

GREENWAYS METROPOLITAN
DISTRICT NOS. 1-3
SERIES 2021 BONDS



OVERVIEW OF SERIES 2021 BONDS

Structure

- Proposed 2021A(3) cashflow bond structure in current market environment
- Maximum principal amount of **\$17.5mm**
- Anticipated interest rate of 5.00% to 5.25% (per current market conditions)
- Anticipated call date in year five (2026) at a premium of 3%, declining 1% annually (par call 2029)
- Annual payments of principal and interest on December 1

Discharge Date

- Bond termination date of December 1, 2061 (40 years of debt collections)

Pledged Revenue / Commercial and Residential Mill Levies

- District No. 1 (commercial District) to act as issuer and levy 50 mills for debt service
- District Nos. 2-3 (residential Districts) to levy 30 mills for debt service (adjusted to 33.398 per Service Plan)

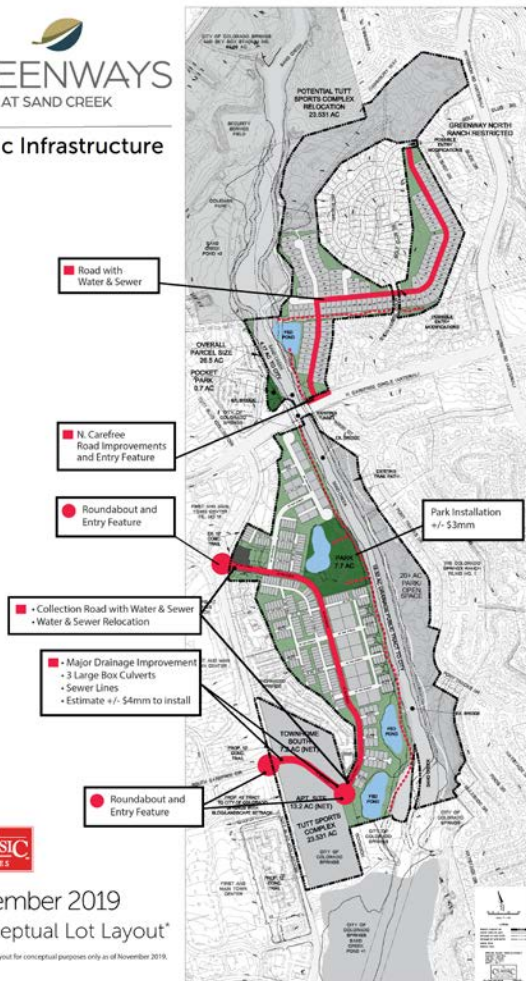


GREENWAYS METROPOLITAN DISTRICT NOS. 1-3

PUBLIC IMPROVEMENT MAP AND BUDGET



Public Infrastructure



November 2019
Conceptual Lot Layout*

*Preliminary lot layout for conceptual purposes only as of November 2019.

COMBINED DISTRICT 1 (COMMERCIAL) AND DISTRICT 3 (GREENWAYS SOUTH RESIDENTIAL)

IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
Access Road Though Existing Entrance Looping to S Carefree and Related Roads and Utilities				\$ 5,328,250
Sewer 8" Relocate	6,400	lf	\$250.00	\$ 1,600,000
Sewer 8"	5,450	lf	\$125.00	\$ 681,250
Water 12"	7,400	lf	\$155.00	\$ 1,147,000
Curb	22,000	lf	\$25.00	\$ 550,000
CTS/Paving	45,000	sy	\$30.00	\$ 1,350,000
S Carefree Extension and Related Roads and Utilities				\$ 1,888,625
Sewer 8" Relocate	4,250	lf	\$250.00	\$ 1,062,500
Water 12"	3,375	lf	\$155.00	\$ 523,125
Curb	3,900	lf	\$25.00	\$ 97,500
CTS/Paving	6,850	sy	\$30.00	\$ 205,500
2 Roundabouts on Tutt and 1 on S Carefree	3	ea	\$ 500,000.00	\$ 1,500,000

PARKS	Quantity	Unit	Unit Cost	Total Cost
Community Park	8	acre	\$400,000	\$ 3,200,000
Trail Construction and associated amenities, including removal of 3 Pedestrian Bridges				\$2,500,000
Community Center/Pavilion in Neighborhood Park	1	ea		\$1,000,000
		Subtotal		\$ 6,700,000

DETENTION	Quantity	Unit	Unit Cost	Total Cost
Multiple On-Site Detention Facilities and Drainages				\$2,500,000

NON POTABLE WATER SYSTEM AND EXTENSION FOR LANDSCAPING ALONG TRAILS, OPEN SPACE, TREE LAWNS, LANDSCAPED AREAS AND POCKET PARKS	Quantity	Unit	Unit Cost	Total Cost
Upgrade to Pump House and Equipment				\$750,000
Extension of Water Lines to Park and other Landscaped Areas	20,000	lf	\$65	\$1,300,000
Improvements to Wells and Pumping				\$400,000
		Subtotal		\$2,450,000

LANDSCAPING OF OPEN SPACES, TRACTS AND ROW'S	Quantity	Unit	Unit Cost	Total Cost
	10	acres	\$120,000	\$1,200,000
TOTAL OF ELIGIBLE COSTS FOR DISTRICTS 1 AND 3			TOTAL	\$ 21,566,875

DISTRICT 2 - NORTH GREENWAYS RESIDENTIAL

IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
RI/RO off North Carefree and Roads and utilities in Greenways North				\$ 3,787,500
Sewer 8"	7,500	lf	\$125	\$ 937,500
Water 8"	7,500	lf	\$140	\$ 1,050,000
Curb	16,000	lf	\$25	\$ 400,000
CTS/Paving	30,000	sy	\$30	\$ 900,000
Island Medians and associated Improvements	2	ea	\$250,000	\$ 500,000

DETENTION	Quantity	Unit	Unit Cost	Total Cost
Multiple On-Site Detention Facilities and Drainage Improvements				\$1,500,000

LANDSCAPING OF OPEN SPACES, TRACTS AND ROW'S	Quantity	Unit	Unit Cost	Total Cost
	2	acres	\$120,000	\$ 240,000
TOTAL OF ELIGIBLE EXPENSES FOR DISTRICT 2				\$ 5,527,500



QUESTIONS