

# Greenway Improvement District

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

[www.greenewayid.org](http://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, July 15, 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 June 17, 2025, Board of Supervisors' Meeting**
- 2. **Consideration of the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services**

### Business Matters

- 3. **Consideration of Resolution 2025-04, Designating a Qualified Public Depository**
- 4. **Consideration of Responses Received in Response to Request for Qualifications for Construction Services**
  - a) **Construction Committee Recommendation Regarding Prequalification**
- 5. **Consideration of Award of Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway**
  - a) **Construction Committee Recommendation**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$66,553.70**
- 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





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# **Greeneway Improvement District**

**Minutes of the June 17, 2025,  
Board of Supervisors' Meeting**

**GREENWAY 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, June 17, 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	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Blake Firth	PFM	(via phone)
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Katie Harmer	Berman	(joined at 2:38 p.m.)
DJ Batten	Berman	(joined at 2:35 p.m.)
Samantha Sharenow	Berman	(via phone)
Will Stafford	Tavistock	
Eddie Padua	Berman	(via phone at 2:31 p.m.)

**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  
May 20, 2025, Board of Supervisors'  
Meeting**

The Board reviewed the minutes of the May 20, 2025, 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 May 20, 2025, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures Paid in  
May 2025 in an amount totaling  
\$54,053.98**



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 May 2025 in an amount totaling \$54,053.98.

## **FIFTH ORDER OF BUSINESS**

### **Recommendation of Work Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from Berman for GID sign replacements in the amount of \$7,206.00. She noted there were eight signs to be replaced.

Ms. Sharenow stated the Work Authorization was for changing of the poles, as they were not the community standard approved poles. It was confirmed these were CDD signs and the signs are being reused.

Discussion ensued regarding the signage, what the City installs versus the community standard, the cost per pole, and the paint color on the back of the signs. Ms. Harmer gave an overview of the proposed services, noting that the proposal does not include painting the back of the signs, but it does include removing the old pole, placing the sign on the new pole, and then reinstalling.

The Board requested a breakdown with painting the backs of the signs, without painting the backs of the signs, and with the additional signs needed in the community.

This item was tabled.

## **SIXTH ORDER OF BUSINESS**

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

Ms. Walden stated the financials are updated through May 2025. The District has spent approximately 62% of the budget so far this year. No action was required.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

District Counsel – No report.

District Manager – Ms. Walden stated the next Board Meeting is scheduled for Tuesday, July 15, 2025.

Ms. Walden gave an update on the IQ Controller renewals and noted there was sales tax and a credit card fee that were not included in the originally estimated cost. Also, the original quote was for four renewals, but there ended up being seven. This brought the total cost to \$1,278.23.

District Engineer – No report.

Landscape Supervisor – No report.

Construction Supervisor – No report.

Irrigation Supervisor – Mr. Batten gave an update on a few areas that had dead flowers and sod replacement and noted they are getting replaced starting this week.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisor Requests**

Mr. Tinetti asked for an update on several past issues. He asked about the painting of the fire hydrants. Ms. Walden noted there has been no update from the City. He asked about the large pothole on Tavistock Lakes Blvd. Mr. Batten responded that it was repaired. He asked about Benevente Ave. and Laureate Blvd. near the water fountain and the accumulation of water. Mr. Batten replied there was a line break which has been repaired but that area does seem to hold water when it rains. He asked about the no solicitation sign. Ms. Harmer replied that it will be handled tomorrow.

Mr. Franco had a question regarding the IQ system, its smart ability during rain, and if they are all up and running. Mr. Batten will review and make sure the sensors are still good. He did note that there will need to be about half an inch of rainfall before the system will register.

Mr. Franco noted several residents have complained regarding the three-way intersection at Bovet Ave. and Salk Way and people running through the stop signs near the playground. Discussion ensued regarding options for that location. It was recommended to contact the City transportation department or the police department. Mr. Franco also mentioned requesting the homeowners to trim their trees that may hinder the stop signs from being seen. As this area is not maintained by the CDD, it was recommended to have the HOA reach out to the homeowners or to contact the City to address it.

## **NINTH ORDER OF BUSINESS**

### **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the June 17, 2025, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

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**Secretary/Assistant Secretary**

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**Chair/Vice Chair**



# **Greenway Improvement District**

**Minutes of the May 20, 2025,  
RFP Meeting to Open Responses for Landscape and  
Irrigation Maintenance Services**

**FAMILY OF LAKE NONA IMPROVEMENT DISTRICTS -  
GREENEWAY IMPROVEMENT DISTRICT, BOGGY CREEK IMPROVEMENT DISTRICT, MYRTLE  
CREEK IMPROVEMENT DISTRICT & MIDTOWN IMPROVEMENT DISTRICT**

**MEETING MINUTES  
PUBLIC MEETING TO OPEN RFP RESPONSES FOR LANDSCAPING AND IRRIGATION  
MAINTENANCE SERVICES**

**FIRST ORDER OF BUSINESS**

**Call to Order**

The Landscaping and Irrigation Maintenance Services Bid Opening Meeting for the Family of Lake Nona Improvement Districts – Greenway ID, Boggy Creek ID, Myrtle Creek ID, and Midtown ID was called to order on May 20, 2025, at 10:15 a.m. at 3501 Quadrangle Blvd., Suite 197, Orlando, FL 32817. Those in attendance are outlined below:

Jennifer Walden	PFM
Blake Firth	PFM
DJ Batten	Berman (via phone)
Scott Silverstein	Landscape Workshop
Susan Chapman	Juniper
Chris Marquess	United Land Services
Kyle Nursey	Yellowstone
Dain Charbonneau	Cepira Landscape

**SECOND ORDER OF BUSINESS**

**Bid Opening**

Ms. Walden stated that eight sealed bids had been received in response to the published request for proposals. Ms. Walden opened each of the sealed bids and read the proposer's name, the date each bid was received, and the bid amounts for each section onto the record. Ms. Walden read the following:

<i>Name of Proposer</i>	Juniper	Helping Hand	Cepira Landscape	Yellowstone	Landscape Workshop	United Land Services	Duval Landscape	Prince and Sons
<b>Date of Submission</b>	May 19, 2025, at 2:00 PM	May 19, 2025, at 3:28 PM	May 19, 2025, at 2:58 PM	May 20, 2025, at 9:12 AM	May 20, 2025, at 8:50 AM	May 20, 2025, at 8:15 AM	May 20, 2025, at 9:44 AM	May 20, 2025, at 9:46 AM
<i>Name of Proposer</i>	Juniper	Helping Hand	Cepira Landscape	Yellowstone	Landscape Workshop	United Land Services	Duval Landscape	Prince and Sons
<b>Greenway ID</b>								
<b>Section #1 Bid</b>								
Term 1 – FY 25-26	\$66,763.00	\$131,000.00	\$92,229.00	\$118,392.00	\$124,728.00	\$45,236.83		\$45,264.00
Term 2 – FY 26-27	\$68,766.00	\$131,000.00	\$94,596.00	\$118,392.00	\$124,728.00	\$46,593.93		\$45,264.00
Term 3 – FY 27-28	\$70,830.00	\$131,000.00	\$94,596.00	\$118,392.00	\$130,968.00	\$47,991.75		\$45,264.00
<b>Section #2 Bid</b>								
Term 1 – FY 25-26	\$73,416.00	\$134,000.00	\$94,824.00	\$98,220.00	\$120,432.00	\$70,884.50		\$46,860.00
Term 2 – FY 26-27	\$75,618.00	\$134,000.00	\$96,759.00	\$98,220.00	\$120,432.00	\$73,011.04		\$46,860.00
Term 3 – FY 27-28	\$77,887.00	\$134,000.00	\$96,759.00	\$98,220.00	\$126,456.00	\$75,201.37		\$46,860.00
<b>Section #3 Bid</b>								
Term 1 – FY 25-26	\$71,142.00	\$90,000.00	\$46,761.00	\$84,720.00	\$88,668.00	\$52,282.65		\$46,860.00

Term 2 – FY 26-27	\$73,276.00	\$90,000.00	\$48,273.00	\$84,720.00	\$88,668.00	\$53,851.13		\$46,860.00
Term 3 – FY 27-28	\$75,475.00	\$90,000.00	\$48,273.00	\$84,720.00	\$93,168.00	\$55,466.66		\$46,860.00
Combined Bid								
Term 1 – FY 25-26	\$211,321.00	\$355,000.00	\$233,814.00	\$301,332.00	\$333,828.00	\$168,403.98		\$138,192.00
Term 2 – FY 26-27	\$217,662.00	\$355,000.00	\$239,628.00	\$301,332.00	\$333,828.00	\$173,456.10		\$138,192.00
Term 3 – FY 27-28	\$224,203.00	\$355,000.00	\$239,628.00	\$301,332.00	\$350,520.00	\$178,659.78		\$138,192.00
<i>Name of Proposer</i>	Juniper	Helping Hand	Cepra Landscape	Yellowstone	Landscape Workshop	United Land Services	Duval Landscape	Prince and Sons
Myrtle Creek ID								
Section #1 Bid								
Term 1 – FY 25-26	\$326,209.00	\$290,000.00	\$231,045.00	\$364,512.00	\$310,032.00	\$281,067.70	\$310,439.16	\$45,264.00
Term 2 – FY 26-27	\$335,969.00	\$290,000.00	\$239,106.00	\$364,512.00	\$310,032.00	\$289,499.73	\$315,095.75	\$45,264.00
Term 3 – FY 27-28	\$346,079.00	\$290,000.00	\$239,106.00	\$364,512.00	\$325,536.00	\$298,184.72	\$324,548.62	\$45,264.00
Section #2 Bid								
Term 1 – FY 25-26	\$17,591.00	\$63,000.00	\$46,821.00	\$65,232.00	\$69,372.00	\$78,365.69	\$77,586.58	\$215,820.00
Term 2 – FY 26-27	\$18,118.00	\$63,000.00	\$48,303.00	\$65,232.00	\$69,372.00	\$80,716.67	\$78,750.38	\$215,820.00
Term 3 – FY 27-28	\$18,662.00	\$63,000.00	\$48,303.00	\$65,232.00	\$72,840.00	\$83,138.17	\$81,112.90	\$215,820.00
Combined Bid								
Term 1 – FY 25-26	\$343,800.00	\$353,000.00	\$277,866.00	\$429,744.00	\$379,404.00	\$359,433.39	\$388,025.74	\$261,084.00
Term 2 – FY 26-27	\$354,087.00	\$353,000.00	\$287,409.00	\$429,744.00	\$379,404.00	\$370,216.39	\$393,846.12	\$261,084.00
Term 3 – FY 27-28	\$364,741.00	\$353,000.00	\$287,409.00	\$429,744.00	\$398,376.00	\$381,322.88	\$405,661.51	\$261,084.00
<i>Name of Proposer</i>	Juniper	Helping Hand	Cepra Landscape	Yellowstone	Landscape Workshop	United Land Services	Duval Landscape	Prince and Sons
Boggy Creek ID								
Section #1 Bid								
Term 1 – FY 25-26	\$325,508.00	\$238,000.00	\$220,567.00	\$367,992.00	\$317,928.00	\$365,411.76	\$249,913.02	\$295,584.00
Term 2 – FY 26-27	\$335,272.00	\$238,000.00	\$225,478.00	\$367,992.00	\$317,928.00	\$376,374.00	\$253,661.71	\$295,584.00
Term 3 – FY 27-28	\$345,330.00	\$238,000.00	\$225,478.00	\$367,992.00	\$333,792.00	\$387,665.33	\$261,271.56	\$295,584.00
Section #2 Bid								
Term 1 – FY 25-26	\$166,141.00	\$198,800.00	\$110,699.00	\$169,416.00	\$218,580.00	\$127,698.62	\$222,306.24	\$60,624.00
Term 2 – FY 26-27	\$171,126.00	\$198,800.00	\$114,210.00	\$169,416.00	\$218,580.00	\$131,529.58	\$225,640.83	\$60,624.00
Term 3 – FY 27-28	\$176,260.00	\$198,800.00	\$114,210.00	\$169,416.00	\$229,536.00	\$135,475.47	\$232,410.05	\$60,624.00
Combined Bid								
Term 1 – FY 25-26	\$491,649.00	\$436,800.00	\$331,266.00	\$537,408.00	\$536,508.00	\$493,110.38	\$472,219.26	\$356,208.00
Term 2 – FY 26-27	\$506,398.00	\$436,800.00	\$339,688.00	\$537,408.00	\$536,508.00	\$507,903.69	\$479,302.54	\$356,208.00
Term 3 – FY 27-28	\$521,590.00	\$436,800.00	\$339,688.00	\$537,408.00	\$563,328.00	\$523,140.80	\$493,681.61	\$356,208.00
<i>Name of Proposer</i>	Juniper	Helping Hand	Cepra Landscape	Yellowstone	Landscape Workshop	United Land Services	Duval Landscape	Prince and Sons
Midtown ID								
Section #1 Bid								
Term 1 – FY 25-26	\$44,945.00	\$42,447.00	\$23,394.00	\$28,116.00	\$48,516.00	\$63,233.43		\$45,264.00
Term 2 – FY 26-27	\$46,293.00	\$42,447.00	\$24,048.00	\$28,116.00	\$48,516.00	\$65,130.43		\$45,264.00
Term 3 – FY 27-28	\$47,682.00	\$42,447.00	\$24,048.00	\$28,116.00	\$50,976.00	\$67,084.35		\$45,264.00
Section #2 Bid								
Term 1 – FY 25-26	\$91,891.00	\$106,830.00	\$90,858.00	\$110,460.00	\$119,472.00	\$89,228.24		\$46,860.00

Term 2 – FY 26-27	\$94,648.00	\$106,830.00	\$93,804.00	\$110,460.00	\$119,472.00	\$91,905.05		\$46,860.00
Term 3 – FY 27-28	\$97,488.00	\$106,830.00	\$93,804.00	\$110,460.00	\$125,448.00	\$94,662.24		\$46,860.00
<b>Section #3 Bid</b>								
Term 1 – FY 25-26	\$46,945.00	\$50,649.00	\$22,209.00	\$44,760.00	\$69,132.00	\$54,266.48		\$46,860.00
Term 2 – FY 26-27	\$48,804.00	\$50,649.00	\$22,734.00	\$44,760.00	\$69,132.00	\$55,894.47		\$46,860.00
Term 3 – FY 27-28	\$49,804.00	\$50,649.00	\$22,734.00	\$44,760.00	\$72,576.00	\$57,571.31		\$46,860.00
<b>Combined Bid</b>								
Term 1 – FY 25-26	\$183,781.00	\$199,926.00	\$136,461.00	\$183,336.00	\$237,120.00	\$206,622.99		\$138,192.00
Term 2 – FY 26-27	\$189,294.00	\$199,926.00	\$140,586.00	\$183,336.00	\$237,120.00	\$212,821.68		\$138,192.00
Term 3 – FY 27-28	\$194,974.00	\$199,926.00	\$140,586.00	\$183,336.00	\$249,000.00	\$219,206.33		\$138,192.00

THIRD ORDER OF BUSINESS

Adjournment

With no other business to discuss, the Bid Opening Meeting was adjourned.

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

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



# **Greenway Improvement District**

**Resolution 2025-04,  
Designating a Public Depository**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENWAY IMPROVEMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE GREENWAY IMPROVEMENT DISTRICT AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors ("**Board**") is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the Board desires to designate a public depository for the District funds.

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

**1. DESIGNATION OF PUBLIC DEPOSITORY.** \_\_\_\_\_  
is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District's Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District's official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District's Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

**2. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of July 2025.

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

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

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





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# **Greenway Improvement District**

**Responses Received in Response to Request for  
Qualifications for Construction Services**

**BOGGY CREEK IMPROVEMENT DISTRICT  
GREENEWAY IMPROVEMENT DISTRICT  
MIDTOWN IMPROVEMENT DISTRICT  
MYRTLE CREEK IMPROVEMENT DISTRICT  
POITRAS EAST COMMUNITY DEVELOPMENT DISTRICT**

**PRE-QUALIFIED CONTRACTORS**

**August 2025**

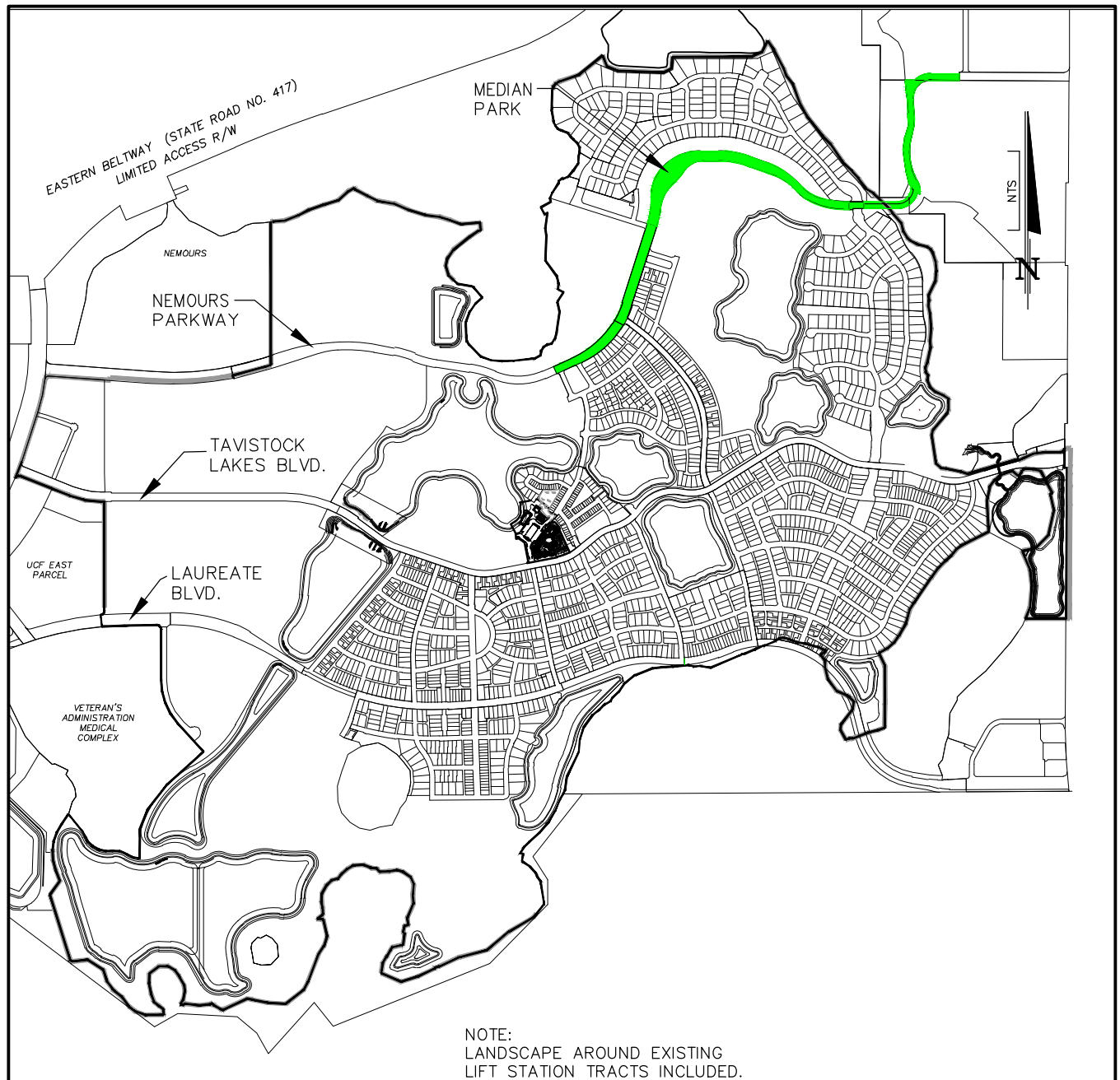
- Carr & Collier, Inc.
- Cathcart Construction Company
- Garney Companies, Inc.
- Gibbs and Register
- Granite Construction Company
- Hubbard Construction Company
- JMHC, Inc.
- Jon M Hall Company
- Jr. Davis Construction Company, Inc.
- Prime Construction Group, Inc.
- Southern Development & Construction
- The Middlesex Corporation
- Watson Civil Construction, Inc.



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# **Greenway Improvement District**

**Award of Landscape and Irrigation Maintenance  
Services – Tavistock Lakes and Laureate Boulevard  
& Nemours Parkway**



### LEGEND

AREA OF LANDSCAPE/IRRIGATION MAINTENANCE

NOTE:  
BIDDER IS RESPONSIBLE TO CHECK, MEASURE AND CONFIRM  
ALL QUANTITIES PRIOR TO SUBMITTING THEIR PROPOSAL.

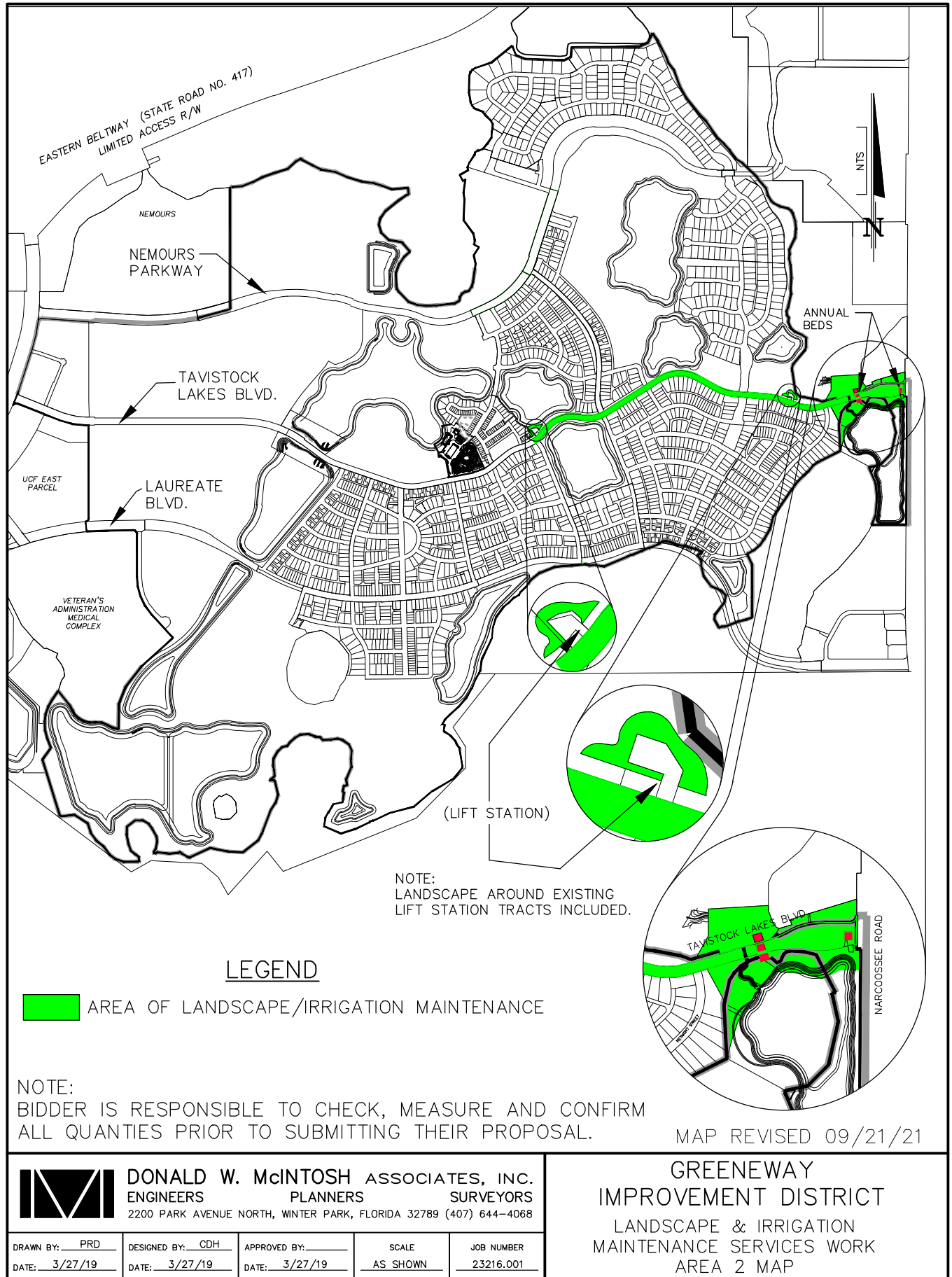
MAP REVISED 09/21/21

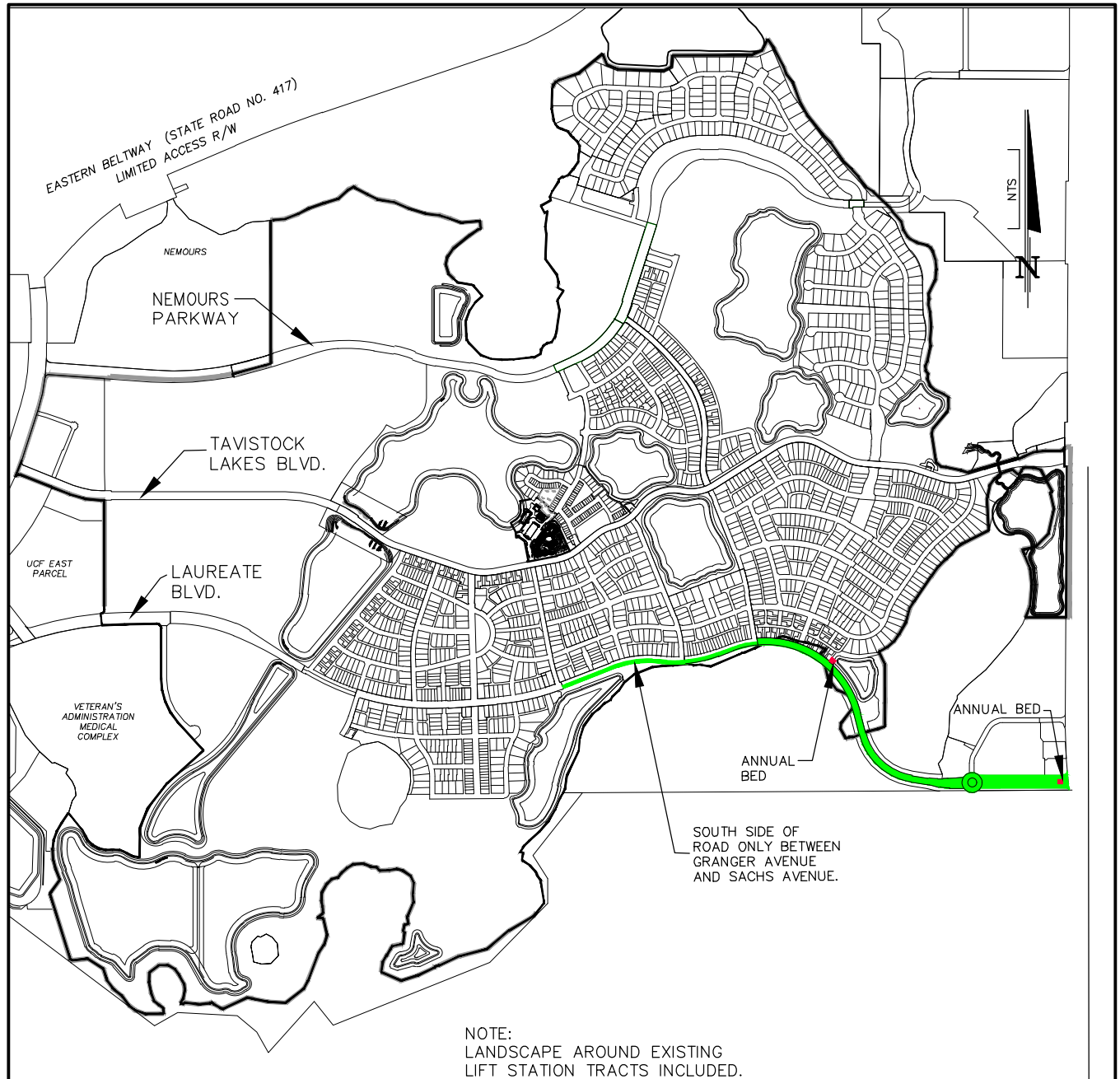


**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY: PRD	DESIGNED BY: CDH	APPROVED BY: _____	SCALE	JOB NUMBER
DATE: 3/27/19	DATE: 3/27/19	DATE: 3/27/19	AS SHOWN	23216.001

**GREENWAY  
IMPROVEMENT DISTRICT**  
LANDSCAPE & IRRIGATION  
MAINTENANCE SERVICES WORK  
AREA 1 MAP





### LEGEND

AREA OF LANDSCAPE/IRRIGATION MAINTENANCE

NOTE:  
BIDDER IS RESPONSIBLE TO CHECK, MEASURE AND CONFIRM  
ALL QUANTITIES PRIOR TO SUBMITTING THEIR PROPOSAL.

MAP REVISED 06/22/23



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY: PRD	DESIGNED BY: CDH	APPROVED BY: _____	SCALE	JOB NUMBER
DATE: 3/27/19	DATE: 3/27/19	DATE: 3/27/19	AS SHOWN	23216.001

**GREENWAY  
IMPROVEMENT DISTRICT**  
LANDSCAPE & IRRIGATION  
MAINTENANCE SERVICES WORK  
AREA 3 MAP

## **Greeneway Improvement District Evaluation Criteria**

**1. Technical Capability (25 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 (25 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 (40 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)**



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# **Greenway Improvement District**

## **Construction Committee Recommendation**



**GREENEWAY IMPROVEMENT DISTRICT LANDSCAPING AND IRRIGATION MAINTENANCE RFP**

**SECTION 1:**

**Bid/Fee Detail**

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$66,763.00	\$68,766.00	\$70,830.00	\$206,359.00
Helping Hand	\$131,000.00	\$131,000.00	\$131,000.00	\$393,000.00
Cepra	\$92,229.00	\$94,596.00	\$94,596.00	\$281,421.00
Yellowstone	\$118,392.00	\$118,392.00	\$118,392.00	\$355,176.00
LS Workshop	\$124,728.00	\$124,728.00	\$130,968.00	\$380,424.00
ULS	\$45,236.83	\$46,593.93	\$47,991.75	\$139,822.51
P&S	\$45,264.00	\$45,264.00	\$45,264.00	\$135,792.00

DISQUALIFIED

**Proposer Rankings**

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	19.21	74.21	2
Helping Hand	20	20	10	0.00	50.00	4
Cepra	25	25	10	0.00	60.00	3
Yellowstone	25	15	2	0.00	42.00	6
LS Workshop	25	20	5	0.00	50.00	4
P&S	25	20	5	40.00	90.00	1

**SECTION 2:**

**Bid/Fee Detail**

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$73,416.00	\$75,618.00	\$77,887.00	\$226,921.00
Helping Hand	\$134,000.00	\$134,000.00	\$134,000.00	\$402,000.00
Cepra	\$94,824.00	\$96,759.00	\$96,759.00	\$288,342.00
Yellowstone	\$98,220.00	\$98,220.00	\$98,220.00	\$294,660.00
LS Workshop	\$120,432.00	\$120,432.00	\$126,456.00	\$367,320.00
ULS	\$70,884.50	\$73,011.04	\$75,201.37	\$219,096.91
P&S	\$46,860.00	\$46,860.00	\$46,860.00	\$140,580.00

DISQUALIFIED

**Proposer Rankings**

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	15.43	70.43	2
Helping Hand	20	20	10	0.00	50.00	4
Cepra	25	25	10	0.00	60.00	3
Yellowstone	25	15	2	0.00	42.00	6
LS Workshop	25	20	5	0.00	50.00	4
P&S	25	20	5	40.00	90.00	1

**SECTION 3:**

**Bid/Fee Detail**

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$71,142.00	\$73,276.00	\$75,475.00	\$219,893.00
Helping Hand	\$90,000.00	\$90,000.00	\$90,000.00	\$270,000.00
Cepra	\$46,761.00	\$48,273.00	\$48,273.00	\$143,307.00
Yellowstone	\$84,720.00	\$84,720.00	\$84,720.00	\$254,160.00
LS Workshop	\$88,668.00	\$88,668.00	\$93,168.00	\$270,504.00
ULS	\$52,282.65	\$53,851.13	\$55,466.66	\$161,600.44
P&S	\$46,860.00	\$46,860.00	\$46,860.00	\$140,580.00

DISQUALIFIED

**Proposer Rankings**

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	17.43	72.43	3
Helping Hand	20	20	10	3.18	53.18	4
Cepra	25	25	10	39.22	99.22	1
Yellowstone	25	15	2	7.68	49.68	6
LS Workshop	25	20	5	3.03	53.03	5
P&S	25	20	5	40.00	90.00	2

**COMBINED:**

**Bid/Fee Detail**

Proposer	1st Year	2nd Year	3rd Year	Total, 3 Years
Juniper	\$211,321.00	\$217,662.00	\$224,203.00	\$653,186.00
Helping Hand	\$355,000.00	\$355,000.00	\$355,000.00	\$1,065,000.00
Cepra	\$233,814.00	\$239,628.00	\$239,628.00	\$713,070.00
Yellowstone	\$301,332.00	\$301,332.00	\$301,332.00	\$903,996.00
LS Workshop	\$333,828.00	\$333,828.00	\$350,520.00	\$1,018,176.00
ULS	\$168,403.98	\$173,456.10	\$178,659.78	\$520,519.86
P&S	\$138,192.00	\$138,192.00	\$138,192.00	\$414,576.00

DISQUALIFIED

**Proposer Rankings**

Contractor	Technical Capability Max. 25 Pts.	Experience Max. 25 Pts.	Understanding of Scope Max. 10 Pts.	Price Max. 40 Pts.	Point Total Max. 100 Pts.	Ranking Based on Total Points
Juniper	25	20	10	16.98	71.98	2
Helping Hand	20	20	10	0.00	50.00	4
Cepra	25	25	10	11.20	71.20	3
Yellowstone	25	15	2	0.00	42.00	6
LS Workshop	25	20	5	0.00	50.00	4
P&S	25	20	5	40.00	90.00	1



# **Greenway Improvement District**

**Operation and Maintenance Expenditures Paid in  
June 2025 in an amount totaling \$66,553.70**

# 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 June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$66,553.70**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

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

**Greeneway Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 6/1/2025 to 6/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
3697	6/04/25	P	IKIN	manda ikins	\$200.00
3698	6/04/25	P	MUNRO	ntoinette Munroe	\$200.00
3699	6/04/25	P	BCID	Boggy Creek Improv. District	\$47.65
3700	6/04/25	P	BERMAN	Berman Construction LLC	\$1,859.99
3701	6/04/25	P	BVLS	BrightView Landscape Services	\$12,629.00
3702	6/04/25	P	DONMC	Donald W. McIntosh ssociates	\$832.10
3703	6/04/25	P	KDUERR	Karen Duerr	\$200.00
3704	6/04/25	P	MFRANK	Matthew Franko	\$200.00
3705	6/04/25	P	PFMGC	PFM Group Consulting	\$3,668.74
3706	6/06/25	P	BERGER	Berger, Toombs, Elam, Gaines &	\$4,590.00
3707	06/11/25	P	ORLS	Orlando Sentinel	\$219.50
3708	06/11/25	P	PFMGC	PFM Group Consulting	\$3,666.67
3709	06/11/25	P	VGLOBA	VGlobalTech	\$135.00
3710	6/20/25	P	BCID	Boggy Creek Improv. District	\$124.55
3711	6/20/25	P	KUT K	Kutak Rock	\$2,425.63
3712	6/20/25	P	TRUSTE	US Bank as Trustee for Greenew	\$28,487.65
3713	6/30/25	P	MUNRO	ntoinette Munroe	\$200.00
3714	6/30/25	P	BERMAN	Berman Construction LLC	\$5,234.96
3715	6/30/25	P	BVLS	BrightView Landscape Services	\$12,629.00
3716	6/30/25	P	KDUERR	Karen Duerr	\$200.00
3717	6/30/25	P	MFRANK	Matthew Franko	\$200.00
3718	6/30/25	P	PFMGC	PFM Group Consulting	\$109.48
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$78,059.92</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70047	6/07/25	M	OCU	Orange County Utilities	\$917.60
70048	06/11/25	M	BCID	Boggy Creek Improv. District	\$6,246.52
70049	6/18/25	M	OUC	Orlando Utilities Commission	\$9,817.31
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$16,981.43</b>
<b>GRAND TOTAL :</b>					<b>\$95,041.35</b>

49,572.27	Checks 3697-3711, 3713-3718
28,487.65	Check 3712 - Debt Service
917.60	PA 678 - OCU paid online
6,246.52	PA 680 - May ICM paid to Boggy Creek
9,817.31	PA 680 - OUC paid online
95,041.35	Total cash spent
66,553.70	O&M cash spent

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

**Greenway Improvement District**  
June 2025 AP Remittance Report

<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3697</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>AAIKIN</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/20/25	2025.05.20			PA 679 - Supervisor fee 2025.0					\$0.00	\$200.00	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$200.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3698</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>AMUNRO</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/20/25	2025.05.20			PA 679 - Supervisor fee 2025.0					\$0.00	\$200.00	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$200.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3699</b>	<b>AMOUNT:</b>	<b>\$47.65</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>BCID</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
04/30/25	OSC115776059			PA 678 - Legal ad 7781810					\$0.00	\$47.65	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$47.65</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3700</b>	<b>AMOUNT:</b>	<b>\$1,859.99</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>BERMAN</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/01/25	53763			PA 676 - May administrator agr					\$0.00	\$826.66	
05/01/25	53763			PA 676 - May irrigation specia					\$0.00	\$1,033.33	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$1,859.99</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3701</b>	<b>AMOUNT:</b>	<b>\$12,629.00</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>BVLS</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/01/25	9328642			PA 676 - May Sec. 2 landscapin					\$0.00	\$3,231.00	
05/01/25	9328643			PA 676 - May Sec. 3 landscapin					\$0.00	\$3,324.00	
05/01/25	9328690			PA 676 - May Sec. 1 landscapin					\$0.00	\$6,074.00	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$12,629.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3702</b>	<b>AMOUNT:</b>	<b>\$832.10</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>DONMC</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/16/25	47275			PA 678 - Eng. srvs. thru 04/25					\$0.00	\$832.10	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$832.10</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3703</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>KDUERR</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/20/25	2025.05.20			PA 679 - Supervisor fee 2025.0					\$0.00	\$200.00	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$200.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3704</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>MFRANK</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/20/25	2025.05.20			PA 679 - Supervisor fee 2025.0					\$0.00	\$200.00	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$200.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3705</b>	<b>AMOUNT:</b>	<b>\$3,668.74</b>	<b>DATE:</b>	<b>06/04/25</b>	<b>VEND ID:</b>	<b>PFMGC</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/05/25	DM-05-2025-18			PA 678 - DM fee: May 2025					\$0.00	\$3,666.67	
05/09/25	OE-EXP-05-2025-21			PA 678 - Apr. postage					\$0.00	\$2.07	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$3,668.74</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3706</b>	<b>AMOUNT:</b>	<b>\$4,590.00</b>	<b>DATE:</b>	<b>06/06/25</b>	<b>VEND ID:</b>	<b>BERGER</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/16/25	372222			PA 679 - FY 2024 audit					\$0.00	\$4,590.00	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$4,590.00</b>	
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70047</b>	<b>AMOUNT:</b>	<b>\$917.60</b>	<b>DATE:</b>	<b>06/07/25</b>	<b>VEND ID:</b>	<b>OCU</b>		
<b>Date</b>	<b>Invoice Number</b>			<b>Invoice Description</b>					<b>Discount Taken</b>	<b>Amount Paid</b>	
05/15/25	06489-051525			PA 678 - 9987 Laur. Blvd. thru					\$0.00	\$917.60	
				<b>TOTALS:</b>					<b>\$0.00</b>	<b>\$917.60</b>	

**Greenway Improvement District**  
June 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70048	AMOUNT:	\$6,246.52	DATE:	06/11/25	VEND ID:	BCID	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
05/31/25	ICM2025-08		PA 680 - May ICM - Aquatics					\$0.00		\$200.40
05/31/25	ICM2025-08		PA 680 - May ICM - Irrigation					\$0.00		\$169.08
05/31/25	ICM2025-08		PA 680 - May ICM - Landscaping					\$0.00		\$5,762.42
05/31/25	ICM2025-08		PA 680 - May ICM - Lighting					\$0.00		\$33.15
05/31/25	ICM2025-08		PA 680 - May ICM - Water recla					\$0.00		\$81.47
TOTALS:								\$0.00	\$6,246.52	
BANK:	CN1484	CHECK:	3707	AMOUNT:	\$219.50	DATE:	06/11/25	VEND ID:	ORLS	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
05/18/25	OSC116617121		PA 680 - Ad: 7795354; CU001202					\$0.00		\$219.50
TOTALS:								\$0.00	\$219.50	
BANK:	CN1484	CHECK:	3708	AMOUNT:	\$3,666.67	DATE:	06/11/25	VEND ID:	PFMGC	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/02/25	DM-06-2025-18		PA 680 - DM fee: Jun. 2025					\$0.00		\$3,666.67
TOTALS:								\$0.00	\$3,666.67	
BANK:	CN1484	CHECK:	3709	AMOUNT:	\$135.00	DATE:	06/11/25	VEND ID:	VGLOBA	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/01/25	7339		PA 680 - Jun. website maint.					\$0.00		\$135.00
TOTALS:								\$0.00	\$135.00	
BANK:	OM-ACH	CHECK:	70049	AMOUNT:	\$9,817.31	DATE:	06/18/25	VEND ID:	OUC	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/02/25	43030-060225		PA 680 - 05/01/2025 - 06/02/20					\$0.00		\$127.94
06/02/25	43030-060225		PA 680 - 05/01/2025 - 06/02/20					\$0.00		\$2,577.27
06/02/25	43030-060225		PA 680 - 05/01/2025 - 06/02/20					\$0.00		\$2.11
06/02/25	43030-060225		PA 680 - 05/01/2025 - 06/02/20					\$0.00		\$7,109.99
TOTALS:								\$0.00	\$9,817.31	
BANK:	CN1484	CHECK:	3710	AMOUNT:	\$124.55	DATE:	06/20/25	VEND ID:	BCID	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
05/31/25	OSC117407761		PA 681 - BCID req 485; legal a					\$0.00		\$47.65
05/31/25	OSC117407761		PA 681 - BCID req 485; legal a					\$0.00		\$76.90
TOTALS:								\$0.00	\$124.55	
BANK:	CN1484	CHECK:	3711	AMOUNT:	\$2,425.63	DATE:	06/20/25	VEND ID:	KUTAK	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/06/25	3579997		PA 681 - Gen. legal thru 04/30					\$0.00		\$2,425.63
TOTALS:								\$0.00	\$2,425.63	
BANK:	CN1484	CHECK:	3712	AMOUNT:	\$28,487.65	DATE:	06/20/25	VEND ID:	TRUSTE	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/14/25	2025.06.13		S2023 FY25 DS (236275000) Dist					\$0.00		\$28,487.65
TOTALS:								\$0.00	\$28,487.65	
BANK:	CN1484	CHECK:	3713	AMOUNT:	\$200.00	DATE:	06/30/25	VEND ID:	AMUNRO	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/17/25	2025.06.17		PA 682 - Supervisor fee 2025.0					\$0.00		\$200.00
TOTALS:								\$0.00	\$200.00	
BANK:	CN1484	CHECK:	3714	AMOUNT:	\$5,234.96	DATE:	06/30/25	VEND ID:	BERMAN	
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid
06/01/25	508		PA 682 - Jun. administrator ag					\$0.00		\$826.66
06/01/25	508		PA 682 - Jun. irrigation speci					\$0.00		\$1,033.30
05/23/25	54233		PA 680 - Bridge repairs					\$0.00		\$3,375.00

**Greenway Improvement District**  
June 2025 AP Remittance Report

TOTALS:							\$0.00	\$5,234.96	
BANK:	CN1484	CHECK:	3715	AMOUNT:	\$12,629.00	DATE:	06/30/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description					Discount Taken	Amount Paid	
06/01/25	9367784	PA 680 - Jun. Sec. 2 landscapi					\$0.00	\$3,231.00	
06/01/25	9367785	PA 680 - Jun. Sec. 3 landscapi					\$0.00	\$3,324.00	
06/01/25	9367830	PA 680 - Jun. Sec. 1 landscapi					\$0.00	\$6,074.00	
TOTALS:							\$0.00	\$12,629.00	
BANK:	CN1484	CHECK:	3716	AMOUNT:	\$200.00	DATE:	06/30/25	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description					Discount Taken	Amount Paid	
06/17/25	2025.06.17	PA 682 - Supervisor fee 2025.0					\$0.00	\$200.00	
TOTALS:							\$0.00	\$200.00	
BANK:	CN1484	CHECK:	3717	AMOUNT:	\$200.00	DATE:	06/30/25	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description					Discount Taken	Amount Paid	
06/17/25	2025.06.17	PA 682 - Supervisor fee 2025.0					\$0.00	\$200.00	
TOTALS:							\$0.00	\$200.00	
BANK:	CN1484	CHECK:	3718	AMOUNT:	\$109.48	DATE:	06/30/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description					Discount Taken	Amount Paid	
06/09/25	136596	PA 682 - Apr. mileage, tolls					\$0.00	\$12.95	
06/09/25	136596	PA 682 - May mileage, tolls					\$0.00	\$13.53	
06/09/25	136596	PA 682 - Mar. storage facility					\$0.00	\$27.67	
06/09/25	136596	PA 682 - Apr. storage facility					\$0.00	\$27.67	
06/09/25	136596	PA 682 - May storage facility					\$0.00	\$27.66	
TOTALS:							\$0.00	\$109.48	



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# **Greenway Improvement District**

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



## Proposal for Extra Work at Greenway Improvement District

Property Name	Greenway Improvement District	Contact	Doyle Batten
Property Address	9975 Tavistock Lakes Blvd Orlando, FL 32827	To	Greenway Improvement District
		Billing Address	3501 Quadrangle Blvd Ste 270 Orlando, FL 32817
Project Name	Turf Replacement		
Project Description	Repair Hog Damage		

### Scope of Work

Remove damaged turf and replace with Zoysia turf at entrance, and St Augustine by crosswalk.

QTY	UoM/Size	Material/Description	Unit Price	Total
1,600.00	SQUARE FEET	Bitter Blue Floratam, Zoysia, Bermuda - Turf Installed	\$0.79	\$1,264.00
400.00	SQUARE FEET	St Augustine - Floratam Turf Installed	\$0.90	\$360.00

### Images

IMG\_0004



IMG\_0006



### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

## Proposal for Extra Work at Greenway Improvement District

IMG\_0008



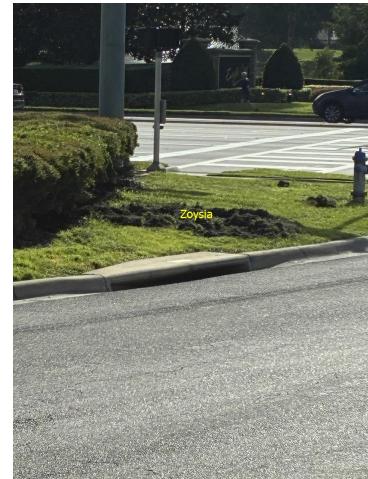
IMG\_0009



IMG\_0010



IMG\_0011



### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966

## Proposal for Extra Work at Greenway Improvement District

IMG\_0013



For internal use only

SO# 8709098  
JOB# 345200316  
Service Line 130

**Total Price** \$1,624.00

### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
103 West 7th Street, Orlando, FL 32824 ph. (407) 290-6542 fax (407) 291-4966



TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

SignatureTitleBranch Manager

Doyle BattenJuly 09, 2025

Printed NameDate

BrightView Landscape Services, Inc. "Contractor"

TCS Business Developer

SignatureTitle

Charles Michael BarkerJuly 09, 2025

Printed NameDate

Job #:345200316

SO #:8709098Proposed Price:\$1,624.00

# Exclusions And Qualifications

## Personnel/ Working Hours

- This Proposal is based upon personnel working normal daytime hours, 8 hour work day, 40 hour work week. Proposal excludes working in an ineffective manner (rain, unsafe working conditions, etc.)
- BrightView is an open shop contractor, non-signatory to any labor agreements.
- This Proposal is based on non-prevailing wage and non-union labor rates.
- This proposal is based on performing the work in one continuous operation and includes one mobilization of equipment, tools and resources to and from site.

## Utilities, Traffic Control, and Permitting

- BrightView excludes any permits or applicable fees in this proposal. Permits and fees, if required, are to be supplied and paid for by others including street closure and traffic control plans.
- Permanent or temporary Water meter fees, permits, installation and cost for water not included in proposal.
- BrightView Landscape Maintenance, Inc. is not responsible for underground or overhead utilities or their re-routing.
- BrightView is not responsible for unmarked private utilities.
- A minimum of (48) hour notice prior to mobilization must be provided for proper underground utility marking, etc. in public areas.
- The owner shall be responsible for identifying and marking all underground utilities within in the work site.
- BrightView shall accept no responsibility for damage to any unmarked underground utilities.

## Scope of Work/ Project Specifications

- No import or export soils are provided for in this proposal except as noted in the scope of work. All planting spoils to be used on-site.
- Equipment access roads and level crane pads are to be provided at the time of installation and approved by BrightView prior to mobilization.
- Any and all concrete or asphalt cutting, demolition, removal and replacement to be performed by others.
- Hardscape, electrical, surveying, metal work or waterproofing or any other scope not specified in this proposal are excluded.
- No demolition work is provided for in this proposal except as noted in the scope of work.
- BrightView will receive the site clean and free of weeds and construction debris and in finish graded condition (plus or minus 1/10th foot)
- Site is to be readily accessible by smooth bucket skip loader, forklift, and workmen with hand tools, semi-truck and trailer.
- Cutting, patching or penetration of planter walls is excluded. Coring of structures has not been included. All necessary penetrations into existing planters, sealing of these penetrations, etc. to be by others.
- Waterproofing, protection boards, and topping slabs shall be completed, in place and tested by others prior to mobilization.
- Specified plant materials are subject to availability at the time of construction.

## Irrigation

- BrightView shall be given sufficient notice to place irrigation sleeves prior to paving, curbing or wall footings being poured.
- No hardscape (asphalt, concrete, etc.) cutting for purposes of installing irrigation piping, wires, etc. is provided in this proposal.
- Irrigation to be taken from provided point of connection. Water meter installation excluded.
- Irrigation to be installed per plan. Any necessary irrigation modifications to be billed at time and materials.
- Power (110v) P.O.C. for irrigation controller will be provided by the others.
- BrightView will warranty the irrigation system, with regards to material and workmanship for (90) days post-installation.

## Warranty

- BrightView shall Warranty all shrubs, ground cover and vines for a period of (90) days. Specimen trees for a period of one (1) year.
- Warranty does not extend beyond the natural life cycle of the plant material. (E.G. annual color, perennials, biennials, etc.)



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# **Greenway Improvement District**

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



# Greenway Improvement District

## June 2025 Financial Package

June 30, 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 6/30/2025

	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	\$ 220,833.69				\$ 220,833.69
State Board of Administration	1,760.42				1,760.42
Infrastructure Capital Reserve	120,800.97				120,800.97
Interchange Maintenance Reserve	29,993.76				29,993.76
Assessments Receivable	34,752.78				34,752.78
Deposits	1,625.58				1,625.58
Assessments Receivable		\$ 148,017.79			148,017.79
Due From Other Funds		28,487.65			28,487.65
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2023)		731,826.37			731,826.37
Interest (Series 2023)		0.18			0.18
Prepayment (Series 2023)		3,859.48			3,859.48
General Checking Account			\$ 7,078.70		7,078.70
Acquisition/Construction (Series 2023)			1,060,949.11		1,060,949.11
Total Current Assets	\$ 409,767.20	\$ 1,139,067.90	\$ 1,068,027.81	\$ -	\$ 2,616,862.91
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 962,562.46	\$ 962,562.46
Amount To Be Provided				28,412,437.54	28,412,437.54
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
<b>Total Assets</b>	<b>\$ 409,767.20</b>	<b>\$ 1,139,067.90</b>	<b>\$ 1,068,027.81</b>	<b>\$ 29,375,000.00</b>	<b>\$ 31,991,862.91</b>





**Greenway Improvement District**  
Statement of Financial Position  
As of 6/30/2025

	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	\$ 2,369.19				\$ 2,369.19
Due To Other Governmental Units	6,033.36				6,033.36
Deferred Revenue	34,752.78				34,752.78
Deferred Revenue		\$ 148,017.79			148,017.79
Total Current Liabilities	<u>\$ 43,155.33</u>	<u>\$ 148,017.79</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 191,173.12</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 29,375,000.00	\$ 29,375,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,375,000.00</u>
<b>Total Liabilities</b>	<u><u>\$ 43,155.33</u></u>	<u><u>\$ 148,017.79</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 29,375,000.00</u></u>	<u><u>\$ 29,566,173.12</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 68,372.19				\$ 68,372.19
Net Assets - General Government	216,343.57				216,343.57
Current Year Net Assets - General Government	81,896.11				81,896.11
Net Assets, Unrestricted		\$ 1,130,338.57			1,130,338.57
Current Year Net Assets, Unrestricted		(139,288.46)			(139,288.46)
Net Assets, Unrestricted			\$ (10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,589,342.18		1,589,342.18
Current Year Net Assets, Unrestricted			29,590.25		29,590.25
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u><u>\$ 366,611.87</u></u>	<u><u>\$ 991,050.11</u></u>	<u><u>\$ 1,068,027.81</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,425,689.79</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 409,767.20</u></u>	<u><u>\$ 1,139,067.90</u></u>	<u><u>\$ 1,068,027.81</u></u>	<u><u>\$ 29,375,000.00</u></u>	<u><u>\$ 31,991,862.91</u></u>



**Greenway Improvement District**  
Statement of Activities  
As of 6/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 477,166.91				\$ 477,166.91
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$ 2,032,330.70			2,032,330.70
Off-Roll Assessments		76,733.87			76,733.87
Other Assessments		9,030.90			9,030.90
Total Revenues	<u>\$ 489,049.00</u>	<u>\$ 2,118,095.47</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,607,144.47</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 5,200.00				\$ 5,200.00
Public Officials' Liability Insurance	2,977.00				2,977.00
Trustee Services	5,702.93				5,702.93
Management	33,000.03				33,000.03
Engineering	12,765.07				12,765.07
District Counsel	9,475.48				9,475.48
Assessment Administration	7,500.00				7,500.00
Audit	4,590.00				4,590.00
Travel and Per Diem	65.41				65.41
Postage & Shipping	32.71				32.71
Legal Advertising	3,019.57				3,019.57
Bank Fees	1.50				1.50
Miscellaneous	221.33				221.33
Property Taxes	80.85				80.85
Web Site Maintenance	1,815.00				1,815.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	967.21				967.21
Water Reclaimed	16,757.37				16,757.37
General Insurance	3,348.00				3,348.00
Property & Casualty	8,528.00				8,528.00
Irrigation	1,621.93				1,621.93
Landscaping Maintenance & Material	113,661.00				113,661.00
Tree Trimming	2,700.00				2,700.00



**Greenway Improvement District**  
Statement of Activities  
As of 6/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Flower & Plant Replacement	\$ 9,375.50				\$ 9,375.50
Contingency	1,883.00				1,883.00
IME - Aquatics Maintenance	1,803.60				1,803.60
IME - Irrigation	1,729.56				1,729.56
IME - Landscaping	51,861.78				51,861.78
IME - Lighting	257.63				257.63
IME - Miscellaneous	256.94				256.94
IME - Water Reclaimed	269.62				269.62
Trail Repair	32,432.00				32,432.00
Pest Control	3,476.00				3,476.00
Entry and Wall Maintenance	1,500.00				1,500.00
Hardscape Maintenance	6,155.00				6,155.00
IME - Landscape Improvements	2,018.52				2,018.52
Streetlights	56,756.10				56,756.10
Personnel Leasing Agreement	16,739.88				16,739.88
Principal Payments (Series 2023)		\$ 1,115,000.00			1,115,000.00
Interest Payments (Series 2023)		1,179,963.00			1,179,963.00
Engineering			\$ 434.80		434.80
Legal Advertising			296.38		296.38
Total Expenses	\$ 426,720.52	\$ 2,294,963.00	\$ 731.18	\$ -	\$ 2,722,414.70
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 19,567.63				\$ 19,567.63
Dividend Income		\$ 37,579.07			37,579.07
Interest Income			\$ 0.79		0.79
Dividend Income			30,320.64		30,320.64
Total Other Revenues (Expenses) & Gains (Losses)	\$ 19,567.63	\$ 37,579.07	\$ 30,321.43	\$ -	\$ 87,468.13
<b>Change In Net Assets</b>	\$ 81,896.11	\$ (139,288.46)	\$ 29,590.25	\$ -	\$ (27,802.10)
<b>Net Assets At Beginning Of Year</b>	\$ 284,715.76	\$ 1,130,338.57	\$ 1,038,437.56	\$ -	\$ 2,453,491.89
<b>Net Assets At End Of Year</b>	\$ 366,611.87	\$ 991,050.11	\$ 1,068,027.81	\$ -	\$ 2,425,689.79



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 477,166.91	\$ 383,911.28	\$ 93,255.63	\$ 511,881.70	93.22%
Off-Roll Assessments	11,882.09	8,938.73	2,943.36	11,918.30	99.70%
Carryforward Revenue	82,654.95	82,654.95	-	110,206.60	75.00%
<b>Net Revenues</b>	<b>\$ 571,703.95</b>	<b>\$ 475,504.96</b>	<b>\$ 96,198.99</b>	<b>\$ 634,006.60</b>	<b>90.17%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 5,200.00	\$ 7,200.00	\$ (2,000.00)	\$ 9,600.00	54.17%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,977.00	2,399.48	577.52	3,199.30	93.05%
Trustee Services	5,702.93	3,750.00	1,952.93	5,000.00	114.06%
Management	33,000.03	33,000.00	0.03	44,000.00	75.00%
Engineering	12,765.07	14,625.00	(1,859.93)	19,500.00	65.46%
Disclosure	-	750.00	(750.00)	1,000.00	0.00%
Property Appraiser	-	3,450.00	(3,450.00)	4,600.00	0.00%
District Counsel	9,475.48	22,500.00	(13,024.52)	30,000.00	31.58%
Assessment Administration	7,500.00	5,625.00	1,875.00	7,500.00	100.00%
Reamortization Schedules	-	187.50	(187.50)	250.00	0.00%
Audit	4,590.00	3,442.50	1,147.50	4,590.00	100.00%
Arbitrage Calculation	-	375.00	(375.00)	500.00	0.00%
Travel and Per Diem	65.41	300.00	(234.59)	400.00	16.35%
Telephone	-	18.77	(18.77)	25.00	0.00%
Postage & Shipping	32.71	375.00	(342.29)	500.00	6.54%
Copies	-	562.50	(562.50)	750.00	0.00%
Legal Advertising	3,019.57	3,375.00	(355.43)	4,500.00	67.10%
Bank Fees	1.50	270.00	(268.50)	360.00	0.42%
Miscellaneous	221.33	75.00	146.33	100.00	221.33%
Meeting Room	-	187.50	(187.50)	250.00	0.00%
Office Supplies	-	202.50	(202.50)	270.00	0.00%
Property Taxes	80.85	75.00	5.85	100.00	80.85%
Web Site Maintenance	1,815.00	2,250.00	(435.00)	3,000.00	60.50%
Holiday Decorations	6,000.00	5,250.00	750.00	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	131.23	43.77	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 92,621.88</b>	<b>\$ 110,376.98</b>	<b>\$ (17,755.10)</b>	<b>\$ 147,169.30</b>	<b>62.94%</b>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 6/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 967.21	\$ 1,500.00	\$ (532.79)	\$ 2,000.00	48.36%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	16,757.37	15,000.00	1,757.37	20,000.00	83.79%
<b>Other Physical Environment</b>					
General Insurance	3,348.00	2,698.76	649.24	3,598.35	93.04%
Property & Casualty Insurance	8,528.00	7,142.36	1,385.64	9,523.15	89.55%
Other Insurance	-	75.00	(75.00)	100.00	0.00%
Irrigation Repairs	1,621.93	15,000.00	(13,378.07)	20,000.00	8.11%
Landscaping Maintenance & Material	113,661.00	115,890.22	(2,229.22)	154,520.29	73.56%
Tree Trimming	2,700.00	7,500.00	(4,800.00)	10,000.00	27.00%
Flower & Plant Replacement	9,375.50	11,250.00	(1,874.50)	15,000.00	62.50%
Contingency	1,883.00	2,032.93	(149.93)	2,710.57	69.47%
Pest Control	3,476.00	1,312.50	2,163.50	1,750.00	198.63%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	1,803.60	1,908.00	(104.40)	2,544.00	70.90%
IME - Irrigation Repairs	1,729.56	1,800.00	(70.44)	2,400.00	72.07%
IME - Landscaping	51,861.78	54,000.00	(2,138.22)	72,000.00	72.03%
IME - Lighting	257.63	720.00	(462.37)	960.00	26.84%
IME - Miscellaneous	256.94	3,600.00	(3,343.06)	4,800.00	5.35%
IME - Water Reclaimed	269.62	900.00	(630.38)	1,200.00	22.47%
IME - Landscape Improvements	2,018.52	7,200.00	(5,181.48)	9,600.00	21.03%
<b>New Operational Expenses</b>					
Trail Repair	32,432.00	21,000.00	11,432.00	28,000.00	115.83%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	1,395.00	105.00	1,860.00	80.65%
Hardscape Maintenance	6,155.00	11,250.00	(5,095.00)	15,000.00	41.03%
Streetlights	56,756.10	57,750.00	(993.90)	77,000.00	73.71%
Accent Lighting	-	750.00	(750.00)	1,000.00	0.00%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	7,439.94	7,440.00	(0.06)	9,920.00	75.00%
Personnel Leasing Agreement - Irrigation Specialist	9,299.94	9,300.00	(0.06)	12,400.00	75.00%
<b>Reserves</b>					
Infrastructure Capital Reserve	11,000.00	8,250.00	2,750.00	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,463.21	487.73	1,950.94	100.00%
<b>Total Field Operations Expenses</b>	<b>\$ 347,049.58</b>	<b>\$ 368,127.98</b>	<b>\$ (21,078.40)</b>	<b>\$ 490,837.30</b>	<b>70.71%</b>
<b>Total Expenses</b>	<b>\$ 439,671.46</b>	<b>\$ 478,504.96</b>	<b>\$ (38,833.50)</b>	<b>\$ 638,006.60</b>	<b>68.91%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 132,032.49</b>	<b>\$ (3,000.00)</b>	<b>\$ 135,032.49</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 19,567.63	\$ 3,000.00	\$ 16,567.63	\$ 4,000.00	489.19%
<b>Total Other Income (Expense)</b>	<b>\$ 19,567.63</b>	<b>\$ 3,000.00</b>	<b>\$ 16,567.63</b>	<b>\$ 4,000.00</b>	<b>489.19%</b>
<b>Net Income (Loss)</b>	<b>\$ 151,600.12</b>	<b>\$ -</b>	<b>\$ 151,600.12</b>	<b>\$ -</b>	



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 6/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	YTD Actual
<b>Revenues</b>										
On-Roll Assessments	\$ -	\$ 22,819.98	\$ 73,426.65	\$ 21,239.81	\$ 292,903.71	\$ 37,226.82	\$ 6,865.15	\$ 15,996.23	\$ 6,688.56	\$ 477,166.91
Off-Roll Assessments	-	-	5,941.05	-	2,970.52	-	2,970.52	-	-	-
Carryforward Revenue	9,183.88	9,183.89	9,183.88	9,183.88	9,183.89	9,183.88	9,183.88	9,183.89	9,183.88	-
<b>Net Revenues</b>	<b>\$ 9,183.88</b>	<b>\$ 32,003.87</b>	<b>\$ 88,551.58</b>	<b>\$ 30,423.69</b>	<b>\$ 305,058.12</b>	<b>\$ 46,410.70</b>	<b>\$ 19,019.55</b>	<b>\$ 25,180.12</b>	<b>\$ 15,872.44</b>	<b>\$ 674,703.95</b>
<b>General &amp; Administrative Expenses</b>										
<b>Legislative</b>										
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 600.00	\$ -	\$ 800.00	\$ 800.00	\$ 600.00	\$ 5,200.00
<b>Financial &amp; Administrative</b>										
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	-	7,333.34	3,666.67	-	7,333.34	3,666.67	33,000.03
District Engineering	-	796.21	2,221.21	5,225.00	2,284.80	509.10	125.00	832.10	771.65	12,765.07
Dissemination Agent	-	-	-	-	-	-	-	-	-	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	1,445.35	1,842.00	-	1,412.50	823.50	367.00	3,585.13	-
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-
Reamortization Schedules	-	-	-	-	-	-	-	-	-	9,475.48
Audit	-	-	-	-	-	-	-	4,590.00	-	7,500.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	-	11.88	-	27.05	-	-	26.48	4,590.00
Telephone	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.69	-	0.69	-	-	29.26	2.07	-	-
Copies	-	-	-	-	-	-	-	-	-	65.41
Legal Advertising	275.68	219.50	-	257.00	219.50	544.00	892.69	47.65	563.55	32.71
Bank Fees	-	1.50	-	-	-	-	-	-	-	3,019.57
Miscellaneous	-	27.66	-	27.67	-	83.00	-	-	83.00	-
Meeting Room	-	-	-	-	-	-	-	-	-	150.33
Office Supplies	-	-	-	-	-	-	-	-	-	221.33
Property Taxes	-	80.85	-	-	-	-	-	-	-	-
Website Maintenance	135.00	135.00	-	570.00	135.00	135.00	435.00	135.00	135.00	-
Holiday Decorations	-	-	-	6,000.00	-	-	-	-	-	-
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	8085.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 21,232.28</b>	<b>\$ 5,728.08</b>	<b>\$ 7,333.23</b>	<b>\$ 14,734.24</b>	<b>\$ 10,572.64</b>	<b>\$ 6,377.32</b>	<b>\$ 3,105.45</b>	<b>\$ 14,107.16</b>	<b>\$ 9,431.48</b>	<b>\$ 92,621.88</b>
										175.00



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 6/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	YTD Actual
<b>Field Operations</b>										
<b>Electric Utility Services</b>										
Electric	\$ -	\$ 122.99	\$ 126.26	\$ 123.12	\$ 123.66	\$ 121.77	\$ 96.11	\$ 125.36	\$ 127.94	\$ 967.21
<b>Water-Sewer Combination Services</b>										
Water Reclaimed	642.89	1,590.14	1,935.14	1,838.29	1,901.75	1,572.31	1,831.55	2,647.38	2,797.92	16,757.37
<b>Other Physical Environment</b>										
General Insurance	3,348.00	-	-	-	-	-	-	-	-	3,348.00
Property & Casualty Insurance	8,528.00	-	-	-	-	-	-	-	-	8,528.00
Other Insurance	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	1,621.93	-	-	-	1,621.93
Landscaping Maintenance & Material	12,629.00	12,629.00	12,629.00	12,629.00	12,629.00	12,629.00	12,629.00	12,629.00	12,629.00	113,661.00
Tree Trimming	-	-	-	-	-	-	2,700.00	-	-	2,700.00
Flower & Plant Replacement	-	-	-	-	-	-	8,247.50	1,128.00	-	9,375.50
Contingency	-	1,883.00	-	-	-	-	-	-	-	1,883.00
Pest Control	1,738.00	-	-	-	-	-	1,738.00	-	-	3,476.00
<b>Interchange Maintenance Expenses</b>										
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	1,803.60
IME - Irrigation	-	64.20	233.04	388.56	477.36	-	397.32	169.08	-	1,729.56
IME - Landscaping	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	51,861.78
IME - Lighting	-	27.93	27.84	33.12	33.34	31.63	35.24	33.15	35.38	257.63
IME - Miscellaneous	73.20	-	56.48	54.06	-	-	73.20	-	-	256.94
IME - Water Reclaimed	-	35.88	-	-	50.81	37.60	28.70	81.47	35.16	269.62
IME - Landscape Improvements	-	-	-	427.80	1,590.72	-	-	-	-	2,018.52
<b>New Operational Expenses</b>										
Trail Repair	-	-	-	-	-	-	-	-	-	32,432.00
<b>Road &amp; Street Facilities</b>										
Entry and Wall Maintenance	-	1,500.00	-	-	-	-	32,432.00	-	-	1,500.00
Hardscape Maintenance	-	-	-	-	-	-	-	2,780.00	3,375.00	6,155.00
Streetlights	-	7,049.21	7,049.21	7,109.77	7,109.99	7,109.08	7,109.77	7,109.08	7,109.99	56,756.10
Accent Lighting	-	-	-	-	-	-	-	-	-	-
<b>Parks &amp; Recreation</b>										
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	7,439.94
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.30	9,299.94
<b>Reserves</b>										
Infrastructure Capital Reserve	-	-	-	-	-	-	11,000.00	-	-	11,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	1,950.94	-	-	1,950.94
<b>Total Field Operations Expenses</b>	<b>\$ 34,781.90</b>	<b>\$ 32,725.16</b>	<b>\$ 29,879.78</b>	<b>\$ 30,426.53</b>	<b>\$ 31,739.44</b>	<b>\$ 30,946.13</b>	<b>\$ 88,092.14</b>	<b>\$ 34,525.33</b>	<b>\$ 33,933.17</b>	<b>\$ 347,049.58</b>
<b>Total Expenses</b>	<b>\$ 56,014.18</b>	<b>\$ 38,453.24</b>	<b>\$ 37,213.01</b>	<b>\$ 45,160.77</b>	<b>\$ 42,312.08</b>	<b>\$ 37,323.45</b>	<b>\$ 91,197.59</b>	<b>\$ 48,632.49</b>	<b>\$ 43,364.65</b>	<b>\$ 439,671.46</b>
<b>Income (Loss) from Operations</b>	<b>\$ (46,830.30)</b>	<b>\$ (6,449.37)</b>	<b>\$ 51,338.57</b>	<b>\$ (14,737.08)</b>	<b>\$ 262,746.04</b>	<b>\$ 9,087.25</b>	<b>\$ (72,178.04)</b>	<b>\$ (23,452.37)</b>	<b>\$ (27,492.21)</b>	<b>\$ 132,032.49</b>
<b>Other Income (Expense)</b>										
Interest Income	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 24.68	\$ 23.52	\$ 22.05	\$ 21.99	\$ 17,914.63	\$ 19,567.63
<b>Total Other Income (Expense)</b>	<b>\$ 20.63</b>	<b>\$ 18.89</b>	<b>\$ 1,501.04</b>	<b>\$ 20.20</b>	<b>\$ 24.68</b>	<b>\$ 23.52</b>	<b>\$ 22.05</b>	<b>\$ 21.99</b>	<b>\$ 17,914.63</b>	<b>\$ 19,567.63</b>
<b>Net Income (Loss)</b>	<b>\$ (46,809.67)</b>	<b>\$ (6,430.48)</b>	<b>\$ 52,839.61</b>	<b>\$ (14,716.88)</b>	<b>\$ 262,770.72</b>	<b>\$ 9,110.77</b>	<b>\$ (72,155.99)</b>	<b>\$ (23,430.38)</b>	<b>\$ (9,577.58)</b>	<b>\$ 151,600.12</b>



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	-	-	1,562,590.41	(1,275,078.00)	394,021.59
3/1/2025	394,021.59	-	-	195,787.58	(238,379.87)	351,429.30
4/1/2025	351,429.30	-	-	58,450.26	(109,022.55)	300,857.01
5/1/2025	300,857.01	-	-	84,130.29	(122,184.48)	262,802.82
6/1/2025	262,802.82	-	-	53,072.22	(95,041.35)	220,833.69
7/1/2025	220,833.69	-	-	-	(2,150.65)	218,683.04
Totals		10,622.27	(191,743.14)	2,617,707.87	(2,537,031.79)	as of 07/05/2025