

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, April 16, 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: 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 February 20, 2024, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2024-04, General Election**

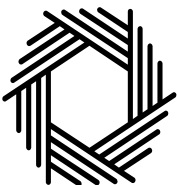
Business Matters

3. **Review of Trail Maintenance Inspection Report (*provided under separate cover*)**
4. **Review of Fiscal Year 2025 Operations & Maintenance Budget (*provided under separate cover*)**
5. **Ratification of Operation and Maintenance Expenditures Paid in February 2024 in an amount totaling \$30,665.51**
6. **Ratification of Operation and Maintenance Expenditures Paid in March 2024 in an amount totaling \$36,045.96 (*provided under separate cover*)**
7. **Ratification of Requisition No. (Series 2023) 22 Paid in February 2024 in an amount totaling \$95.27**
8. **Ratification of Requisition No. (Series 2023) 23 Paid in March 2024 in an amount totaling \$47.65 (*provided under separate cover*)**
9. **Recommendation of Work Authorizations/Proposed Services (*if applicable*)**
10. **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



pfm

GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the February 20, 2024
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, February 20, 2024, at 2:30 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)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Jorge Jimenez	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Greg Platt	Donald W. McIntosh Associates	
Tucker Mackie	Kutak Rock	
Samantha Sharenow	Berman	
Katie Harmer	Berman	
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
December 12, 2023, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the December 12, 2023, Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the December 12, 2023, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Walden stated this Resolution is already in place, but District staff wanted to provide a newer version which added more officers as signatories of the District to handle District business.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2024-02, Designating Authorized Signatories for the District's Bank Account(s).

FIFTH ORDER OF BUSINESS

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

Ms. Walden recommended the officers stay the same, however, the Resolution does include additional Assistant Treasurers who are on staff with PFM.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2024-03, Election of Officers with Mr. Chad Tinetti as Chair, Ms. Karen Duerr as Vice Chair, Ms. Jennifer Walden as Secretary, Ms. Lynne Mullins, Mr. Matthew Franko, Ms. Amanda Kost, and Ms. Antoinette Munroe as Assistant Secretaries, Ms. Jennifer Glasgow as Treasurer, and Ms. Amanda Lane, Ms. Amy Champagne, Mr. Rick Montejano, and Ms. Verona Griffith as Assistant Treasurers.

SIXTH ORDER OF BUSINESS

**Consideration of Trail Maintenance
Proposal with Berman**

Ms. Walden noted this proposal is for Berman to go out and inspect the trails. The proposal is for a one-time fee of \$240.00 which includes surveying the area for any repairs needed and providing the findings to the District.

After a brief discussion, the Board agreed on a one-time trail maintenance monitoring service with Berman for the asphalt trails in the District.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the proposal from Berman for Trail Maintenance Monitoring in the amount of \$240.00.

SEVENTH ORDER OF BUSINESS

**Consideration of Pest Control
Proposals**

Ms. Walden stated that the sister Districts went out to bid for pest control services and that vendor gave a quote for Greenway Improvement District. She noted the amount last year was \$4,635.00 and the new quote is \$1,738.00.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Pest Control Proposal with Fire Ant Control in the amount of \$1,738.00.

EIGHTH ORDER OF BUSINESS

Consideration of Tree Trimming Proposal with DWC

Ms. Walden stated this proposal is in the amount of \$12,750.00 which is slightly higher than the \$12,500.00 budgeted.

Discussion ensued regarding the area in which the trees will be trimmed which is on Nemours Parkway and is part of the three year plan that Mr. McDermott had previously brought to the Board. Mr. Tinetti asked for the team to bring three proposals for these types of items moving forward.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Tree Trimming Proposal from DWC in the amount of \$12,750.00.

NINTH ORDER OF BUSINESS

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

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

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures paid in December 2023 in an amount totaling \$75,720.02.

TENTH ORDER OF BUSINESS

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

The Board reviewed the Operation and Maintenance Expenditures paid in January 2024.

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 January 2024 in an amount totaling \$48,210.25.

ELEVENTH ORDER OF BUSINESS

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

The Board reviewed Requisition Nos. 19 – 20.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. (Series 2023) 19 – 20 Paid in December 2023 in an amount totaling \$397.64.

TWELFTH ORDER OF BUSINESS

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

The Board reviewed Requisition No. 21.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. (Series 2023) 21 Paid in January 2024 in an amount totaling \$257.51.

THIRTEENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden stated there is one Work Authorization from Berman to replace the trash cans in the amount of \$4,875.00.

This item was tabled.

FOURTEENTH ORDER OF BUSINESS

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

The Board reviewed the District's Financial Statements through January 2024. Ms. Walden noted the District has spent just under \$189,000.00 versus a budget of \$634,500.00 which equates to approximately 30% of the total budget spent.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

Ms. Mackie stated the District has been named in an active suit involving a fall situation on the trails. She noted defense has been given on behalf of the District by its insurance carrier, but she will be keeping the Board updated. Ms. Mackie also informed the Board that there is online free training so that the Board can fulfill the new required four hours of ethics and sunshine law training required of supervisors. Additionally, the Form 1 will be filed electronically starting this year.

District Manager – Ms. Walden noted the next Board Meeting was moved up due to spring break, and it will also be held earlier in the day to ensure quorum. The meeting will be Tuesday, March 12, 2024.

District Engineer – No report.

Construction Supervisor – No report.

Landscape Supervisor – Ms. Sharenow stated the fire ant treatment will be completed in the next two weeks.

Irrigation Supervisor – No report.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti asked about the island lights on Tavistock Lakes Blvd. being put on a timer so that they are not on constantly. Additionally, there are bridge lights that are out and should be addressed.

Mr. Tinetti asked that the pest control signs be removed once the work is complete. Mr. Batten and Ms. Sharenow stated the team does pull these, but they will remind them.

Mr. Tinetti asked about the status of the palm trees. Mr. Batten stated there are new buds at the top that are looking good. He added that BrightView relayed the tests got delayed but they should be in later this week.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor the February 20, 2024, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary / Assistant Secretary

Chairperson / Vice Chairperson

GREENEWAY IMPROVEMENT DISTRICT

**Resolution 2024-04,
General Election**

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENWAY IMPROVEMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND 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*, being situated entirely within the City of Orlando, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Karen Duerr, Seat 4, currently held by Antoinette Munroe, and Seat 5, currently held by Matthew Franko are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of April 2024.

**GREENWAY IMPROVEMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
GREENEWAY IMPROVEMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Greenway Improvement District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W. Kaley Street, Orlando, Florida 32806; Ph: (407) 836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Greenway Improvement District has three (3) seats up for election, specifically seats 1, 4, and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

Publish on or before May 26, 2024.

GREENEWAY IMPROVEMENT DISTRICT

Trail Maintenance Inspection Report
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

Fiscal Year 2025 Operation & Maintenance Budget
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
February 2024 in an amount totaling \$30,665.51**

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 February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$30,665.51**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
 Check Dates: 2/1/2024 to 2/29/2024

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - CITY NATIONAL BANK					001-101-0000-00-01
3512	1/24		KUTAK	Kutak Rock	\$1,812.47
3513	3/24	P	BERMAN	Berman Construction LLC	\$1,859.99
3514	3/24	P	BVLS	BrightView Landscape Services	\$12,262.50
3515	7/24		AAIKIN	Amanda Aikins	\$200.00
3516	7/24		AMUNRO	Antoinette Munroe	\$200.00
3517	7/24		FRANK	atthew Franko	\$200.00
BANK CN1484 REGISTER TOTAL:					\$16,534.96
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70002			OUC	Orlando Utilities Commission	\$7,713.36
BANK OM-ACH REGISTER TOTAL:					\$7,713.36
GRAND TOTAL :					\$24,248.32

16,534.96	Checks 3512-3517
439.13	PA 612 - OCU paid online
5,978.06	PA 615 - Jan. ICM paid to Boggy Creek
7,713.36	PA 615 - OUC paid online
30,665.51	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (V id Date) ; "A" - Application ; "E" - EFT
 ** Denotes broken check sequence.

GREENWAY IMPROVEMENT DISTRICT

Payment Authorization #613

1/26/2024

Item No.	Payee	Invoice Number	General Fund
1	Kutak Rock General Counsel Through 12/31/2023	3340897	\$ 1,812.47
TOTAL			\$ 1,812.47


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 12:43 pm, Jan 31, 2024


Daniel J. Young
Digitally signed by Daniel J. Young
DN: cn=Daniel J. Young, o=Teuslock Development, ou=Co., c=US, email=dan.young@teuslock.com
Date: 2024.01.31 18:44:29-0500

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #614

2/2/2024

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction February Administrator & Irrigation Specialist	42707	\$ 1,859.99
2	Brightview Landscape Services February Section 2 Landscape Maintenance	8762575	\$ 3,137.00
	February Section 3 Landscape Maintenance	8762576	\$ 3,227.50
	February Section 1 Landscape Maintenance	8762653	\$ 5,898.00
TOTAL			\$ 14,122.49



Secretary/Assistant Secretary



Chairperson

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

Daniel J. Young

Digitally signed by Daniel J. Young
DN: cn=US,
E=dan.young@faststock.com,
O=Faststock Development
Co., CN=Daniel J. Young
Date: 2024.02.02
11:58:31-0500

RECEIVED

By Amanda Lane at 2:41 pm, Feb 06, 2024

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #615

2/9/2024

Item No.	Payee	Invoice Number	General Fund
1	Boggy Creek Improvement District January ICM Expenses	ICM2024-04	\$ 5,978.06
2	OUC Utility Service 01/02/2024 - 02/01/2024	Acct: 8795843030	\$ 7,713.36
TOTAL			\$ 13,691.42


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 12:36 pm, Feb 12, 2024

Digitally signed by Daniel J. Young
DN: cn=Daniel J. Young, o=Greenway Improvement District, email=DYoung@greenwayimprovement.com, c=US
Date: 2024.02.12 17:35:44-0500

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #617

2/23/2024

Item No.	Payee	Invoice Number	General Fund
1	Orange County Utilities 9987 Laureate Blvd ; Service 01/17/2024 - 02/15/2024	Acct: 6838006489	\$ 172.70
2	Supervisor Fees - 02/20/2024 Meeting Amanda Aikins Antoinette Munroe Matthew Franko	-- -- --	\$ 200.00 \$ 200.00 \$ 200.00
TOTAL			\$ 772.70

Jennifer L. Walden

Secretary/Assistant Secretary

R. Chad Timmer

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 12:05 pm, Feb 26, 2024

Digitally signed by Daniel J. Young
DN: cn=Daniel J. Young, o=Greenway Improvement District, ou=Greenway Improvement District, email=Dan.Young@greenwayimprovement.com

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures Paid in
March 2024 in an amount totaling \$36,045.96**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

**Requisition No. (Series 2023) 22 Paid in February
2024 in an amount totaling \$95.27**

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 February 1, 2024 through February 29, 2024. This does not include requisitions previously approved by the Board.

REQUISITION NO. (Series 2023)	PAYEE	AMOUNT
22	Boggy Creek Improvement District	\$95.27
		\$95.27

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: 22

(B) Name of Payee: Boggy Creek Improvement District

(C) Amount Payable: \$95.27

(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 440 (Reference OSC87032206 ; Ad: 7551696 ; Ad: 7571419)

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

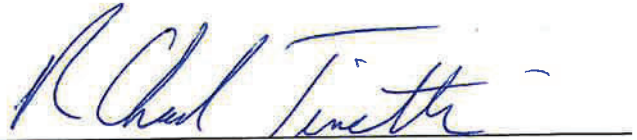
The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement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



2/20/24

Consulting Engineer Jeffrey J. Newton, PE

GREENEWAY IMPROVEMENT DISTRICT

**Requisition No. (Series 2023) 23 Paid in March
2024 in an amount totaling \$47.65**
(provided under separate cover)

GREENEWAY IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

GREENEWAY IMPROVEMENT DISTRICT

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

Greenway Improvement District
Statement of Financial Position
As of 2/29/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$1,501,545.16				\$1,501,545.16
State Board of Administration	1,646.94				1,646.94
Assessments Receivable	81,209.06				81,209.06
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	98,664.89				98,664.89
Interchange Maintenance Reserve	26,056.89				26,056.89
Assessments Receivable		\$347,672.44			347,672.44
Due From Other Funds		1,103,388.50			1,103,388.50
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2023)		1,065,389.68			1,065,389.68
Interest (Series 2023)		12,049.27			12,049.27
Prepayment (Series 2023)		0.01			0.01
General Checking Account			\$7,077.29		7,077.29
Acquisition/Construction (Series 2023)			997,713.15		997,713.15
Total Current Assets	<u>\$1,710,748.52</u>	<u>\$2,755,376.33</u>	<u>\$1,004,790.44</u>	<u>\$0.00</u>	<u>\$5,470,915.29</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$1,304,315.39	\$1,304,315.39
Amount To Be Provided				30,250,684.61	30,250,684.61
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>\$1,710,748.52</u>	<u>\$2,755,376.33</u>	<u>\$1,004,790.44</u>	<u>\$31,555,000.00</u>	<u>\$37,025,915.29</u>

Greenway Improvement District
Statement of Financial Position
As of 2/29/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$1,113,675.70				\$1,113,675.70
Due To Other Governmental Units	6,361.94				6,361.94
Deferred Revenue	81,209.06				81,209.06
Deferred Revenue		\$347,672.44			347,672.44
Total Current Liabilities	<u>\$1,201,246.70</u>	<u>\$347,672.44</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,548,919.14</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>\$1,201,246.70</u>	<u>\$347,672.44</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$33,103,919.14</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	211,923.11				211,923.11
Net Assets, Unrestricted		\$1,012,790.64			1,012,790.64
Current Year Net Assets, Unrestricted		1,394,913.25			1,394,913.25
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			6,643.56		6,643.56
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$509,501.82</u>	<u>\$2,407,703.89</u>	<u>\$1,004,790.44</u>	<u>\$0.00</u>	<u>\$3,921,996.15</u>
 Total Liabilities and Net Assets	<u>\$1,710,748.52</u>	<u>\$2,755,376.33</u>	<u>\$1,004,790.44</u>	<u>\$31,555,000.00</u>	<u>\$37,025,915.29</u>

Greenway Improvement District
Statement of Activities
As of 2/29/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$430,710.71				\$430,710.71
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$1,843,959.44			1,843,959.44
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>\$442,592.80</u>	<u>\$1,931,327.05</u>	<u>(\$10,236.35)</u>	<u>\$0.00</u>	<u>\$2,363,683.50</u>
<u>Expenses</u>					
Supervisor Fees	\$2,200.00				\$2,200.00
Public Officials' Liability Insurance	2,782.00				2,782.00
Management	18,333.35				18,333.35
Engineering	1,168.76				1,168.76
Disclosure	250.00				250.00
Property Appraiser	4,559.41				4,559.41
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	6,146.71				6,146.71
Dues, Licenses, and Fees	175.00				175.00
Electric	474.87				474.87
Water Reclaimed	6,629.15				6,629.15
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	61,312.50				61,312.50
Flower & Plant Replacement	11,868.38				11,868.38
IME - Aquatics Maintenance	1,002.00				1,002.00
IME - Irrigation	990.48				990.48
IME - Landscaping	28,712.50				28,712.50
IME - Lighting	142.00				142.00

Greenway Improvement District
Statement of Activities
As of 2/29/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Water Reclaimed	121.88				121.88
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	28,079.56				28,079.56
Personnel Leasing Agreement	9,299.95				9,299.95
Interest Payments (Series 2023)		\$549,530.33			549,530.33
Engineering			\$607.51		607.51
Legal Advertising			201.81		201.81
Total Expenses	<u>\$232,474.79</u>	<u>\$549,530.33</u>	<u>\$809.32</u>	<u>\$0.00</u>	<u>\$782,814.44</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$1,805.10				\$1,805.10
Dividend Income		\$13,116.53			13,116.53
Interest Income			\$0.44		0.44
Dividend Income			17,688.79		17,688.79
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$1,805.10</u>	<u>\$13,116.53</u>	<u>\$17,689.23</u>	<u>\$0.00</u>	<u>\$32,610.86</u>
Change In Net Assets	\$211,923.11	\$1,394,913.25	\$6,643.56	\$0.00	\$1,613,479.92
Net Assets At Beginning Of Year	<u>\$297,578.71</u>	<u>\$1,012,790.64</u>	<u>\$998,146.88</u>	<u>\$0.00</u>	<u>\$2,308,516.23</u>
Net Assets At End Of Year	<u><u>\$509,501.82</u></u>	<u><u>\$2,407,703.89</u></u>	<u><u>\$1,004,790.44</u></u>	<u><u>\$0.00</u></u>	<u><u>\$3,921,996.15</u></u>

Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/29/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 430,710.71	\$ 213,284.04	\$ 217,426.67	\$ 511,881.70	84.14%
Off-Roll Assessments	11,882.09	4,965.96	6,916.13	11,918.30	99.70%
Carryforward Revenue	44,477.18	44,477.18	-	106,745.23	41.67%
Net Revenues	\$ 487,069.98	\$ 262,727.18	\$ 224,342.80	\$ 630,545.23	77.25%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 2,200.00	\$ 5,000.00	\$ (2,800.00)	\$ 12,000.00	18.33%
Financial & Administrative					
Public Officials' Liability Insurance	2,782.00	1,250.00	1,532.00	3,000.00	92.73%
Trustee Services	-	2,083.33	(2,083.33)	5,000.00	0.00%
Management	18,333.35	18,333.33	0.02	44,000.00	41.67%
Engineering	1,168.76	4,166.67	(2,997.91)	10,000.00	11.69%
Disclosure	250.00	416.67	(166.67)	1,000.00	25.00%
Property Appraiser	4,559.41	1,833.33	2,726.08	4,400.00	103.62%
District Counsel	6,133.04	12,500.00	(6,366.96)	30,000.00	20.44%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Reamortization Schedules	-	104.17	(104.17)	250.00	0.00%
Audit	-	1,875.00	(1,875.00)	4,500.00	0.00%
Arbitrage Calculation	-	208.33	(208.33)	500.00	0.00%
Travel and Per Diem	53.75	62.50	(8.75)	150.00	35.83%
Telephone	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	1.89	208.33	(206.44)	500.00	0.38%
Copies	-	416.67	(416.67)	1,000.00	0.00%
Legal Advertising	904.18	1,875.00	(970.82)	4,500.00	20.09%
Bank Fees	1.00	150.00	(149.00)	360.00	0.28%
Miscellaneous	-	41.67	(41.67)	100.00	0.00%
Meeting Room	-	333.33	(333.33)	800.00	0.00%
Office Supplies	-	112.50	(112.50)	270.00	0.00%
Property Taxes	59.88	41.67	18.21	100.00	59.88%
Web Site Maintenance	840.00	1,208.33	(368.33)	2,900.00	28.97%
Holiday Decorations	6,146.71	2,500.00	3,646.71	6,000.00	102.45%
Dues, Licenses, and Fees	175.00	104.17	70.83	250.00	70.00%
Total General & Administrative Expenses	\$ 51,108.97	\$ 57,960.42	\$ (6,851.45)	\$ 139,105.00	36.74%

Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/29/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
Field Operations					
Electric Utility Services					
Electric	\$ 474.87	\$ 2,083.33	\$ (1,608.46)	\$ 5,000.00	9.50%
Water-Sewer Combination Services					
Water Reclaimed	6,629.15	8,333.33	(1,704.18)	20,000.00	33.15%
Other Physical Environment					
General Insurance	3,129.00	1,416.67	1,712.33	3,400.00	92.03%
Property & Casualty Insurance	8,281.00	2,875.00	5,406.00	6,900.00	120.01%
Other Insurance	-	41.67	(41.67)	100.00	0.00%
Irrigation Repairs	1,833.75	10,416.67	(8,582.92)	25,000.00	7.34%
Landscaping Maintenance & Material	61,312.50	76,883.45	(15,570.95)	184,520.29	33.23%
Tree Trimming	-	5,208.33	(5,208.33)	12,500.00	0.00%
Flower & Plant Replacement	11,868.38	6,250.00	5,618.38	15,000.00	79.12%
Contingency	-	3,781.25	(3,781.25)	9,075.00	0.00%
Pest Control	-	2,166.67	(2,166.67)	5,200.00	0.00%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,002.00	1,060.00	(58.00)	2,544.00	39.39%
IME - Irrigation Repairs	990.48	1,000.00	(9.52)	2,400.00	41.27%
IME - Landscaping	28,712.50	28,712.50	-	68,910.00	41.67%
IME - Lighting	142.00	400.00	(258.00)	960.00	14.79%
IME - Miscellaneous	-	2,000.00	(2,000.00)	4,800.00	0.00%
IME - Water Reclaimed	121.88	500.00	(378.12)	1,200.00	10.16%
IME - Landscape Improvements	3,928.80	4,000.00	(71.20)	9,600.00	40.93%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	775.00	725.00	1,860.00	80.65%
Hardscape Maintenance	14,060.00	2,066.67	11,993.33	4,960.00	283.47%
Streetlights	28,079.56	31,250.00	(3,170.44)	75,000.00	37.44%
Accent Lighting	-	516.67	(516.67)	1,240.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement	9,299.95	9,300.00	(0.05)	22,320.00	41.67%
Reserves					
Infrastructure Capital Reserve	-	4,583.33	(4,583.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	812.89	(812.89)	1,950.94	0.00%
	\$ 181,365.82	\$ 206,433.43	\$ (25,067.61)	\$ 495,440.23	36.61%
Total Expenses	\$ 232,474.79	\$ 264,393.85	\$ (31,919.06)	\$ 634,545.23	36.64%
Income (Loss) from Operations	\$ 254,595.19	\$ (1,666.67)	\$ 256,261.86	\$ (4,000.00)	
Other Income (Expense)					
Interest Income	\$ 1,805.10	\$ 1,666.67	\$ 138.43	\$ 4,000.00	45.13%
Total Other Income (Expense)	\$ 1,805.10	\$ 1,666.67	\$ 138.43	\$ 4,000.00	45.13%
Net Income (Loss)	\$ 256,400.29	\$ -	\$ 256,400.29	\$ -	

Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/29/2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	YTD Actual
Revenues						
On-Roll Assessments	\$ -	\$ 25,220.97	\$ 111,848.01	\$ 35,913.05	\$ 257,728.68	\$ 430,710.71
Off-Roll Assessments	-	11,882.09	-	-	-	11,882.09
Carryforward Revenue	8,895.44	8,895.43	8,895.44	8,895.43	8,895.44	44,477.18
Net Revenues	\$ 8,895.44	\$ 45,998.49	\$ 120,743.45	\$ 44,808.48	\$ 266,624.12	\$ 487,069.98
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ 400.00	\$ 600.00	\$ 600.00	\$ -	\$ 600.00	\$ 2,200.00
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	3,666.67	18,333.35
District Engineering	-	-	475.00	568.76	125.00	1,168.76
Dissemination Agent	-	-	250.00	-	-	250.00
Property Appraiser	-	-	-	-	4,559.41	4,559.41
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	-	146.71	6,146.71
Dues, Licenses, and Fees	175.00	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 7,023.67	\$ 7,891.57	\$ 20,600.33	\$ 6,495.61	\$ 9,097.79	\$ 51,108.97
Field Operations						
Electric Utility Services						
Electric	\$ -	\$ 117.95	\$ 118.69	\$ 119.66	\$ 118.57	\$ 474.87
Water-Sewer Combination Services						
Water Reclaimed	270.99	1,807.90	2,154.92	1,677.30	718.04	6,629.15
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	12,262.50	61,312.50
Tree Trimming	-	-	-	-	-	-
Flower & Plant Replacement	4,790.26	-	902.00	-	6,176.12	11,868.38
Contingency	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-
Interchange Maintenance Expenses						
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	1,002.00
IME - Irrigation	-	662.40	-	-	328.08	990.48
IME - Landscaping	5,742.50	5,742.50	5,742.50	5,742.50	5,742.50	28,712.50
IME - Lighting	-	36.96	35.72	35.16	34.16	142.00
IME - Miscellaneous	-	-	-	-	-	-
IME - Water Reclaimed	-	1.32	63.76	-	56.80	121.88
IME - Landscape Improvements	-	3,928.80	-	-	-	3,928.80
Road & Street Facilities						

Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/29/2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	YTD Actual
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	7,049.45	28,079.56
Accent Lighting	-	-	-	-	-	-
Parks & Recreation						
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	9,299.95
Reserves						
Infrastructure Capital Reserve	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-
Total Field Operations Expenses	\$ 38,334.14	\$ 45,873.18	\$ 32,164.43	\$ 30,447.46	\$ 34,546.61	\$ 181,365.82
Total Expenses	\$ 45,357.81	\$ 53,764.75	\$ 52,764.76	\$ 36,943.07	\$ 43,644.40	\$ 232,474.79
Income (Loss) from Operations	\$ (36,462.37)	\$ (7,766.26)	\$ 67,978.69	\$ 7,865.41	\$ 222,979.72	\$ 254,595.19
Other Income (Expense)						
Interest Income	\$ 20.76	\$ 19.34	\$ 1,712.29	\$ 26.26	\$ 26.45	\$ 1,805.10
Total Other Income (Expense)	\$ 20.76	\$ 19.34	\$ 1,712.29	\$ 26.26	\$ 26.45	\$ 1,805.10
Net Income (Loss)	\$ (36,441.61)	\$ (7,746.92)	\$ 69,690.98	\$ 7,891.67	\$ 223,006.17	\$ 256,400.29

Greenway 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	-	-	1,356,567.58	(30,665.51)	1,501,545.16
3/1/2024	1,501,545.16	-	-	135,843.33	(29,065.86)	1,608,322.63 as of 03/20/2024
Totals		3,267,289.24	(3,229,040.25)	2,496,685.04	(1,058,040.66)	