65	\$ 1,333.33	\$ 445.32	\$ 4,000.00	44.47%
Total Other Income (Expense)	\$ 1,778.65	\$ 1,333.33	\$ 445.32	\$ 4,000.00	44.47%
Net Income (Loss)	\$ 33,394.12	\$ -	\$ 33,394.12	\$ -	

Greenway Improvement District

Budget to Actual
For the Month Ending 1/31/2024

	Oct-23	Nov-23	Dec-23	Jan-24	YTD Actual
Revenues					
On-Roll Assessments	\$ -	\$ 25,220.97	\$ 111,848.01	\$ 35,913.05	\$ 172,982.03
Off-Roll Assessments	-	11,882.09	-	-	11,882.09
Carryforward Revenue	8,895.44	8,895.43	8,895.44	8,895.43	35,581.74
Net Revenues	\$ 8,895.44	\$ 45,998.49	\$ 120,743.45	\$ 44,808.48	\$ 220,445.86
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 400.00	\$ 600.00	\$ 600.00	\$ -	\$ 1,600.00
Financial & Administrative					
Public Officials' Liability Insurance	2,782.00	-	-	-	2,782.00
Trustee Fees	-	-	-	-	-
Management	3,666.67	3,666.67	3,666.67	3,666.67	14,666.68
District Engineering	-	-	475.00	568.76	1,043.76
Dissemination Agent	-	-	250.00	-	250.00
Property Appraiser	-	-	-	-	-
District Counsel	-	2,817.07	1,503.50	1,812.47	6,133.04
Assessment Administration	-	-	7,500.00	-	7,500.00
Reamortization Schedules	-	-	-	-	-
Audit	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-
Travel and Per Diem	-	7.95	33.09	12.71	53.75
Telephone	-	-	-	-	-
Postage & Shipping	-	-	1.89	-	1.89
Copies	-	-	-	-	-
Legal Advertising	-	469.00	435.18	-	904.18
Bank Fees	-	1.00	-	-	1.00
Miscellaneous	-	-	-	-	-
Meeting Room	-	-	-	-	-
Office Supplies	-	-	-	-	-
Property Taxes	-	59.88	-	-	59.88
Website Maintenance	-	270.00	135.00	435.00	840.00
Holiday Decorations	-	-	6,000.00	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	175.00
Total General & Administrative Expenses	\$ 7,023.67	\$ 7,891.57	\$ 20,600.33	\$ 6,495.61	\$ 42,011.18
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 117.95	\$ 118.69	\$ 119.66	\$ 356.30
Water-Sewer Combination Services					
Water Reclaimed	270.99	1,807.90	2,154.92	1,677.30	5,911.11
Other Physical Environment					
General Insurance	3,129.00	-	-	-	3,129.00
Property & Casualty Insurance	8,281.00	-	-	-	8,281.00
Other Insurance	-	-	-	-	-
Irrigation Repairs	-	-	1,833.75	-	1,833.75
Landscaping Maintenance & Material	-	24,525.00	12,262.50	12,262.50	49,050.00
Tree Trimming	-	-	-	-	-
Flower & Plant Replacement	4,790.26	-	902.00	-	5,692.26
Contingency	-	-	-	-	-
Pest Control	-	-	-	-	-
Interchange Maintenance Expenses					

Greenway Improvement District

Budget to Actual
For the Month Ending 1/31/2024

	Oct-23	Nov-23	Dec-23	Jan-24	YTD Actual
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	801.60
IME - Irrigation	-	662.40	-	-	662.40
IME - Landscaping	5,742.50	5,742.50	5,742.50	5,742.50	22,970.00
IME - Lighting	-	36.96	35.72	35.16	107.84
IME - Miscellaneous	-	-	-	-	-
IME - Water Reclaimed	-	1.32	63.76	-	65.08
IME - Landscape Improvements	-	3,928.80	-	-	3,928.80
Road & Street Facilities					
Entry and Wall Maintenance	-	-	-	1,500.00	1,500.00
Hardscape Maintenance	14,060.00	-	-	-	14,060.00
Streetlights	-	6,989.96	6,990.20	7,049.95	21,030.11
Accent Lighting	-	-	-	-	-
Parks & Recreation					
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	7,439.96
Reserves					
Infrastructure Capital Reserve	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-
Total Field Operations Expenses	\$ 38,334.14	\$ 45,873.18	\$ 32,164.43	\$ 30,447.46	\$ 146,819.21
Total Expenses	\$ 45,357.81	\$ 53,764.75	\$ 52,764.76	\$ 36,943.07	\$ 188,830.39
Income (Loss) from Operations	\$ (36,462.37)	\$ (7,766.26)	\$ 67,978.69	\$ 7,865.41	\$ 31,615.47
<u>Other Income (Expense)</u>					
Interest Income	\$ 20.76	\$ 19.34	\$ 1,712.29	\$ 26.26	\$ 1,778.65
Total Other Income (Expense)	\$ 20.76	\$ 19.34	\$ 1,712.29	\$ 26.26	\$ 1,778.65
Net Income (Loss)	\$ (36,441.61)	\$ (7,746.92)	\$ 69,690.98	\$ 7,891.67	\$ 33,394.12

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	-	-	592,387.05	(358,740.33)	568,863.34
1/1/2024	568,863.34	-	-	189,671.89	(582,892.14)	175,643.09
2/1/2024	175,643.09	-	-	-	(8,229.66)	167,413.43 as of 02/16/2024
Totals		3,267,289.24	(3,229,040.25)	1,004,274.13	(1,006,538.95)	