

Greenway Improvement District

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

www.greenewayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, February 18, 2025, 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 January 21, 2025, Board of Supervisors' Meeting**
- 2. **Consideration of the Minutes of the January 21, 2025, Auditor Selection Committee Meeting**

Business Matters

- 3. **Consideration of RFP for District Landscaping & Common Area Maintenance**
- 4. **Consideration of Appointment to Construction Committee**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in January 2025 in an amount totaling \$54,078.73**
- 6. **Ratification of Requisition No. 36 (Series 2023) Paid in January 2025 in an amount totaling \$47.65**
- 7. **Recommendation of Work Authorizations/Proposed Services (*if applicable*)**
- 8. **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 January 21, 2025,
Board of Supervisors' Meeting**

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

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, January 21, 2025, 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	
Antoinette Munroe	Assistant Secretary	(via phone @ 2:32 p.m.)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Amanda Lane	PFM	(via phone)
Gazmin Kerr	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Chris Wilson	Tavistock	
DJ Batten	Berman	
Katie Harmer	Berman	
Samantha Sharenow	Berman	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there was no one from the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
November 19, 2024, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the November 19, 2024, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the November 19, 2024, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Public Facilities
Report**

Mr. Newton stated the Public Facilities Report is a report that the District must prepare every seven years. He noted the report was due at the end of 2024, and an abbreviated report was done because all work under the District's CIP is complete.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Public Facilities Report.

FIFTH ORDER OF BUSINESS

Appointment of Auditor Selection Committee

Ms. Walden noted for the record that Ms. Munroe joined the meeting in progress via phone at 2:32 p.m.

Ms. Walden stated the District is currently using Berger, Toombs, Elam, Gaines & Frank for auditing services, and the services are scheduled to end with the Fiscal Year 2024 audit. She explained the Board would need to appoint an Auditor Selection Committee to go through the process again for the next five years. District staff's recommendation is to appoint the five Board Members as the Auditor Selection Committee.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved District staff's recommendation to appoint the five Board Members as the Auditor Selection Committee.

SIXTH ORDER OF BUSINESS

Consideration of RFP for District Landscaping & Common Area Maintenance

Ms. Walden stated the agenda packet includes the ad that District staff will run as well as the evaluation criteria which District staff needs approved to begin the RFP process. She noted this is the same criteria the District used in the past, but the Board is open to make changes if they see fit.

There was a brief discussion regarding the RFP process.

On motion by Mr. Franko, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved District staff to move forward with placing the RFP ad and utilizing the evaluation criteria as presented.

SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in November 2024 in an amount totaling \$36,989.63

The Board reviewed O&M expenditures paid in November 2024. Ms. Walden noted that these expenditures have been approved and need to be ratified by the Board.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in November 2024 in an amount totaling \$36,989.63.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in December 2024 in an amount totaling \$40,352.30

The Board reviewed O&M expenditures paid in December 2024. Ms. Walden noted that these expenditures have been approved and need to be ratified by the Board.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in December 2024 in an amount totaling \$40,352.30.

NINTH ORDER OF BUSINESS

Ratification of Requisition Nos. 34 – 35 (Series 2023) Paid in December 2024 in an amount totaling \$153.43

The Board reviewed Requisition Nos. 34 – 34. Ms. Walden noted these have already been approved and need to be ratified.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Requisition Nos. 34 – 35 (Series 2023) Paid in December 2024 in an amount totaling \$153.43.

TENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden stated the Work Authorization is from Berman in the amount of \$4,875.00 for asphalt maintenance.

Ms. Harmer stated this Work Authorization is in addition to the trail repairs. She noted this area was not indicated on the original report and has deteriorated since. Recommendation is to move forward with the work now as the District will save on mobilization costs as the vendor is out doing other maintenance.

There was a brief discussion regarding the trail maintenance project.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Berman in the amount of \$4,875.00 for additional asphalt maintenance.

ELEVENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through the end of December 2024. The District has expenses of just over \$131,000.00 versus an overall budget of \$638,000.00, which equates to approximately 21% of the total budget spent.

TWELFTH ORDER OF BUSINESS

Staff Reports

<u>District Counsel</u> –	Ms. Mackie stated the legislative sessions will be starting up soon and her team will provide a report, called Capital Conversations, where they provide information relative to proposed legislation that may affect special Districts, including the Greenway Improvement District.
<u>District Manager</u> –	Ms. Walden stated the next Board Meeting is Tuesday, February 18, 2025.
<u>District Engineer</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Construction Supervisor</u> –	No report.
<u>Irrigation Supervisor</u> –	No report.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Kost stated there is a visibility issue on the trail, coming around the corner near the water treatment area. She stated there are overgrown bushes that need to be trimmed back, and she can provide pictures if needed.

Ms. Kost stated she saw quite a few ant piles along the trail of Laureate Boulevard.

Ms. Kost stated she noticed Berman golf carts and motorized vehicles on the trails along Tavistock Lakes Boulevard.

The Berman team stated they would follow up on all of Ms. Kost's concerns.

Mr. Tinetti stated the lights are still not working on the bridge at Tavistock Lakes Boulevard. He noted that there are two lower lights and three tower lights not working.

Mr. Tinetti stated there are flags on the stop sign on Granger Avenue and Tavistock Lakes Boulevard that needs to be taken down as they are faded.

The Berman team stated they would follow up on Mr. Tinetti's concerns.

Mr. Tinetti asked about the fire hydrants and where that stands with the City. Mr. Wilson replied that he will follow up with Mr. Young.

Mr. Tinetti asked for an update on the IQ system status. Mr. Batten stated that most of them are up and running, but his team is still working on a few areas that should be finished soon, as those were not expired previously.

Mr. Tinetti asked for a follow up on the proposal for caulking the joints on the bridge. Ms. Harmer stated her team is waiting on proposals, as the team is looking to do all the Districts at one time.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the January 21, 2025, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

GREENEWAY IMPROVEMENT DISTRICT

**Minutes of the January 21, 2025,
Auditor Selection Committee Meeting**

GREENWAY IMPROVEMENT DISTRICT

AUDITOR SELECTION COMMITTEE MEETING MINUTES

FIRST ORDER OF BUSINESS

The Auditor Selection Committee Meeting for the Greenway Improvement District was called to order on Tuesday, January 21, 2025, at 2:48 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Committee Member	
Amanda Kost	Committee Member	
Karen Duerr	Committee Member	
Matthew Franko	Committee Member	
Antoinette Munroe	Committee Member	(via phone)

Also, attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	
Gazmin Kerr	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates, Inc.	
DJ Batten	Berman	
Samantha Sharenow	Berman	
Katie Harmer	Berman	
Chris Wilson	Tavistock	

SECOND ORDER OF BUSINESS

Review and Approval of Audit Documents

- a) Audit RFP Notice**
- b) Instructions to Proposers**
- c) Evaluation Criteria – with and without price**

The Board reviewed the Audit RFP documents. Ms. Walden asked if the Board wished to approve evaluation criteria with or without price. Historically, the District has approved evaluation criteria to include price and that is District staff's recommendation.

On Motion by Ms. Duerr, second by Mr. Tinetti, with all in favor, the Auditor Selection Committee for the Greenway Improvement District approved the RFP and the Evaluation Criteria to include price.

THIRD ORDER OF BUSINESS**Adjournment**

There was no further business to discuss. Ms. Walden requested a motion to adjourn.

On Motion by Ms. Duerr, second by Mr. Franko, with all in favor, the January 21, 2025, Meeting of the Auditor Selection Committee for Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

GREENEWAY IMPROVEMENT DISTRICT

**RFP for District Landscaping
& Common Area Maintenance**

Greeneway Improvement District Evaluation Criteria

1. Technical Capability (30 points)

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience (30 points)

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. Understanding of Scope of Work (10 points)

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price (30 points)

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible (100 points)

GREENEWAY IMPROVEMENT DISTRICT

Appointment to Construction Committee

GREENEWAY IMPROVEMENT DISTRICT

**Operation and Maintenance Expenditures
Paid in January 2025 in an amount totaling \$54,078.73**

GREENWAY IMPROVEMENT DISTRICT

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

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from January 1, 2025 through January 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$54,078.73**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greeneway Improvement District
AP Check Register (Current by Bank)
Check Dates: 1/1/2025 to 1/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - CITY NATIONAL BANK					001-101-0000-00-01
3631	01/02/25	P	DONMC	Donald W. McIntosh ssociates	\$321.21
3632	01/08/25	M	BERMAN	Berman Construction LLC	\$1,859.99
3633	01/08/25	M	BVLS	BrightView Landscape Services	\$12,629.00
3634	01/08/25	M	KUT K	Kutak Rock	\$825.50
3635	01/08/25	M	VGLOBA	VGlobalTech	\$435.00
3636	01/14/25	P	DONMC	Donald W. McIntosh ssociates	\$1,900.00
3637	01/16/25	P	TRUSTE	US Bank as Trustee for Greenew	\$90,463.77
3638	01/21/25	M	BERMAN	Berman Construction LLC	\$6,000.00
3639	01/21/25	M	VGLOBA	VGlobalTech	\$135.00
3640	01/29/25	P	BERMAN	Berman Construction LLC	\$1,859.99
3641	01/29/25	P	BVLS	BrightView Landscape Services	\$12,629.00
3642	01/29/25	P	PFMGC	PFM Group Consulting	\$6.05
BANK CN1484 REGISTER TOTAL:					\$129,064.51
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70032	01/06/25	M	OCU	Orange County Utilities	\$715.03
70033	01/16/25	M	BCID	Boggy Creek Improv. District	\$6,280.18
70034	01/24/25	M	OUC	Orlando Utilities Commission	\$8,482.78
BANK OM-ACH REGISTER TOTAL:					\$15,477.99
GRAND TOTAL :					\$144,542.50

38,600.74	Checks 3631-3636, 3638-3642
90,463.77	Check 3637 - Debt Service
715.03	PA 658 - OCU paid online
6,280.18	PA 660 - Dec. ICM paid to Boggy Creek
8,482.78	PA 660 - OUC paid online
144,542.50	Total cash spent
54,078.73	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 #656

12/6/2024

Item No.	Payee	Invoice Number	General Fund	Fiscal Year
1	Berman Construction	49871	\$ 1,859.99	FY 2025
2	Boggy Creek Improvement District	ICM2024-12(3)	\$ 357.24	FY 2024
	Boggy Creek Improvement District	ICM2025-02	\$ 6,090.83	FY 2025
3	BrightView Landscape Services	9153141	\$ 3,231.00	FY 2025
	BrightView Landscape Services	9153142	\$ 3,324.00	FY 2025
	BrightView Landscape Services	9153205	\$ 6,074.00	FY 2025
TOTAL			\$ 20,937.06	
			\$ 357.24	FY 2024
			\$ 20,579.82	FY 2025

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #658

12/20/2024

Item No.	Payee	Invoice Number	General Fund
1	Donald W McIntosh Associates	46645	\$ 1,900.00
	Donald W McIntosh Associates	46646	\$ 321.21
2	Orange County Utilities	Acct: 6838006489	\$ 715.03
TOTAL			\$ 2,936.24

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #659

1/3/2025

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction	50657	\$ 1,859.99
2	BrightView Landscape Services	9186440	\$ 3,231.00
	BrightView Landscape Services	9186441	\$ 3,324.00
	BrightView Landscape Services	9186492	\$ 6,074.00
3	Kutak Rock	3501448	\$ 825.50
4	PFM Group Consulting	134530	\$ 5.36
5	VGlobalTech	6784	\$ 135.00
	VGlobalTech	6822	\$ 300.00
		TOTAL	\$ 15,754.85

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #660

1/10/2025

Item No.	Payee	Invoice Number	General Fund
1	Berman Construction	50081	\$ 6,000.00
2	Boggy Creek Improvement District	ICM2025-03	\$ 6,280.18
3	OUC	Acct: 8795843030	\$ 8,482.78
4	VGlobalTech	6906	\$ 135.00
TOTAL			\$ 20,897.96

GREENEWAY IMPROVEMENT DISTRICT

Payment Authorization #661

1/17/2025

Item No.	Payee	Invoice Number	General Fund
1	PFM Group Consulting	OE-EXP-01-2025-06	\$ 0.69
TOTAL			\$ 0.69

GREENEWAY IMPROVEMENT DISTRICT

Requisition No. 36 (Series 2023)

Paid in January 2025 in an amount totaling \$47.65

GREENEWAY IMPROVEMENT DISTRICT

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

Requisition Recap For Board Approval

Attached please find the listing of requisitions approved to be paid from bond funds from January 1, 2025 through January 31, 2025. This does not include requisitions previously approved by the Board.

REQUISITION NO. (Series 2023)	PAYEE	AMOUNT
36	Boggy Creek Improvement District	\$47.65
	TOTAL	\$47.65

EXHIBIT A
FORM OF REQUISITION

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

(A) Requisition Number: 36

(B) Name of Payee: Boggy Creek Improvement District

(C) Amount Payable: \$47.65

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

- Reimbursement for Construction-Related Legal Advertising, Split Between Boggy Creek, Greeneway, Myrtle Creek, Poitras East, and Midtown, Paid to Orlando Sentinel Out of Boggy Creek Series 2013 Construction Funds Requisition 471 (Reference OSC107301835 ; Ad: 7727206)

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

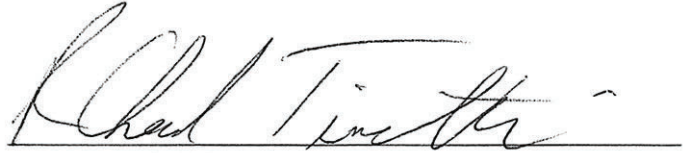
The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2023 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement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

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

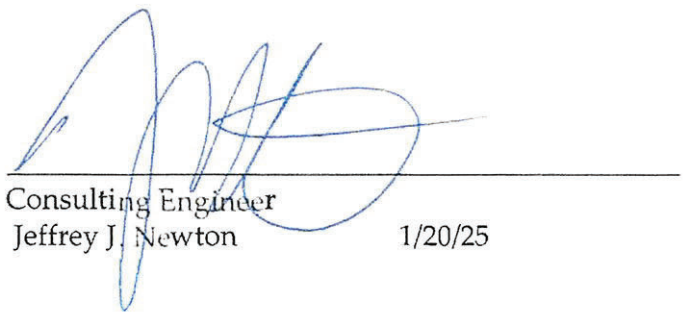
GREENEWAY IMPROVEMENT DISTRICT



Authorized Officer

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

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



Consulting Engineer
Jeffrey J. Newton

1/20/25

GREENEWAY IMPROVEMENT DISTRICT

Work Authorizations/Proposed Services
(if applicable)

GREENEWAY IMPROVEMENT DISTRICT

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



Greenway Improvement District

January 2025 Financial Package

January 31, 2025

PFM Group Consulting LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900



Greenway Improvement District
Statement of Financial Position
As of 1/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 106,509.18				\$ 106,509.18
State Board of Administration					1,728.24
Infrastructure Capital Reserve					28,031.47
Interchange Maintenance Reserve	1,728.24				109,755.79
Assessments Receivable	109,755.79				1,625.58
Deposits	28,031.47				400,374.29
Assessments Receivable	400,374.29	\$ 1,718,321.76			1,718,321.76
Debt Service Reserve (Series 2023)	1,625.58				226,876.43
Revenue (Series 2023)		226,876.43			861,488.83
Interest (Series 2023)		861,488.83			8,859.48
Prepayment (Series 2023)					7,078.26
General Checking Account			\$ 7,078.26		8,859.48
Acquisition/Construction (Series 2023)		8,859.48			
Total Current Assets	\$ 648,024.55	\$ 2,815,597.02	\$ 1,050,113.40	\$ -	\$ 4,513,734.97
			1,043,035.14		1,043,035.14
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,097,275.26	\$ 1,097,275.26
Amount To Be Provided					
Total Investments	\$ -	\$ -	\$ -	\$ 30,490,000.00	\$ 30,490,000.00
				29,392,724.74	29,392,724.74
Total Assets	\$ 648,024.55	\$ 2,815,597.02	\$ 1,050,113.40	\$ 30,490,000.00	\$ 35,003,734.97



Greenway Improvement District
Statement of Financial Position
As of 1/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 7,921.09				\$ 7,921.09
Due To Other Governmental Units					6,866.36
Deferred Revenue					
Deferred Revenue	6,866.36	\$ 1,718,321.76			
	400,374.29				
Total Current Liabilities	\$ 415,161.74	\$ 1,718,321.76	\$ -	\$ -	400,374.29 1,718,321.76
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 30,490,000.00	\$ 30,490,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 30,490,000.00	\$ 30,490,000.00
Total Liabilities	<u>\$ 415,161.74</u>	<u>\$ 1,718,321.76</u>	<u>\$ -</u>	<u>\$ 30,490,000.00</u>	<u>\$ 32,623,483.50</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 68,372.19				\$ 68,372.19
Net Assets - General Government					
Current Year Net Assets - General Government					(51,852.95)
	216,343.57				216,343.57
Net Assets, Unrestricted	(51,852.95)	\$ 1,130,338.57			(33,063.31)
Current Year Net Assets, Unrestricted					1,130,338.57
Net Assets, Unrestricted		(33,063.31)	\$ (10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted					(10,264,278.80)
Current Year Net Assets, Unrestricted			11,675.84		11,675.84
			1,589,342.18		1,589,342.18
Net Assets - General Government					
Total Net Assets	<u>\$ 232,862.81</u>	<u>\$ 1,097,275.26</u>	<u>\$ 1,050,113.40</u>	<u>\$ -</u>	<u>\$ 2,380,251.47</u>
			9,743,374.18		9,743,374.18
Total Liabilities and Net Assets	<u>\$ 648,024.55</u>	<u>\$ 2,815,597.02</u>	<u>\$ 1,050,113.40</u>	<u>\$ 30,490,000.00</u>	<u>\$ 35,003,734.97</u>



Greenway Improvement District
Statement of Activities
As of 1/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 117,486.44				\$ 117,486.44
Off-Roll Assessments	5,941.05				5,941.05
On-Roll Assessments		\$ 500,393.67			500,393.67
Off-Roll Assessments		38,366.93			38,366.93
Other Assessments		9,030.90			9,030.90
Total Revenues	<u>\$ 123,427.49</u>	<u>\$ 547,791.50</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 671,218.99</u>
<u>Expenses</u>					
Supervisor Fees	\$ 2,400.00				\$ 2,400.00
Public Officials' Liability Insurance	2,977.00				2,977.00
Trustee Services	5,702.93				5,702.93
Management	11,000.01				11,000.01
Engineering	8,242.42				8,242.42
District Counsel	3,287.35				3,287.35
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	11.88				11.88
Postage & Shipping	1.38				1.38
Legal Advertising	752.18				752.18
Bank Fees	1.50				1.50
Miscellaneous	55.33				55.33
Property Taxes	80.85				80.85
Web Site Maintenance	840.00				840.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	372.37				372.37
Water Reclaimed	6,006.46				6,006.46
General Insurance	3,348.00				3,348.00
Property & Casualty	8,528.00				8,528.00
Landscaping Maintenance & Material	50,516.00				50,516.00
Contingency	1,883.00				1,883.00
IME - Aquatics Maintenance	801.60				801.60
IME - Irrigation	685.80				685.80



Greenway Improvement District
Statement of Activities
As of 1/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Landscaping	23,049.68				23,049.68
IME - Lighting	88.89				88.89
IME - Miscellaneous	183.74				183.74
IME - Water Reclaimed	35.88				35.88
Pest Control	1,738.00				1,738.00
Entry and Wall Maintenance	1,500.00				1,500.00
IME - Landscape Improvements	427.80				427.80
Streetlights	21,208.19				21,208.19
Personnel Leasing Agreement	7,439.96				7,439.96
Interest Payments (Series 2023)		\$ 589,981.50			589,981.50
Legal Advertising			\$ 201.08		201.08
Total Expenses	<u>\$ 176,841.20</u>	<u>\$ 589,981.50</u>	<u>\$ 201.08</u>	<u>\$ -</u>	<u>\$ 767,023.78</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 1,560.76				\$ 1,560.76
Dividend Income		\$ 9,126.69			9,126.69
Interest Income			\$ 0.35		0.35
Dividend Income			11,876.57		11,876.57
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 1,560.76</u>	<u>\$ 9,126.69</u>	<u>\$ 11,876.92</u>	<u>\$ -</u>	<u>\$ 22,564.37</u>
Change In Net Assets	\$ (51,852.95)	\$ (33,063.31)	\$ 11,675.84	\$ -	\$ (73,240.42)
Net Assets At Beginning Of Year	<u>\$ 284,715.76</u>	<u>\$ 1,130,338.57</u>	<u>\$ 1,038,437.56</u>	<u>\$ -</u>	<u>\$ 2,453,491.89</u>
Net Assets At End Of Year	<u><u>\$ 232,862.81</u></u>	<u><u>\$ 1,097,275.26</u></u>	<u><u>\$ 1,050,113.40</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,380,251.47</u></u>



Greenway Improvement District
Budget to Actual
For the Month Ending 01/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 117,486.44	\$ 170,627.23	\$ (53,140.79)	\$ 511,881.70	22.95%
Off-Roll Assessments	5,941.05	3,972.77	1,968.28	11,918.30	49.85%
Carryforward Revenue	36,735.53	36,735.53	-	110,206.60	33.33%
Net Revenues	\$ 160,163.02	\$ 211,335.53	\$ (51,172.51)	\$ 634,006.60	25.26%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 2,400.00	\$ 3,200.00	\$ (800.00)	\$ 9,600.00	25.00%
Financial & Administrative					
Public Officials' Liability Insurance	2,977.00	1,066.43	1,910.57	3,199.30	93.05%
Trustee Services	5,702.93	1,666.67	4,036.26	5,000.00	114.06%
Management	11,000.01	14,666.67	(3,666.66)	44,000.00	25.00%
Engineering	8,242.42	6,500.00	1,742.42	19,500.00	42.27%
Disclosure	-	333.33	(333.33)	1,000.00	0.00%
Property Appraiser	-	1,533.33	(1,533.33)	4,600.00	0.00%
District Counsel	3,287.35	10,000.00	(6,712.65)	30,000.00	10.96%
Assessment Administration	7,500.00	2,500.00	5,000.00	7,500.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	250.00	0.00%
Audit	-	1,530.00	(1,530.00)	4,590.00	0.00%
Arbitrage Calculation	-	166.67	(166.67)	500.00	0.00%
Travel and Per Diem	11.88	133.33	(121.45)	400.00	2.97%
Telephone	-	8.33	(8.33)	25.00	0.00%
Postage & Shipping	1.38	166.67	(165.29)	500.00	0.28%
Copies	-	250.00	(250.00)	750.00	0.00%
Legal Advertising	752.18	1,500.00	(747.82)	4,500.00	16.72%
Bank Fees	1.50	120.00	(118.50)	360.00	0.42%
Miscellaneous	55.33	33.33	22.00	100.00	55.33%
Meeting Room	-	83.36	(83.36)	250.00	0.00%
Office Supplies	-	90.00	(90.00)	270.00	0.00%
Property Taxes	80.85	33.33	47.52	100.00	80.85%
Web Site Maintenance	840.00	1,000.00	(160.00)	3,000.00	28.00%
Holiday Decorations	6,000.00	2,333.33	3,666.67	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total General & Administrative Expenses	\$ 49,027.83	\$ 49,056.44	\$ (28.61)	\$ 147,169.30	33.31%



Greenway Improvement District
Budget to Actual
For the Month Ending 01/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 372.37	\$ 666.67	\$ (294.30)	\$ 2,000.00	18.62%
Water-Sewer Combination Services					
Water Reclaimed	6,006.46	6,666.67	(660.21)	20,000.00	30.03%
Other Physical Environment					
General Insurance	3,348.00	1,199.45	2,148.55	3,598.35	93.04%
Property & Casualty Insurance	8,528.00	3,174.38	5,353.62	9,523.15	89.55%
Other Insurance	-	33.33	(33.33)	100.00	0.00%
Irrigation Repairs	-	6,666.67	(6,666.67)	20,000.00	0.00%
Landscaping Maintenance & Material	50,516.00	51,506.76	(990.76)	154,520.29	32.69%
Tree Trimming	-	3,333.33	(3,333.33)	10,000.00	0.00%
Flower & Plant Replacement	-	5,000.00	(5,000.00)	15,000.00	0.00%
Contingency	1,883.00	903.52	979.48	2,710.57	69.47%
Pest Control	1,738.00	583.33	1,154.67	1,750.00	99.31%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	801.60	848.00	(46.40)	2,544.00	31.51%
IME - Irrigation Repairs	685.80	800.00	(114.20)	2,400.00	28.58%
IME - Landscaping	23,049.68	24,000.00	(950.32)	72,000.00	32.01%
IME - Lighting	88.89	320.00	(231.11)	960.00	9.26%
IME - Miscellaneous	183.74	1,600.00	(1,416.26)	4,800.00	3.83%
IME - Water Reclaimed	35.88	400.00	(364.12)	1,200.00	2.99%
IME - Landscape Improvements	427.80	3,200.00	(2,772.20)	9,600.00	4.46%
New Operational Expenses					
Trail Repair	-	9,333.33	(9,333.33)	28,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	620.00	880.00	1,860.00	80.65%
Hardscape Maintenance	-	5,000.00	(5,000.00)	15,000.00	0.00%
Streetlights	21,208.19	25,666.67	(4,458.48)	77,000.00	27.54%
Accent Lighting	-	333.33	(333.33)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	3,306.64	3,306.67	(0.03)	9,920.00	33.33%
Personnel Leasing Agreement - Irrigation Specialist	4,133.32	4,133.33	(0.01)	12,400.00	33.33%
Reserves					
Infrastructure Capital Reserve	-	3,666.67	(3,666.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	650.31	(650.31)	1,950.94	0.00%
Total Field Operations Expenses	\$ 127,813.37	\$ 163,612.42	\$ (35,799.05)	\$ 490,837.30	26.04%
Total Expenses	\$ 176,841.20	\$ 212,668.86	\$ (35,827.66)	\$ 638,006.60	27.72%
Income (Loss) from Operations	\$ (16,678.18)	\$ (1,333.33)	\$ (15,344.85)	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,560.76	\$ 1,333.33	\$ 227.43	\$ 4,000.00	39.02%
Total Other Income (Expense)	\$ 1,560.76	\$ 1,333.33	\$ 227.43	\$ 4,000.00	39.02%
Net Income (Loss)	\$ (15,117.42)	\$ -	\$ (15,117.42)	\$ -	



Greenway Improvement District
Budget to Actual
For the Month Ending 01/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	YTD Actual
Revenues					
On-Roll Assessments	\$ -	\$ 22,819.98	\$ 73,426.65	\$ 21,239.81	\$ 117,486.44
Off-Roll Assessments	-	-	5,941.05	-	5,941.05
Carryforward Revenue	9,183.88	9,183.89	9,183.88	9,183.88	36,735.53
Net Revenues	\$ 9,183.88	\$ 32,003.87	\$ 88,551.58	\$ 30,423.69	\$ 160,163.02
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 2,400.00
Financial & Administrative					
Public Officials' Liability Insurance	2,977.00	-	-	-	2,977.00
Trustee Fees	5,702.93	-	-	-	5,702.93
Management	3,666.67	3,666.67	3,666.67	-	11,000.01
District Engineering	-	796.21	2,221.21	5,225.00	8,242.42
Dissemination Agent	-	-	-	-	-
Property Appraiser	-	-	-	-	-
District Counsel	-	-	1,445.35	1,842.00	3,287.35
Assessment Administration	7,500.00	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-
Audit	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-
Travel and Per Diem	-	-	-	11.88	11.88
Telephone	-	-	-	-	-
Postage & Shipping	-	0.69	-	0.69	1.38
Copies	-	-	-	-	-
Legal Advertising	275.68	219.50	-	257.00	752.18
Bank Fees	-	1.50	-	-	1.50
Miscellaneous	-	27.66	-	27.67	55.33
Meeting Room	-	-	-	-	-
Office Supplies	-	-	-	-	-
Property Taxes	-	80.85	-	-	80.85
Website Maintenance	135.00	135.00	-	570.00	840.00
Holiday Decorations	-	-	-	6,000.00	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	175.00
Total General & Administrative Expenses	\$ 21,232.28	\$ 5,728.08	\$ 7,333.23	\$ 14,734.24	\$ 49,027.83
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 122.99	\$ 126.26	\$ 123.12	\$ 372.37
Water-Sewer Combination Services					
Water Reclaimed	642.89	1,590.14	1,935.14	1,838.29	6,006.46
Other Physical Environment					
General Insurance	3,348.00	-	-	-	3,348.00
Property & Casualty Insurance	8,528.00	-	-	-	8,528.00
Other Insurance	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-
Landscaping Maintenance & Material	12,629.00	12,629.00	12,629.00	12,629.00	50,516.00
Tree Trimming	-	-	-	-	-
Flower & Plant Replacement	-	-	-	-	-



Greenway Improvement District
Budget to Actual
For the Month Ending 01/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	YTD Actual
Contingency	-	1,883.00	-	-	1,883.00
Pest Control	1,738.00	-	-	-	1,738.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	801.60
IME - Irrigation	-	64.20	233.04	388.56	685.80
IME - Landscaping	5,762.42	5,762.42	5,762.42	5,762.42	23,049.68
IME - Lighting	-	27.93	27.84	33.12	88.89
IME - Miscellaneous	73.20	-	56.48	54.06	183.74
IME - Water Reclaimed	-	35.88	-	-	35.88
IME - Landscape Improvements	-	-	-	427.80	427.80
New Operational Expenses					
Trail Repair	-	-	-	-	-
Road & Street Facilities					
Entry and Wall Maintenance	-	1,500.00	-	-	1,500.00
Hardscape Maintenance	-	-	-	-	-
Streetlights	-	7,049.21	7,049.21	7,109.77	21,208.19
Accent Lighting	-	-	-	-	-
Parks & Recreation					
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	826.66	3,306.64
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	1,033.33	4,133.32
Reserves					
Infrastructure Capital Reserve	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-
Total Field Operations Expenses	\$ 34,781.90	\$ 32,725.16	\$ 29,879.78	\$ 30,426.53	\$ 127,813.37
Total Expenses	\$ 56,014.18	\$ 38,453.24	\$ 37,213.01	\$ 45,160.77	\$ 176,841.20
Income (Loss) from Operations	\$ (46,830.30)	\$ (6,449.37)	\$ 51,338.57	\$ (14,737.08)	\$ (16,678.18)
Other Income (Expense)					
Interest Income	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 1,560.76
Total Other Income (Expense)	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 1,560.76
Net Income (Loss)	\$ (46,809.67)	\$ (6,430.48)	\$ 52,839.61	\$ (14,716.88)	\$ (15,117.42)



Greenway Improvement District
Cash Flow

Beg. Cash		FY 2024 Inflows	FY 2024 Outflows	FY 2025 Inflows	FY 2025 Outflows	End. Cash
9/1/2024	319,127.82	10,622.27	(124,733.09)	-	(14,853.00)	190,164.00
10/1/2024	190,164.00	-	(53,860.78)	2.24	(28,779.34)	107,526.12
11/1/2024	107,526.12	-	(13,149.27)	120,015.60	(115,544.88)	98,847.58
12/1/2024	98,847.58	-	-	431,953.29	(391,455.17)	139,345.70
1/1/2025	139,345.70	-	-	111,705.98	(144,542.50)	106,509.18
2/1/2025	106,509.18	-	-	-	(7,921.09)	98,588.09 as of 02/12/2025
Totals		10,622.27	(191,743.14)	663,677.11	(703,095.98)	