

# Greenway Improvement District

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

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

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, May 21, 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](http://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 April 16, 2024, Board of Supervisors' Meeting**
- 2. **Letter from Supervisor of Elections – Orange County**

### Business Matters

3. **Consideration of Prequalified Contractors Extension**
4. **Review and Acceptance of Arbitrage Rebate Report for the Series 2013 Bonds**
5. **Consideration of Trail Maintenance Proposals** (*provided under separate cover*)
6. **Consideration of Resolution 2024-05, Approving a Preliminary Budget for Fiscal Year 2025 and Setting a Public Hearing Date** [*suggested date of August 20, 2024*]
7. **Ratification of Operation and Maintenance Expenditures Paid in April 2024 in an amount totaling \$41,081.16**
8. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
9. **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 April 16, 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, April 16, 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

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Jorge Jimenez	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Ryan Dugan	Kutak Rock	(via phone)
Samantha Sharenow	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  
February 20, 2024, Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the February 20, 2024, Board of Supervisors' Meeting.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the February 20, 2024, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04,  
General Election**

Ms. Walden explained this Resolution states that Seat 1, currently held by Ms. Duerr, Seat 4, currently held by Ms. Munroe, and Seat 5, currently held by Mr. Franko, are all scheduled for the general election

this November. She noted the District Manager is authorized to notify the Orange County Supervisor of Elections and to publish notice of the qualifying period.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2024-04, General Election.

**FIFTH ORDER OF BUSINESS**

**Consideration of Annual Arbitrage Rebate Calculations Proposal from LLS Tax Solutions, Inc.**

Ms. Walden stated the Board previously approved the vendor to do the arbitrage rebate calculations for the bonds for a five-year period from April 2018 through April 2023. The next calculation was slated to happen in 2028, however, due to increased investment interest rates there is a possibility that there could be a yield reduction payment due. This could possibly need to be made prior to the five-year window. District staff went back to the vendor who confirmed that they would switch to annual calculations for the District and keep the same rate, which would be \$500.00 annually.

On motion by Ms. Duerr, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Annual Arbitrage Rebate Calculations Proposal from LLS Tax Solutions, Inc. switching to annual calculations at \$500.00 per year starting April 2024.

**SIXTH ORDER OF BUSINESS**

**Review of Trail Maintenance Inspection Report**

Ms. Sharenow stated her team has recommendations for maintenance on the trail. They include installing trail signage stating no motorized vehicles allowed, filling in cracks and holes, and pressure washing where dirt has accumulated. She noted if the Board agrees with these recommendations, then her team can obtain quotes.

Ms. Kost mentioned to the Board that there looks to be some drainage issues on the trail and she can provide photos to Berman. Ms. Sharenow asked her to send them to her.

Discussion ensued regarding the signage and maintenance on the trail. The Board asked Ms. Sharenow and her team to obtain three quotes for each of their recommendations.

**SEVENTH ORDER OF BUSINESS**

**Review of Fiscal Year 2025 Operations & Maintenance Budget**

Ms. Walden stated District staff as well as the Construction Committee is still in discussion on this item, but she wanted to check with the Board for any items of concern before the budget is presented at the next meeting. She noted the District is not projected to increase assessments at this time.

**EIGHTH ORDER OF BUSINESS**

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

The Board reviewed the Operation and Maintenance Expenditures paid in February 2024. Ms. Walden noted these have already been approved and need to be ratified.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures paid in February 2024 in an amount totaling \$30,665.51.

**NINTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures Paid in March 2024 in an amount totaling \$46,190.93**

The Board reviewed the Operation and Maintenance Expenditures paid in March 2024. Ms. Walden noted these have already been approved and need to be ratified.

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 March 2024 in an amount totaling \$46,190.93.

**TENTH ORDER OF BUSINESS**

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

The Board reviewed Requisition No. 22.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. (Series 2023) 22 Paid in February 2024 in an amount totaling \$95.27.

**ELEVENTH ORDER OF BUSINESS**

**Ratification of Requisition No. (Series 2023) 23 Paid in March 2024 in an amount totaling \$47.65**

The Board reviewed Requisition No. 23.

On motion by Ms. Duerr, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition No. (Series 2023) 23 Paid in March 2024 in an amount totaling \$47.65.

**TWELFTH ORDER OF BUSINESS**

**Recommendation of Work Authorizations/Proposed Services**

Ms. Walden noted there were no Work Authorizations.

**THIRTEENTH ORDER OF BUSINESS**

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

The Board reviewed the District’s Financial Statements through March 2024. Ms. Walden noted the District has spent just over \$269,000.00 versus a budget of \$634,500.00, which equates to approximately 42% of the total budget spent.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

- District Counsel – No report.
- District Manager – Ms. Walden noted the next Board Meeting is scheduled for May 21, 2024.
- District Engineer – No report.
- Construction Supervisor – No report.
- Landscape Supervisor – No report.
- Irrigation Supervisor – No report.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Duerr stated she would like to be compensated for meetings moving forward. Ms. Walden provided the proper documentation to be filled out so that she can receive the \$200 per meeting compensation.

Mr. Franko asked for an update on the palm trees in the median on Nemours Parkway. Mr. Batten stated BrightView did some testing, and he will have the updates for the Board at the next meeting. He did note that the new heads do look good, and the issue was probably related to water and nutrition.

Mr. Franko asked about the oak trees as you are leaving the neighborhood on Nemours Parkway near the high school. Mr. Batten stated that he rode with BrightView today and there are two trees that will be addressed. One is being replaced next week and the other one is leaning and appears to be uprooting. BrightView is getting a quote to straighten it back up, however, there is no guarantee that will fix the tree.

Ms. Kost thanked the team for looking into the water fountains and they are a welcome sight for those that use the pathways. Ms. Duerr asked if they were all operational now. Mr. Young responded that they are.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor the April 16, 2024, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

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

\_\_\_\_\_  
Chairperson / Vice Chairperson

# **GREENEWAY IMPROVEMENT DISTRICT**

**Letter from Supervisor of Elections  
– Orange County**

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**Glen Gilzean**  
Supervisor of Elections  
Orange County, Florida

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OUR MISSION IS TO:  
*Ensure the integrity of the electoral process.  
Enhance public confidence.  
Encourage citizen participation.*

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April 19, 2024

Jennifer Walden, District Manager  
Greenway Improvement District  
PFM Group Consulting LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024** there are **5,124 registered voter(s)** in the **Greenway Improvement District.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department  
Orange County Supervisor of Elections  
Phone: 407-254-6554  
119 W. Kaley Street  
Orlando, FL 32806  
soemapping@ocfelections.gov



# **GREENEWAY IMPROVEMENT DISTRICT**

**Prequalified Contractors Extension**

**GREENEWAY IMPROVEMENT DISTRICT**  
**PREQUALIFIED CONTRACTORS**

**August 2021**

- Garney Construction
- Hubbard Construction Company
- JMHC, Inc.
- Jon M. Hall Company
- Jr. Davis Construction Company
- The Middlesex Corporation
- Phillips & Jordan
- Prime Construction Group
- Southern Development & Construction
- Watson Civil Construction

# **GREENEWAY IMPROVEMENT DISTRICT**

**Arbitrage Rebate Report  
for the Series 2013 Bonds**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

April 25, 2024

Ms. Jennifer Walden  
Greenway Improvement District  
c/o PFM Group Consulting LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817

**\$55,750,000**  
**Greenway Improvement District**  
**Special Assessment Revenue Bonds, Series 2013**  
**("Bonds")**

Dear Ms. Walden:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the final period ended May 19, 2023 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of May 19, 2023.

Also, as the Bonds were redeemed in full on May 19, 2023, no further arbitrage calculations will be necessary.

If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at [liscott@llstax.com](mailto:liscott@llstax.com).

Sincerely,

*Linda L. Scott*

Linda L. Scott, CPA

# ***Greenway Improvement District***

*\$55,750,000 Greenway Improvement District  
Special Assessment Revenue Bonds, Series 2013*

*For the period ended May 19, 2023*



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

April 25, 2024

Greenway Improvement District  
c/o PFM Group Consulting LLC  
3501 Quadrangle Blvd., Suite 270  
Orlando, Florida 32817

Re: \$55,750,000 Greenway Improvement District Special Assessment Revenue Bonds, Series 2013  
("Bonds")

Greenway Improvement District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended May 19, 2023 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(7,945,216.81) at May 19, 2023. As such, no amount must be on deposit in the Rebate Fund. Also, as the Bonds were redeemed in full on May 19, 2023, no further arbitrage calculations will be necessary.

As specified in Form 8038G, the calculations have been performed based upon a Bond Yield of 5.2922%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

*LLS Tax Solutions Inc.*

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Greeneway Improvement District  
April 25, 2024  
\$55,750,000 Special Assessment Revenue Bonds, Series 2013  
For the period ended May 19, 2023

### **NOTES AND ASSUMPTIONS**

1. The issue date of the Bonds is April 25, 2013.
2. The end of the first Bond Year for the Bonds is April 24, 2014.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Greeneway Improvement District

April 25, 2024

\$55,750,000 Special Assessment Revenue Bonds, Series 2013

For the period ended May 19, 2023

### **NOTES AND ASSUMPTIONS (cont'd)**

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued for the purpose of providing funds to (i) pay interest accruing on the Bonds through November 1, 2013, (ii) finance the cost of acquisition, and construction of public roads, water, sewer and reclaimed water facilities for common areas all of which will connect to facilities of the Orlando Utility Commission, landscaping in common areas and irrigation lines therein, utility line relocation and undergrounding not the responsibility of the utility provider, and a regional park available to the general public and related engineering and permitting costs (the “Project”), (iii) fund the 2013 Reserve Account in an amount which equals the 2013 Reserve Requirement, and (iv) pay the costs associated with the issuance of the Bonds.



## **SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Greeneway Improvement District

April 25, 2024

\$55,750,000 Special Assessment Revenue Bonds, Series 2013

For the period ended May 19, 2023

### **DEFINITIONS**

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Greenway Improvement District  
April 25, 2024  
\$55,750,000 Special Assessment Revenue Bonds, Series 2013  
For the period ended May 19, 2023

**SOURCE INFORMATION**

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE**

Greeneway Improvement District  
April 25, 2024  
\$55,750,000 Special Assessment Revenue Bonds, Series 2013  
For the period ended May 19, 2023

**DESCRIPTION OF SCHEDULE**

**SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION**

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$55,750,000 GREENEWAY IMPROVEMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2013

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

4 / 25 / 2013 ISSUE DATE  
4 / 25 / 2023 BEGINNING OF COMPUTATION PERIOD  
5 / 19 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.2922%	ALLOWABLE EARNINGS
4 / 25 / 2023	BEGINNING BALANCE		0.00	850,900.34	853,868.56	2,968.22
4 / 25 / 2023	INTEREST ACCRUAL REVERSAL		(2,065.11)	0.00	0.00	0.00
5 / 1 / 2023	ACQUISITION/CONSTRUCTION FUND		2,575.01	0.00	0.00	0.00
5 / 2 / 2023	ACQUISITION/CONSTRUCTION FUND		0.00	(28.27)	(28.34)	(0.07)
5 / 2 / 2023	ACQUISITION/CONSTRUCTION FUND		0.00	(420.98)	(422.02)	(1.04)
5 / 2 / 2023	ACQUISITION/CONSTRUCTION FUND		0.00	8,260.18	8,280.58	20.40
5 / 19 / 2023	ACQUISITION/CONSTRUCTION FUND		0.00	(859,221.17)	(859,221.17)	0.00
5 / 19 / 2023	INTEREST ACCRUAL		960.47	0.00	0.00	0.00
		<u>960.47</u>	<u>1,470.37</u>	<u>(509.90)</u>	<u>2,477.61</u>	<u>2,987.51</u>
4 / 25 / 2023	BEGINNING BALANCE		0.00	2,727,707.55	2,737,222.70	9,515.15
4 / 25 / 2023	INTEREST ACCRUAL REVERSAL		(6,620.05)	0.00	0.00	0.00
5 / 1 / 2023	DEBT SERVICE RESERVE FUND		8,260.18	0.00	0.00	0.00
5 / 2 / 2023	DEBT SERVICE RESERVE FUND		0.00	(8,260.18)	(8,280.58)	(20.40)
5 / 19 / 2023	DEBT SERVICE RESERVE FUND		0.00	(2,721,087.50)	(2,721,087.50)	0.00
5 / 19 / 2023	INTEREST ACCRUAL		3,043.10	0.00	0.00	0.00
		<u>3,043.10</u>	<u>4,683.22</u>	<u>(1,640.13)</u>	<u>7,854.62</u>	<u>9,494.75</u>
		<u>4,003.56</u>	<u>6,153.59</u>	<u>(2,150.02)</u>	<u>10,332.23</u>	<u>12,482.25</u>
	ACTUAL EARNINGS		6,153.59			
	ALLOWABLE EARNINGS		<u>12,482.25</u>			
	REBATABLE ARBITRAGE		(6,328.67)			
	FUTURE VALUE OF 4/24/2023 CUMULATIVE REBATABLE ARBITRAGE		(7,936,928.14)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(7,945,216.81)</u>			

# **GREENEWAY IMPROVEMENT DISTRICT**

**Trail Maintenance Proposals**  
*(provided under separate cover)*

# **GREENEWAY IMPROVEMENT DISTRICT**

**Resolution 2024-05,  
Approving a Preliminary Budget for Fiscal Year  
2025 and Setting a Public Hearing Date**  
*[suggested date of August 20, 2024]*

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Greenway Improvement District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_, 2024

HOUR: \_\_\_\_\_ p.m.

LOCATION: 6900 Tavistock Lakes Blvd.  
Suite 200  
Orlando, Florida 32827

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY 2024.**

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

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

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget



**Exhibit A**  
**Greenway Improvement District**  
 FY 2025 Proposed O&M Budget

	Actual Through 4/30/2024	Anticipated 5/2024 - 9/2024	Anticipated FY 2024 Total	FY 2024 Adopted Budget	FY 2025 Proposed Budget
<b>Revenues</b>					
On-Roll Assessments	\$ 461,162.39	\$ 50,719.31	\$ 511,881.70	\$ 511,881.70	\$ 511,881.70
Off-Roll Assessments	11,882.09	-	11,882.09	11,918.30	11,918.30
Carryforward Revenue	62,268.05	44,477.18	106,745.23	106,745.23	110,206.60
<b>Net Revenues</b>	<b>\$ 535,312.53</b>	<b>\$ 95,196.49</b>	<b>\$ 630,509.02</b>	<b>\$ 630,545.23</b>	<b>\$ 634,006.60</b>
<b>General &amp; Administrative Expenses</b>					
<b>Legislative</b>					
Supervisor Fees	\$ 2,800.00	\$ 3,000.00	\$ 5,800.00	\$ 12,000.00	\$ 9,600.00
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,782.00	-	2,782.00	3,000.00	3,199.30
Trustee Services	-	4,500.00	4,500.00	5,000.00	5,000.00
Management	25,666.69	18,333.31	44,000.00	44,000.00	44,000.00
Engineering	1,427.47	1,019.62	2,447.09	10,000.00	19,500.00
Disclosure	1,000.00	-	1,000.00	1,000.00	1,000.00
Property Appraiser	4,559.41	-	4,559.41	4,400.00	4,600.00
District Counsel	9,396.12	6,711.51	16,107.63	30,000.00	30,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	-	4,590.00	4,590.00	4,500.00	4,590.00
Arbitrage Calculation	500.00	-	500.00	500.00	500.00
Travel and Per Diem	131.46	93.90	225.36	150.00	150.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	29.30	20.93	50.23	500.00	500.00
Copies	-	416.67	416.67	1,000.00	1,000.00
Legal Advertising	1,123.68	802.63	1,926.31	4,500.00	4,500.00
Bank Fees	1.00	-	1.00	360.00	360.00
Miscellaneous	-	41.67	41.67	100.00	100.00
Meeting Room	-	333.33	333.33	800.00	250.00
Office Supplies	-	-	-	270.00	270.00
Property Taxes	59.88	-	59.88	100.00	100.00
Web Site Maintenance	1,545.00	1,275.00	2,820.00	2,900.00	3,000.00
Holiday Decorations	6,146.71	-	6,146.71	6,000.00	7,000.00
Dues, Licenses, and Fees	175.00	-	175.00	250.00	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 64,843.72</b>	<b>\$ 41,388.57</b>	<b>\$ 106,232.29</b>	<b>\$ 139,105.00</b>	<b>\$ 147,169.30</b>

**Greenway Improvement District**  
**FY 2025 Proposed O&M Budget**

	<b>Actual Through 4/30/2024</b>	<b>Anticipated 5/2024 - 9/2024</b>	<b>Anticipated FY 2024 Total</b>	<b>FY 2024 Adopted Budget</b>	<b>FY 2025 Proposed Budget</b>
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 712.11	\$ 508.65	\$ 1,220.76	\$ 5,000.00	\$ 5,000.00
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	8,498.46	6,070.33	14,568.79	20,000.00	25,000.00
<b>Other Physical Environment</b>					
General Insurance	3,129.00	-	3,129.00	3,400.00	3,598.35
Property & Casualty Insurance	8,281.00	-	8,281.00	6,900.00	9,523.15
Other Insurance	-	-	-	100.00	100.00
Irrigation Repairs	7,659.31	5,470.94	13,130.25	25,000.00	25,000.00
Landscaping Maintenance & Material	85,837.50	59,535.00	145,372.50	184,520.29	154,520.29
Tree Trimming	-	12,750.00	12,750.00	12,500.00	10,000.00
Flower & Plant Replacement	11,868.38	3,131.62	15,000.00	15,000.00	15,000.00
Contingency	240.00	3,781.25	4,021.25	9,075.00	7,710.57
Pest Control	1,738.00	4,635.00	6,373.00	5,200.00	1,750.00
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	1,402.80	1,002.00	2,404.80	2,544.00	2,544.00
IME - Irrigation Repairs	1,491.55	1,065.39	2,556.94	2,400.00	2,400.00
IME - Landscaping	40,197.50	28,712.50	68,910.00	68,910.00	72,000.00
IME - Landscape Improvements	3,928.80	2,806.29	6,735.09	9,600.00	9,600.00
IME - Lighting	200.83	143.45	344.28	960.00	960.00
IME - Miscellaneous	73.20	52.29	125.49	4,800.00	4,800.00
IME - Water Reclaimed	213.31	152.36	365.67	1,200.00	1,200.00
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	-	1,500.00	1,860.00	1,860.00
Hardscape Maintenance	14,060.00	-	14,060.00	4,960.00	15,000.00
Streetlights	42,178.72	30,127.66	72,306.38	75,000.00	87,000.00
Accent Lighting	-	516.67	516.67	1,240.00	1,000.00
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement	13,019.93	9,299.95	22,319.88	22,320.00	22,320.00
<b>Reserves</b>					
Infrastructure Capital Reserve	-	11,000.00	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	-	1,950.94	1,950.94	1,950.94	1,950.94
<b>Total Field Operations Expenses</b>	<b>\$ 246,230.40</b>	<b>\$ 182,712.29</b>	<b>\$ 428,942.69</b>	<b>\$ 495,440.23</b>	<b>\$ 490,837.30</b>
<b>Total Expenses</b>	<b>\$ 311,074.12</b>	<b>\$ 224,100.86</b>	<b>\$ 535,174.98</b>	<b>\$ 634,545.23</b>	<b>\$ 638,006.60</b>
<b>Income (Loss) from Operations</b>	<b>\$ 224,238.41</b>	<b>\$ (128,904.37)</b>	<b>\$ 95,334.04</b>	<b>\$ (4,000.00)</b>	<b>\$ (4,000.00)</b>
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 18,994.22	\$ 3,308.56	\$ 22,302.78	\$ 4,000.00	\$ 4,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 18,994.22</b>	<b>\$ 3,308.56</b>	<b>\$ 22,302.78</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 243,232.63</b>	<b>\$ (125,595.81)</b>	<b>\$ 117,636.82</b>	<b>\$ -</b>	<b>\$ -</b>

Greenway Improvement District  
FY 2025 Debt Service Proposed Budget  
Series 2023 Special Assessment Bonds

	FY 2025 Proposed Budget
REVENUES:	
Special Assessments Series 2023	\$ 2,858,466.00
TOTAL REVENUES	<u>\$ 2,858,466.00</u>
EXPENDITURES:	
Series 2023 - Interest 11/01/2024	\$ 589,981.50
Series 2023 - Principal 05/01/2025	1,110,000.00
Series 2023 - Interest 05/01/2025	589,981.50
TOTAL EXPENDITURES	<u>\$ 2,289,963.00</u>
EXCESS REVENUES	<u>\$ 568,503.00</u>
Series 2023 - Interest 11/01/2025	\$ 568,503.00

Greenway Improvement District  
Budget Item Descriptions  
FY 2024 – 2025

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*Revenues*

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**On-Roll Assessments**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected via the tax collector are referred to as “On-Roll Assessments.”

**Off-Roll Assessments**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. Assessments collected through direct billing are referred to as “Off-Roll Assessments.”

**Carryforward Revenue**

Unused income from a prior year which is available as cash for the current year.

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*General & Administrative Expenses*

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*Legislative*

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

*Financial & Administration*

**Public Officials’ Liability Insurance**

Supervisors’ and Officers’ liability insurance.

**Trustee Services**

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

**Management**

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit “A” of the Management Agreement.

# Greenway Improvement District Budget Item Descriptions FY 2024 – 2025

## **Engineering**

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

## **Disclosure**

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

## **Property Appraiser**

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

## **District Counsel**

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

## **Assessment Administration**

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

## **Reamortization Schedules**

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

## **Audit**

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

## **Arbitrage Calculation**

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

## **Travel and Per Diem**

Travel to and from meetings as related to the District.

## **Telephone**

Telephone and fax machine services.

Greenway Improvement District  
Budget Item Descriptions  
FY 2024 – 2025

**Postage & Shipping**

Mail, overnight deliveries, correspondence, etc.

**Copies**

Printing and binding Board agenda packages, letterhead, envelopes, and copies.

**Legal Advertising**

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

**Bank Fees**

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

**Miscellaneous**

Other general & administrative expenses incurred throughout the year.

**Meeting Room**

Fee associated with renting a meeting room for monthly Board meetings.

**Office Supplies**

General office supplies associated with the District.

**Property Taxes**

Ad Valorem taxes on District property that is not tax-exempt.

**Web Site Maintenance**

Website maintenance fee.

**Holiday Decorations**

District decorations for the holidays.

**Dues, Licenses & Fees**

The District is required to pay an annual fee to the Department of Economic Opportunity.

Greenway Improvement District  
Budget Item Descriptions  
FY 2024 – 2025

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*Field Operations Expenses*

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*Electric Utility Services*

**Electric**

The District pays for electric meters used on District-owned roads.

*Water-Sewer Combination Services*

**Water Reclaimed**

Water used for irrigation

*Other Physical Environment*

**General Insurance**

General liability insurance.

**Property & Casualty Insurance**

Insurance to protect property and cover casualty.

**Other Insurance**

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

**Irrigation Repairs**

Inspection and repairs of irrigation system.

**Landscaping Maintenance & Material**

Contracted landscaping within the boundaries of the District.

**Tree Trimming**

Trimming of trees on District property.

**Flower & Plant Replacement**

Purchase of materials and labor to replace flowers and plants within the District.

Greenway Improvement District  
Budget Item Descriptions  
FY 2024 – 2025

**Contingency**

Other Field Operations expenses incurred throughout the year.

**Pest Control**

Pest control services.

***Interchange Maintenance Expenses***

**IME – Aquatics Maintenance**

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

**IME – Irrigation Repair**

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

**IME – Landscaping**

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

**IME – Landscape Improvements**

Landscape improvement services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

**IME – Lighting**

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

**IME – Miscellaneous**

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

**IME – Water Reclaimed**

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.



Greenway Improvement District  
Budget Item Descriptions  
FY 2024 – 2025

*Road & Street Facilities*

**Entry and Wall Maintenance**

Maintenance of entrance(s) and walls within the District.

**Hardscape Maintenance**

Purchase or maintenance of hard, yet “movable,” parts of landscape, such gravel, paving, and stones.

**Streetlights**

Streetlighting expenses within the District.

**Accent Lighting**

Accent lighting expenses within the District.

*Parks & Recreation*

**Personnel Leasing Agreement**

The lease of outside personnel per signed agreement.

*Reserves*

**Infrastructure Capital Reserve**

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

**Interchange Maintenance Reserve**

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

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*Other Income (Expense)*

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**Interest Income**

Income from interest earnings.

# **GREENEWAY IMPROVEMENT DISTRICT**

**Operation and Maintenance Expenditures Paid in  
April 2024 in an amount totaling \$41,081.16**

# 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 April 1, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$41,081.16**

Approval of Expenditures:

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\_\_\_\_ Chairman

\_\_\_\_ Vice Chairman

\_\_\_\_ Assistant Secretary

**Greenway Improvement District**  
 AP Check Register (Current by Bank)  
 Check Dates: 4/1/2024 to 4/30/2024

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
529	04/10/24	M	DONMC	Donald W. McIntosh Associates	\$258.71
530	04/29/24	M	AAIKIN	Amanda Aikins	\$200.00
531	04/29/24	M	BERMAN	Berman Construction LLC	\$2,099.99
532	04/29/24	M	BVLS	BrightView Landscape Services	\$16,823.48
533	04/29/24	M	KDUERR	Karen Duerr	\$200.00
534	04/29/24	M	KUTAK	Kutak Rock	\$1,830.08
535	04/29/24	M	MFRANK	Matthew Franko	\$200.00
536	04/29/24	M	PFMGC	PFM Group Consulting	\$4,508.84
537	04/29/24	M	VGLOBA	VGlobalTech	\$435.00
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$26,556.10</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70005	04/05/24	M	OCU	Orange County Utilities	\$142.23
70006	04/16/24	M	OUC	Orlando Utilities Commission	\$7,782.66
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$7,924.89</b>
<b>GRAND TOTAL :</b>					<b>\$34,480.99</b>

26,556.10	Checks 3529-3537
142.23	PA 621 - OCU paid online
6,600.17	PA 623 - Mar. ICM paid to Boggy Creek
7,782.66	PA 623 - OUC paid online
41,081.16	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 #621

3/22/2024

Item No.	Payee	Invoice Number	General Fund
1	<b>Orange County Utilities</b> 9987 Laureate Blvd ; Service 02/16/2024 - 03/15/2024	Acct: 6838006489	\$ 142.23
<b>TOTAL</b>			<b>\$ 142.23</b>

  
Secretary/Assistant Secretary

  
Chairperson

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

**RECEIVED**  
By Amanda Lane at 11:57 am, Mar 25, 2024

Daniel J. Young  
10/25/2024 11:57 AM  
142.23  
12/25/2024 11:57 AM

# GREENWAY IMPROVEMENT DISTRICT

## Payment Authorization #622 (revised)

3/29/2024

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates Engineering Services Through 03/01/2024	45483	\$ 258.71
<b>TOTAL</b>			<b>\$ 258.71</b>

  
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 5:39 pm, Apr 03, 2024

Digitally signed by Daniel J. Young  
DN: cn=US,  
email=young@ca.milick.com,  
ou=Greenville Development,  
o=District J. Young  
Date: 2024.04.03  
15:39:49-0400

# GREENEWAY IMPROVEMENT DISTRICT

**Payment Authorization #623**

4/12/2024

Item No.	Payee	Invoice Number	General Fund
1	<b>Berman Construction</b>		
	Trail Inspection	43981	\$ 240.00
	April Administrator & Irrigation Specialist	44118	\$ 1,859.99
2	<b>Boggy Creek Improvement District</b>		
	March ICM Fees	ICM2024-06	\$ 6,600.17
3	<b>BrightView Landscape Services</b>		
	April Section 2 Landscaping	8841185	\$ 3,137.00
	April Section 3 Landscaping	8841186	\$ 3,227.50
	April Section 1 Landscaping	8841265	\$ 5,898.00
4	<b>Kutak Rock</b>		
	General Counsel Through 02/29/2024	3378008	\$ 1,830.08
5	<b>OUC</b>		
	Utility Service 03/01/2024 - 04/02/2024	Acct: 8795843030	\$ 7,782.66
6	<b>PFM Group Consulting</b>		
	Annual Disclosure 01/01/2024 - 03/31/2024	130018	\$ 750.00
	March Billable Expenses	130113	\$ 64.76
	April DM Fee	DM-04-2024-18	\$ 3,666.67
	January Reimbursables	OE-EXP-01-2024-19	\$ 7.28
	February Reimbursables	OE-EXP-02-2024-17	\$ 20.13
7	<b>VGlobalTech</b>		
	2024.Q2 ADA Audit	6030	\$ 300.00
	April Website Maintenance	6048	\$ 135.00

**TOTAL \$ 35,519.24**

  
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 4:46 pm, Apr 23, 2024

"Digital Signature (Signed)"  
By: Daniel J. Young  
Email: dyoung@pfm.com  
Date: 2024.04.23 16:46:00  
10.26.18.64.56

# GREENEWAY IMPROVEMENT DISTRICT

**Payment Authorization #624**

4/19/2024

Item No.	Payee	Invoice Number	General Fund
1	<b>BrightView Landscape Services</b>		
	Step Down Transformer Replacement	8860658	\$ 1,342.36
	Mainline Repair	8860659	\$ 3,218.62
2	<b>Orange County Utilities</b>		
	9987 Laureate Blvd ; Service 03/16/2024 - 04/15/2024	Acct: 6838006489	\$ 242.22
3	<b>Supervisor Fees - 04/16/2024 Meeting</b>		
	Karen Duerr	--	\$ 200.00
	Amanda Aikins	--	\$ 200.00
	Matthew Franko	--	\$ 200.00
<b>TOTAL</b>			<b>\$ 5,403.20</b>

  
 \_\_\_\_\_  
 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 4:01 pm, Apr 26, 2024

Digitally signed by Daniel J. Young  
 DN: cn=DJY,  
 email=daniel.young@lanabock.com,  
 o=Lanabock Development Co,  
 cn=Daniel J. Young  
 Date: 2024.04.21  
 16:58:08-0400



# **GREENEWAY IMPROVEMENT DISTRICT**

**Work Authorizations/Proposed Services**  
*(if applicable)*



April 25, 2024  
Via e-mail dan.young@tavistock.com

**Greenway Improvement District**  
3501 Quadrangle Boulevard  
Suite 270  
Orlando, FL 32817

Re: Greenway Improvement District  
Public Facilities Report 2024  
McIntosh Job No. 23216 (010)

As requested by the District Manager, McIntosh Associates (McIntosh) is pleased to submit for your consideration this Letter Agreement to provide professional engineering services to the Greenway Improvement District (“CLIENT” or “DISTRICT”) for the preparation of a Greenway Improvement District Public Facilities Report 2024 (“Project”). The scope of this proposal includes Services related to the preparation of a Public Facilities Report for the DISTRICT meeting the requirements of Section 189.08 Florida Statutes. McIntosh agrees to provide the following Basic Services for the itemized fees and expenses set forth below, subject to this Letter Agreement and its Attachments, which are incorporated herein by reference. The Attachments consist of Basis of Proposal and Client Responsibilities. McIntosh will provide these services pursuant to our current contract with the Greenway Improvement District dated August 11, 2003, as amended December 18, 2018 (“Engineering Agreement”), as follows:

**I. Scope of Work**

- A. PUBLIC FACILITIES REPORT PREPARATION - McIntosh will prepare a Public Facilities Report for the DISTRICT meeting the requirements of Section 189.08 Florida Statutes for submittal to the City of Orlando.

**FEE SCHEDULE**

Contract Item	Billing Item	Description	Fee
A.	010	Public Facilities Report 2024	\$9,500.00

**II. Compensation**

Greenway Improvement District will compensate McIntosh Associates, pursuant to the hourly rate schedule contained in the Engineering Agreement and/or the lump sums listed above. The DISTRICT will reimburse McIntosh Associates, all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

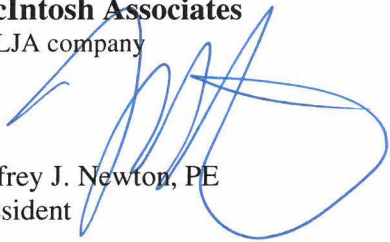
**Greenway Improvement District**  
*Re: Public Facilities Report 2024*  
*McIntosh Job No. 23216 (010)*  
*April 25, 2024*  
*Page 2 of 4*

This proposal, together with the Engineering Agreement, represents the entire understanding between the Greenway Improvement District and McIntosh Associates (Engineer) with regard to the referenced work authorization.

If you wish to accept this Work Authorization, please sign where indicated and return a complete copy to our office (executed electronic scanned copies are acceptable). Upon receipt, we will promptly schedule our services.

Sincerely,

**McIntosh Associates**  
an LJA company



Jeffrey J. Newton, PE  
President

JJN/tt

ACCEPTANCE OF CONTRACT BY:

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Date]

\_\_\_\_\_  
[Name and Title]

\_\_\_\_\_  
[Company]

**PURSUANT TO FLORIDA STATUTE 558.0035, AN INDIVIDUAL  
EMPLOYEE OR AGENT OF MCINTOSH ASSOCIATES MAY NOT  
BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

## ***Greenway Improvement District***

***Re: BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES***

***McIntosh Job No. 23216 (010)***

***April 25, 2024***

***Page 3 of 4***

### **BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES**

Our Agreement is also based on the following conditions and limitations:

#### **BASIS OF PROPOSAL**

CLIENT has performed the necessary due diligence research to confirm that the site is suitable for the intended purpose.

The CLIENT is advised that concurrency management and comprehensive plan consistency will impact the land development process. Regulations regarding concurrency and consistency vary according to governmental jurisdiction. The status of concurrency, consistency and, if applicable, vested rights must be addressed for all projects within the State of Florida. McIntosh presumes the CLIENT is aware of the issues and resultant impacts described. McIntosh disclaims responsibility for delays that may be encountered due to failure on the part of the CLIENT to address concurrency and consistency issues prior to initiation of Services proposed herein. McIntosh is **not** responsible for changes to the approved plans that may alter the concurrency vesting status or for noncompliance on the part of the property owner with regard to the performance terms and conditions established in the vesting certificate.

McIntosh will not be responsible for any circumstances, acts, errors, omissions, or events, of any type, beyond its control including, without limitation, construction costs, the acts or failures to act of any governmental or judicial agency, or the existence of hazardous waste of any type associated with the Project. No Services associated with hazardous waste of any type are included in any way in this Agreement.

Without limitation, architectural, traffic engineering (e.g., studies, signalization), structural engineering (e.g., retaining walls, bridges, docks), mechanical engineering (e.g., fire pumps), fire protection engineering (e.g., dedicated fire lines beyond the point of service), electrical engineering, geotechnical engineering and testing, environmental assessment, landscape and irrigation design, non-civil utility engineering (e.g., power, gas, telephone, cable television, site lighting) and any other professional or consultant services required by CLIENT and not undertaken by McIntosh, shall be retained separately by the CLIENT. **No Services are included in this Agreement other than those specifically listed herein.**

McIntosh may be mandated by regulatory authorities to incorporate findings, requirements, and details of design in their construction plans that are prepared by professional geotechnical engineers and not by McIntosh. In doing so, McIntosh assumes no responsibility or liability for the design, construction or operation of geotechnical engineering components which may include, but not be limited to, underdrains, ground stabilizers, backfills, embankments, etc. CLIENT must also recognize that some of these systems (i.e., underdrains, etc.) usually require extensive field supervision during construction and certification after construction. These systems are subject to damage by other activities during or after infrastructure construction such as other utility installations (power, telephone, cable, gas, etc.). McIntosh assumes no liability for damages to any design element caused by the improper design, construction, operation, or maintenance of improvements designed by others.

McIntosh, in and through its review and/or use of design and calculations prepared by others, is not responsible for or liable for error or omissions in the design and permitting services provided

by others. CLIENT's consultants will provide McIntosh with permission to utilize and rely upon their work product as the basis of McIntosh's design. Certain elements designed by others may be shown in McIntosh construction plans for context only.

McIntosh's performance and work product quality is dependent upon the timely provision of services from CLIENT-selected and contracted third-party consultants, including but not limited to geotechnical engineer, environmental consultant, transportation engineer, landscape/hardscape/irrigation designer and/or legal consultant whose services, while coordinated to the extent possible, are beyond the scope of responsibility of McIntosh.

If locating underground utilities is expressly included in the Services, McIntosh will locate such underground utilities as may be marked by a utility locating service retained by CLIENT. McIntosh shall not be liable for showing any utility lines not marked by the locating company. McIntosh cannot and does not guarantee or warranty that unidentified utilities will not be encountered.

Any opinion of construction cost prepared by McIntosh represents its judgment as a design professional and is supplied for the general guidance of the CLIENT only since McIntosh has no control over the cost of labor and material or over competitive bidding or market conditions. McIntosh does not warrant or guarantee the accuracy of such opinions.

No permit applications or negotiations with regulatory agencies or permitting authorities are included other than those specifically listed herein.

If construction services or observation of construction are included herein, the Services included by McIntosh will be to conduct periodic visits and observations to determine that the Work generally conforms or will conform to the applicable contract documents in relation to McIntosh's engineering Services. McIntosh's Service shall not include determining, supervising, implementing, or undertaking the responsibilities of the contractor, subcontractors, or others, regarding means, methods, techniques, sequences, and procedures of construction, nor for job conditions, safety precautions or programs. Construction phase services for systems designed and permitted by others are not included.

Construction phase retesting resulting from failures or no-shows, and therefore requiring additional site visits, shall be additional services and is not included in the scope of this agreement. Such services will be invoiced separately on an hourly basis for back-charge to the contractor by CLIENT.

CLIENT's contractor and/or surveyor will provide certified as-built surveys prepared by a Florida-licensed surveyor for McIntosh's use and reliance in preparing project certifications and/or record drawings. Any as-built surveys required to be performed by McIntosh due to failure of contractor's surveyor to provide accurate and complete survey data will be invoiced separately on an hourly basis for back-charge to the contractor by CLIENT.

Federal Emergency Management Agency (FEMA) Map revisions or amendments which may be required by regulatory agencies or lenders are not included unless specifically listed in Basic Services.

Provision of customized digital data files to CLIENT, CLIENT's consultants and/or CLIENT's contractor is not included. McIntosh

## ***Greenway Improvement District***

### ***Re: BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES***

***McIntosh Job No. 23216 (010)***

***April 25, 2024***

***Page 4 of 4***

work product will be prepared digitally in AutoCAD Civil3D® 2018 or later.

#### **CLIENT RESPONSIBILITIES**

The CLIENT, or his representative, shall be available to meet with McIntosh and provide decisions in a timely manner throughout the course of the Project.

The CLIENT will provide McIntosh with plans and other pertinent information which may be necessary to properly survey or engineer the Project.

Prior to initiation of preliminary or final design, an approved site plan and final dimensioned building footprint(s) will be provided to McIntosh by CLIENT, which will be complete with final geometry, and will be relied upon by McIntosh.

The CLIENT will engage a professional geotechnical engineer to provide necessary hydrogeologic design support, relevant construction specifications for earthwork items and required construction inspection and certification. CLIENT's geotechnical engineer shall be responsible for final certification of all flexible and rigid pavement. McIntosh has the CLIENT's authority to rely on this professional information as a basis for its design Services and certifications.

The CLIENT will engage a professional environmental consultant to provide jurisdictional determinations and necessary design and permitting support for wetland and special species issues.

The CLIENT will engage a professional environmental firm or firms who specialize in all matters relating to "hazardous" or "special" materials wastes, deposits, soils, contamination, etc., as may be required to support permitting or construction of the Project.

The CLIENT will engage a professional landscape architect to provide landscape and irrigation design related to the development of the property as intended by CLIENT.

The CLIENT will engage a professional architect to perform all architectural services including, without limitation, incorporation of the work product of McIntosh, and compliance with local, state, or federal laws, regulations, codes, and Americans with Disabilities Act ("ADA") requirements.

The CLIENT will engage a professional transportation consultant to provide analysis related to development of the property as intended by CLIENT, including but not limited to traffic studies, determination of turn lane requirements, traffic signal design, Maintenance of Traffic (MOT) plans and roundabout geometry, striping and signage design.

The CLIENT will engage a professional legal counselor to provide legal services related to development of the property as intended by CLIENT.

The CLIENT will engage a professional state licensed hydrogeologist for completion of hydrologic data required in support of a Consumptive Use/Water Use Permit.

The CLIENT will engage a professional archaeologist to provide archaeological analysis related to development of the property as intended by CLIENT.

The CLIENT agrees that McIntosh shall have no responsibility for the accuracy of information provided by, or for any portion of the Project designed by the CLIENT or CLIENT's other consultants, or for compliance with local, state, or federal ADA requirements. McIntosh shall not be required to check or verify the CLIENT's or other consultants' work product, information, or construction documents and shall be entitled to rely on the accuracy and completeness thereof, as well as the compliance of such documents with applicable laws, codes, statutes, ordinances, and regulations, including, without limitation, ADA requirements. The CLIENT also agrees to require all other consultants engaged by the CLIENT to coordinate their design or construction documents or reports with the work product of McIntosh, to promptly report any conflicts or inconsistencies to McIntosh and to cooperate fully in the resolution of those conflicts or inconsistencies. The CLIENT further agrees, to the fullest extent permitted by law, to indemnify and hold harmless McIntosh from any claims, damages, liabilities, or costs, including reasonable attorney's fees and defense costs, arising out of or relating to false, inaccurate, or non-compliant information provided by CLIENT or its other consultants, or the services performed by other consultants engaged by the CLIENT.

The CLIENT or CLIENT's contractor shall obtain the required National Pollutant Discharge Elimination System (NPDES) permit for the Project.

The CLIENT will provide McIntosh with all applicable operation and maintenance budgets and budget reserve estimates for all gated communities prior to submittal of the final plat to satisfy local jurisdiction requirements.

# **GREENEWAY IMPROVEMENT DISTRICT**

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

**Greenway Improvement District**  
Statement of Financial Position  
As of 4/30/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$392,624.05				\$392,624.05
State Board of Administration	1,662.17				1,662.17
Assessments Receivable	50,757.38				50,757.38
Deposits	1,625.58				1,625.58
Infrastructure Capital Reserve	98,680.56				98,680.56
Interchange Maintenance Reserve	26,061.03				26,061.03
Assessments Receivable		\$217,302.67			217,302.67
Due From Other Funds		34,133.72			34,133.72
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2023)		2,276,177.94			2,276,177.94
Interest (Series 2023)		12,153.19			12,153.19
Prepayment (Series 2023)		0.01			0.01
General Checking Account			\$7,077.46		7,077.46
Acquisition/Construction (Series 2023)			1,006,271.06		1,006,271.06
Total Current Assets	\$571,410.77	\$2,766,643.96	\$1,013,348.52	\$0.00	\$4,351,403.25
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$2,515,207.57	\$2,515,207.57
Amount To Be Provided				29,039,792.43	29,039,792.43
Total Investments	\$0.00	\$0.00	\$0.00	\$31,555,000.00	\$31,555,000.00
<b>Total Assets</b>	<b>\$571,410.77</b>	<b>\$2,766,643.96</b>	<b>\$1,013,348.52</b>	<b>\$31,555,000.00</b>	<b>\$35,906,403.25</b>



**Greeneway Improvement District**  
Statement of Financial Position  
As of 4/30/2024

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$36,099.94				\$36,099.94
Due To Other Governmental Units	6,010.16				6,010.16
Deferred Revenue	50,757.38				50,757.38
Deferred Revenue		\$217,302.67			217,302.67
Total Current Liabilities	<u>\$92,867.48</u>	<u>\$217,302.67</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$310,170.15</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$31,555,000.00	\$31,555,000.00
Total Long Term Liabilities	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$31,555,000.00</u>	<u>\$31,555,000.00</u>
<b>Total Liabilities</b>	<u><u>\$92,867.48</u></u>	<u><u>\$217,302.67</u></u>	<u><u>\$0.00</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$31,865,170.15</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$68,372.19				\$68,372.19
Net Assets - General Government	229,206.52				229,206.52
Current Year Net Assets - General Government	180,964.58				180,964.58
Net Assets, Unrestricted		\$1,012,790.64			1,012,790.64
Current Year Net Assets, Unrestricted		1,536,550.65			1,536,550.65
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			15,201.64		15,201.64
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u><u>\$478,543.29</u></u>	<u><u>\$2,549,341.29</u></u>	<u><u>\$1,013,348.52</u></u>	<u><u>\$0.00</u></u>	<u><u>\$4,041,233.10</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$571,410.77</u></u>	<u><u>\$2,766,643.96</u></u>	<u><u>\$1,013,348.52</u></u>	<u><u>\$31,555,000.00</u></u>	<u><u>\$35,906,403.25</u></u>

**Greenway Improvement District**  
Statement of Activities  
As of 4/30/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$461,162.39				\$461,162.39
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$1,974,329.21			1,974,329.21
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>\$473,044.48</u>	<u>\$2,061,696.82</u>	<u>(\$10,236.35)</u>	<u>\$0.00</u>	<u>\$2,524,504.95</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$2,800.00				\$2,800.00
Public Officials' Liability Insurance	2,782.00				2,782.00
Management	25,666.69				25,666.69
Engineering	1,427.47				1,427.47
Disclosure	1,000.00				1,000.00
Property Appraiser	4,559.41				4,559.41
District Counsel	9,396.12				9,396.12
Assessment Administration	7,500.00				7,500.00
Arbitrage Calculation	500.00				500.00
Travel and Per Diem	131.46				131.46
Postage & Shipping	29.30				29.30
Legal Advertising	1,123.68				1,123.68
Bank Fees	1.00				1.00
Property Taxes	59.88				59.88
Web Site Maintenance	1,545.00				1,545.00
Holiday Decorations	6,146.71				6,146.71
Dues, Licenses, and Fees	175.00				175.00
Electric	712.11				712.11
Water Reclaimed	8,498.46				8,498.46
General Insurance	3,129.00				3,129.00
Property & Casualty	8,281.00				8,281.00
Irrigation	7,659.31				7,659.31
Landscaping Maintenance & Material	85,837.50				85,837.50
Flower & Plant Replacement	11,868.38				11,868.38
Contingency	240.00				240.00
IME - Aquatics Maintenance	1,402.80				1,402.80
IME - Irrigation	1,491.55				1,491.55

**Greenway Improvement District**  
Statement of Activities  
As of 4/30/2024

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Landscaping	40,197.50				40,197.50
IME - Lighting	200.83				200.83
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	213.31				213.31
Pest Control	1,738.00				1,738.00
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	42,178.72				42,178.72
Personnel Leasing Agreement	13,019.93				13,019.93
Interest Payments (Series 2023)		\$549,530.33			549,530.33
Engineering			\$607.51		607.51
Legal Advertising			249.46		249.46
Total Expenses	<u>\$311,074.12</u>	<u>\$549,530.33</u>	<u>\$856.97</u>	<u>\$0.00</u>	<u>\$861,461.42</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$18,994.22				\$18,994.22
Interest Income		\$17.81			17.81
Dividend Income		24,366.35			24,366.35
Interest Income			\$0.61		0.61
Dividend Income			26,294.35		26,294.35
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$18,994.22</u>	<u>\$24,384.16</u>	<u>\$26,294.96</u>	<u>\$0.00</u>	<u>\$69,673.34</u>
<b>Change In Net Assets</b>	<b>\$180,964.58</b>	<b>\$1,536,550.65</b>	<b>\$15,201.64</b>	<b>\$0.00</b>	<b>\$1,732,716.87</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$297,578.71</u></b>	<b><u>\$1,012,790.64</u></b>	<b><u>\$998,146.88</u></b>	<b><u>\$0.00</u></b>	<b><u>\$2,308,516.23</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$478,543.29</u></u></b>	<b><u><u>\$2,549,341.29</u></u></b>	<b><u><u>\$1,013,348.52</u></u></b>	<b><u><u>\$0.00</u></u></b>	<b><u><u>\$4,041,233.10</u></u></b>

**Greenway Improvement District**  
 Budget to Actual  
 For the Month Ending 4/30/2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	YTD Actual
<b>Revenues</b>								
On-Roll Assessments	\$ -	\$ 25,220.97	\$ 111,848.01	\$ 35,913.05	\$ 257,728.68	\$ 22,478.75	\$ 7,972.93	\$ 461,162.39
Off-Roll Assessments	-	11,882.09	-	-	-	-	-	-
Carryforward Revenue	-	8,895.43	8,895.44	8,895.43	8,895.44	8,895.43	8,895.44	-
<b>Net Revenues</b>	<b>\$ 8,895.44</b>	<b>\$ 45,998.49</b>	<b>\$ 120,743.45</b>	<b>\$ 44,808.48</b>	<b>\$ 266,624.12</b>	<b>\$ 31,374.18</b>	<b>\$ 16,868.37</b>	<b>\$ 539,312.53</b>
	8,895.44							62,268.05
<b>General &amp; Administrative Expenses</b>								
<b>Legislative</b>								
Supervisor Fees	\$ 400.00	\$ 600.00	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ 600.00	\$ 2,800.00
<b>Financial &amp; Administrative</b>								
Public Officials' Liability Insurance	2,782.00	-	-	-	-	-	-	2,782.00
Trustee Fees	-	-	-	-	-	-	-	-
Management	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	27,820.00
District Engineering	-	-	475.00	568.76	125.00	258.71	-	25,666.69
Dissemination Agent	-	-	250.00	-	-	-	750.00	1,427.47
Property Appraiser	-	-	-	-	4,559.41	-	-	1,000.00
District Counsel	-	2,817.07	1,503.50	1,812.47	-	428.50	2,834.58	4,559.41
Assessment Administration	-	-	7,500.00	-	-	-	-	9,396.12
Reamortization Schedules	-	-	-	-	-	-	-	7,500.00
Audit	-	-	-	-	-	-	-	500.00
Arbitrage Calculation	-	-	-	-	-	-	500.00	-
Travel and Per Diem	-	7.95	33.09	12.71	-	12.95	64.76	500.00
Telephone	-	-	-	-	-	-	-	131.46
Postage & Shipping	-	-	1.89	-	-	-	27.41	-
Copies	-	-	-	-	-	-	-	219.50
Legal Advertising	-	469.00	435.18	-	-	-	219.50	29.30
Bank Fees	-	1.00	-	-	-	-	-	1,123.68
Miscellaneous	-	-	-	-	-	-	-	-
Meeting Room	-	-	-	-	-	-	-	1.00
Office Supplies	-	-	-	-	-	-	-	-
Property Taxes	-	59.88	-	-	-	-	-	-
Website Maintenance	-	270.00	135.00	435.00	-	270.00	435.00	-
Holiday Decorations	-	-	6,000.00	-	146.71	-	-	-
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	59,488.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 7,023.67</b>	<b>\$ 7,891.57</b>	<b>\$ 20,600.33</b>	<b>\$ 6,495.61</b>	<b>\$ 9,097.79</b>	<b>\$ 4,636.83</b>	<b>\$ 9,097.92</b>	<b>\$ 146,843.72</b>
								175.00
<b>Field Operations</b>								
<b>Electric Utility Services</b>								
Electric	\$ -	\$ 117.95	\$ 118.69	\$ 119.66	\$ 118.57	\$ 117.59	\$ 119.65	\$ 712.11
<b>Water-Sewer Combination Services</b>								
Water Reclaimed	270.99	1,807.90	2,154.92	1,677.30	718.04	1,014.03	855.28	8,498.46
<b>Other Physical Environment</b>								
General Insurance	3,129.00	-	-	-	-	-	-	3,129.00
Property & Casualty Insurance	8,281.00	-	-	-	-	-	-	8,281.00

**Greenway Improvement District**  
 Budget to Actual  
 For the Month Ending 4/30/2024

	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	YTD Actual
Other Insurance	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	1,833.75	-	-	1,264.58	4,560.98	7,659.31
Landscaping Maintenance & Material	-	24,525.00	12,262.50	12,262.50	12,262.50	12,262.50	12,262.50	85,837.50
Tree Trimming	-	-	-	-	-	-	-	-
Flower & Plant Replacement	4,790.26	-	902.00	-	6,176.12	-	-	11,868.38
Contingency	-	-	-	-	-	-	240.00	240.00
Pest Control	-	-	-	-	-	1,738.00	-	1,738.00
<b>Interchange Maintenance Expenses</b>								
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	200.40	200.40	1,402.80
IME - Irrigation	-	662.40	-	-	328.08	501.07	-	1,491.55
IME - Landscaping	5,742.50	5,742.50	5,742.50	5,742.50	5,742.50	5,742.50	5,742.50	40,197.50
IME - Lighting	-	36.96	35.72	35.16	34.16	31.17	27.66	200.83
IME - Miscellaneous	-	-	-	-	-	73.20	-	73.20
IME - Water Reclaimed	-	1.32	63.76	-	56.80	51.83	39.60	213.31
IME - Landscape Improvements	-	3,928.80	-	-	-	-	-	3,928.80
<b>Road &amp; Street Facilities</b>								
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	7,049.21	7,049.95	42,178.72
Accent Lighting	-	-	-	-	-	-	-	-
<b>Parks &amp; Recreation</b>								
Personnel Leasing Agreement	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	1,859.99	13,019.93
<b>Reserves</b>								
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 38,334.14</b>	<b>\$ 45,873.18</b>	<b>\$ 32,164.43</b>	<b>\$ 30,447.46</b>	<b>\$ 34,546.61</b>	<b>\$ 31,906.07</b>	<b>\$ 32,958.51</b>	<b>\$ 246,230.40</b>
<b>Total Expenses</b>	<b>\$ 45,357.81</b>	<b>\$ 53,764.75</b>	<b>\$ 52,764.76</b>	<b>\$ 36,943.07</b>	<b>\$ 43,644.40</b>	<b>\$ 36,542.90</b>	<b>\$ 42,056.43</b>	<b>\$ 311,074.12</b>
<b>Income (Loss) from Operations</b>	<b>\$ (36,462.37)</b>	<b>\$ (7,766.26)</b>	<b>\$ 67,978.69</b>	<b>\$ 7,865.41</b>	<b>\$ 222,979.72</b>	<b>\$ (5,168.72)</b>	<b>\$ (25,188.06)</b>	<b>\$ 224,238.41</b>
<b>Other Income (Expense)</b>								
Interest Income	\$ 20.76	\$ 19.34	\$ 1,712.29	\$ 26.26	\$ 26.45	\$ 17,164.34	\$ 24.78	\$ 18,994.22
<b>Total Other Income (Expense)</b>	<b>\$ 20.76</b>	<b>\$ 19.34</b>	<b>\$ 1,712.29</b>	<b>\$ 26.26</b>	<b>\$ 26.45</b>	<b>\$ 17,164.34</b>	<b>\$ 24.78</b>	<b>\$ 18,994.22</b>
<b>Net Income (Loss)</b>	<b>\$ (36,441.61)</b>	<b>\$ (7,746.92)</b>	<b>\$ 69,690.98</b>	<b>\$ 7,891.67</b>	<b>\$ 223,006.17</b>	<b>\$ 11,995.62</b>	<b>\$ (25,163.28)</b>	<b>\$ 243,232.63</b>

**Greenway Improvement District**  
 Budget to Actual  
 For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 461,162.39	\$ 298,597.66	\$ 162,564.73	\$ 511,881.70	90.09%
Off-Roll Assessments	11,882.09	6,952.34	4,929.75	11,918.30	99.70%
Carryforward Revenue	62,268.05	62,268.05	-	106,745.23	58.33%
<b>Net Revenues</b>	<b>\$ 535,312.53</b>	<b>\$ 367,818.05</b>	<b>\$ 167,494.48</b>	<b>\$ 630,545.23</b>	<b>84.90%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 2,800.00	\$ 7,000.00	\$ (4,200.00)	\$ 12,000.00	23.33%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,782.00	1,750.00	1,032.00	3,000.00	92.73%
Trustee Services	-	2,916.67	(2,916.67)	5,000.00	0.00%
Management	25,666.69	25,666.67	0.02	44,000.00	58.33%
Engineering	1,427.47	5,833.33	(4,405.86)	10,000.00	14.27%
Disclosure	1,000.00	583.33	416.67	1,000.00	100.00%
Property Appraiser	4,559.41	2,566.67	1,992.74	4,400.00	103.62%
District Counsel	9,396.12	17,500.00	(8,103.88)	30,000.00	31.32%
Assessment Administration	7,500.00	4,375.00	3,125.00	7,500.00	100.00%
Reamortization Schedules	-	145.83	(145.83)	250.00	0.00%
Audit	-	2,625.00	(2,625.00)	4,500.00	0.00%
Arbitrage Calculation	500.00	291.67	208.33	500.00	100.00%
Travel and Per Diem	131.46	87.50	43.96	150.00	87.64%
Telephone	-	14.58	(14.58)	25.00	0.00%
Postage & Shipping	29.30	291.67	(262.37)	500.00	5.86%
Copies	-	583.33	(583.33)	1,000.00	0.00%
Legal Advertising	1,123.68	2,625.00	(1,501.32)	4,500.00	24.97%
Bank Fees	1.00	210.00	(209.00)	360.00	0.28%
Miscellaneous	-	58.33	(58.33)	100.00	0.00%
Meeting Room	-	466.67	(466.67)	800.00	0.00%
Office Supplies	-	157.50	(157.50)	270.00	0.00%
Property Taxes	59.88	58.33	1.55	100.00	59.88%
Web Site Maintenance	1,545.00	1,691.67	(146.67)	2,900.00	53.28%
Holiday Decorations	6,146.71	3,500.00	2,646.71	6,000.00	102.45%
Dues, Licenses, and Fees	175.00	145.83	29.17	250.00	70.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 64,843.72</b>	<b>\$ 81,144.58</b>	<b>\$ (16,300.86)</b>	<b>\$ 139,105.00</b>	<b>46.61%</b>

**Greenway Improvement District**  
 Budget to Actual  
 For the Month Ending 4/30/2024

	Actual	Budget	Variance	FY 2024 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 712.11	\$ 2,916.67	\$ (2,204.56)	\$ 5,000.00	14.24%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	8,498.46	11,666.67	(3,168.21)	20,000.00	42.49%
<b>Other Physical Environment</b>					
General Insurance	3,129.00	1,983.33	1,145.67	3,400.00	92.03%
Property & Casualty Insurance	8,281.00	4,025.00	4,256.00	6,900.00	120.01%
Other Insurance	-	58.33	(58.33)	100.00	0.00%
Irrigation Repairs	7,659.31	14,583.33	(6,924.02)	25,000.00	30.64%
Landscaping Maintenance & Material	85,837.50	107,636.84	(21,799.34)	184,520.29	46.52%
Tree Trimming	-	7,291.67	(7,291.67)	12,500.00	0.00%
Flower & Plant Replacement	11,868.38	8,750.00	3,118.38	15,000.00	79.12%
Contingency	240.00	5,293.75	(5,053.75)	9,075.00	2.64%
Pest Control	1,738.00	3,033.33	(1,295.33)	5,200.00	33.42%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	1,402.80	1,484.00	(81.20)	2,544.00	55.14%
IME - Irrigation Repairs	1,491.55	1,400.00	91.55	2,400.00	62.15%
IME - Landscaping	40,197.50	40,197.50	-	68,910.00	58.33%
IME - Lighting	200.83	560.00	(359.17)	960.00	20.92%
IME - Miscellaneous	73.20	2,800.00	(2,726.80)	4,800.00	1.53%
IME - Water Reclaimed	213.31	700.00	(486.69)	1,200.00	17.78%
IME - Landscape Improvements	3,928.80	5,600.00	(1,671.20)	9,600.00	40.93%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	1,085.00	415.00	1,860.00	80.65%
Hardscape Maintenance	14,060.00	2,893.33	11,166.67	4,960.00	283.47%
Streetlights	42,178.72	43,750.00	(1,571.28)	75,000.00	56.24%
Accent Lighting	-	723.33	(723.33)	1,240.00	0.00%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement	13,019.93	13,020.00	(0.07)	22,320.00	58.33%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	6,416.67	(6,416.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	1,138.05	(1,138.05)	1,950.94	0.00%
<b>Total Field Operations Expenses</b>	<b>\$ 246,230.40</b>	<b>\$ 289,006.80</b>	<b>\$ (42,776.40)</b>	<b>\$ 495,440.23</b>	<b>49.70%</b>
<b>Total Expenses</b>	<b>\$ 311,074.12</b>	<b>\$ 370,151.38</b>	<b>\$ (59,077.26)</b>	<b>\$ 634,545.23</b>	<b>49.02%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 224,238.41</b>	<b>\$ (2,333.33)</b>	<b>\$ 226,571.74</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 18,994.22	\$ 2,333.33	\$ 16,660.89	\$ 4,000.00	474.86%
<b>Total Other Income (Expense)</b>	<b>\$ 18,994.22</b>	<b>\$ 2,333.33</b>	<b>\$ 16,660.89</b>	<b>\$ 4,000.00</b>	<b>474.86%</b>
<b>Net Income (Loss)</b>	<b>\$ 243,232.63</b>	<b>\$ -</b>	<b>\$ 243,232.63</b>	<b>\$ -</b>	

Greeneway Improvement District  
Cash Flow

	Beg. Cash	FY 2023 Inflows	FY 2023 Outflows	FY 2024 Inflows	FY 2024 Outflows	End. Cash
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	-	-	135,862.00	(1,245,815.48)	391,591.68
4/1/2024	391,591.68	-	-	42,113.53	(41,081.16)	392,624.05
5/1/2024	392,624.05	-	-	-	(7,976.38)	384,647.67 as of 05/14/2024
Totals		24,034.25	(60,005.65)	2,538,817.24	(2,323,847.82)	