

# Greenway Improvement District

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

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

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, December 16, 2025, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

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 November 18, 2025, Board of Supervisors' Meeting**

### Business Matters

- 2. **Consideration of Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp** (*provided under separate cover*)
- 3. **Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$28,748.71**
- 4. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
- 5. **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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# **Greenway Improvement District**

**Minutes of the November 18, 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, November 18, 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 @ 2:35 p.m.)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
DJ Batten	Berman	
Carlos Negron	Berman	
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Dan Young	Tavistock	
Rudy Bautista	Tavistock	

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Walden called for public comments. There were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
August 19, 2025, Board of  
Supervisors' Meeting**

The Board reviewed the minutes of the August 19, 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 August 19, 2025, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01,  
Adopting an Amended Budget for  
Fiscal Year 2025**

Ms. Walden stated the overall O&M budget has not changed, but the line items were adjusted as needed based on actual expenses. This is a cleanup item the auditor will be looking for.

There was a brief discussion regarding the adjustments.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025.

## **FIFTH ORDER OF BUSINESS**

### **Presentation and Review of District Infrastructure Assessment Report**

Mr. Schanck gave an overview of the report and requested that the Board review and bring back any questions at the next meeting.

Ms. Walden noted this will be an annual report and will be aligned with the budget process for the upcoming fiscal year.

Ms. Walden noted for the record that Ms. Munroe joined the meeting in progress at 2:35 p.m. via phone.

## **SIXTH ORDER OF BUSINESS**

### **Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards**

Ms. Walden noted the District has met all goals and objectives for Fiscal Year 2025 and once approved, the report will be placed on the District's website.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District accepted the Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report.

## **SEVENTH ORDER OF BUSINESS**

### **Ratification of Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2026**

Ms. Walden noted this is a standard Agreement with the County and was executed by the Chair outside of a meeting. This is solely for ratification.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2026.

## **EIGHTH ORDER OF BUSINESS**

### **Ratification of Egis Insurance Package for Fiscal Year 2026**

Ms. Walden noted this was executed by the Chair outside of a meeting so the insurance would not lapse. The total cost of insurance was \$15,847.00 vs. the \$18,580.95 in the budget.

On motion by Ms. Duerr, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Egis Insurance Package for Fiscal Year 2026.

## **NINTH ORDER OF BUSINESS**

### **Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$46,295.76**

Ms. Walden noted these were already approved and are solely for ratification.

On motion by Ms. Duerr, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$46,295.76.

## **TENTH ORDER OF BUSINESS**

### **Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$23,887.66**

Ms. Walden noted these were already approved and are solely for ratification.

On motion by Ms. Kost, 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 September 2025 in an amount totaling \$23,887.66.

## **ELEVENTH ORDER OF BUSINESS**

### **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$48,428.03**

Ms. Walden noted these were already approved and are solely for ratification.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$48,428.03.

## **TWELFTH ORDER OF BUSINESS**

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

Ms. Walden reviewed the Work Authorization with Berman for the bridge repair, in the amount of \$13,975.00. This work will be completed by Rose Paving, overseen by Berman and it is estimated to be completed within a week.

There was brief discussion regarding the scope of work and the timeframe of when the work will be done.

It was requested there be more detailed breakdown regarding scope of work in the future.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization with Berman for bridge repair, in the amount of \$13,975.00.

Ms. Walden reviewed the proposal from Juniper for the Tavistock Lakes Boulevard monument enhancement, in the amount of \$1,152.00. Mr. Batten gave an overview of the scope of work and noted the recommendation is to move forward with more permanent plants, as opposed to annuals.

Ms. Mackie noted if this is included in the monthly maintenance cost, we would want to change order it out of the existing Agreement and have a Work Authorization.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the proposal from Juniper, in the amount of \$1,152.00 and take out the cost of annuals in the existing Agreement.

The two Tavistock Lakes Boulevard sod replacement proposals from Juniper were tabled until details are finalized by District staff.

Ms. Walden reviewed the Work Authorization from Berman for the holiday décor install for 2025, in the amount of \$6,000.00. It was noted this includes storage, installation, and removal of the holiday decor.

Ms. Sharenow noted that the holiday decorations will be installed the week after Thanksgiving and will be removed the first week of January.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization with Berman for holiday decor, in the amount of \$6,000.00.

## **THIRTEENTH 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 the Fiscal Year 2025 and the beginning of the Fiscal Year 2026. The District has spent approximately 6% of the budget for Fiscal Year 2026. No action was required.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Staff Reports**

District Counsel – It was noted the annual Ethics Training is due by December 31, 2025.

District Manager – Ms. Walden noted the next meeting is scheduled for December 16, 2025. She also noted there has been a resident complaint that a sprinkler damaged their vehicle. This claim is being handled through the District's insurance and she will keep the Board updated.

District Engineer – No report.

Landscape Supervisor – No report.

Construction Supervisor – No report.

Irrigation Supervisor – Mr. Batten noted that Juniper has taken over two areas within Greeneway and they seem to be doing fine. He is waiting for the latest irrigation reports from Juniper.

#### **FIFTEENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Ms. Kost commented on an area near the bridge and noted the caulking is raised in several areas. She also noted there is differential settlement on the trail and fire ant piles along Laureate Boulevard. Berman will follow up on these items.

Ms. Kost also commented regarding visibility issues on Nemours Parkway due to the palmettos, where the new stop sign has been installed. It was noted that the palmettos are HOA responsibility.

There was brief discussion regarding resident complaints about the parking spots near the crosswalk on Tavistock Lakes Boulevard and the landscaping in that area that is growing over into a resident's yard. It was noted landscaping can be structurally trimmed to not impede on the resident's yard.

Mr. Tinetti noted the lights on Tavistock Lakes Boulevard bridge are out again. Mr. Franko noted the City has placed new signage on Bovet near the playground in the right-of-way with their standard installation and needs to be addressed as it does not match the CDD signage. Berman will follow up on both items.

Ms. Duerr commented regarding the invasive plant, kudzu, throughout the area. Mr. Batten will follow up.

There were no further Supervisor requests at this time.

#### **SIXTEENTH ORDER OF BUSINESS**

#### **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the November 18, 2025, Meeting of the Board of Supervisors for the Greeneway Improvement District was adjourned.

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**Secretary/Assistant Secretary**

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**Chair/Vice Chair**



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# **Greeneway Improvement District**

**Tavistock Lakes Boulevard and  
Narcoossee Road Landscape Revamp**  
*(provided under separate cover)*





# **Greenway Improvement District**

**Operation and Maintenance Expenditures Paid in  
November 2025 in an amount totaling \$28,748.71**

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

The total items being presented:      **\$28,748.71**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

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

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

**Greeneway Improvement District**  
AP Check Register (Current by Bank)  
Check Dates: 11/1/2025 to 11/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - VALLEY BANK</b>					<b>001-101-0000-00-01</b>
769	11 25	P	PFMGC	PFM Group Consulting	\$3,711.85
770	11 6/25	P	BERMAN	Berman Construction LLC	\$1,859.99
771	11 6/25	P	CEPRA	Cepira Landscape	\$3,896.75
772	11 6/25	P	KUTAK	Kutak Rock	\$452.11
773	11 6/25	P	ORLS	Orlando Sentinel	\$275.68
774	11 12/25	P	DONMC	Donald W. McIntosh Associates	\$3,466.40
775	11 12/25	P	VGLOBA	VGlobalTech	\$145.00
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$13,807.78</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70066	11 7/25	M	OCU	Orange County Utilities	\$154.79
70067	11 12/25	M	TRUSTE	US Bank as Trustee for Greenew	\$9,884.33
70068	11 12/25	M	BCID	Boggy Creek Improv. District	\$6,115.11
70069	11 20/25	M	OUC	Orlando Utilities Commission	\$8,568.55
70070	11 20/25	M	OCTC	Scott Randolph, Tax Collector	\$102.48
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$24,825.26</b>
<b>GRAND TOTAL :</b>					<b>\$38,633.04</b>

13,807.78	Checks 3769-3775
9,884.33	Debt Service Wire
154.79	PA 698 - OCU paid online
79.09	PA 701 - Sep. (2) ICM paid to Boggy Creek
6,036.02	PA 701 - Oct. ICM paid to Boggy Creek
8,568.55	PA 701 - OUC paid online
102.48	PA 701 - Property tax paid onlien
38,633.04	Total cash spent
28,748.71	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**  
November 2025 AP Remittance Report

BANK:	CN1484	CHECK:	3769	AMOUNT:	\$3,711.85	DATE:	11/03/25	VEND ID:	PFMGC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/14/25	138583	PA 698 - Sep. storage facility				\$0.00		\$40.00		
10/01/25	DM-10-2025-19	PA 699 - DM fee: Oct. 2025				\$0.00		\$3,666.67		
10/06/25	OE-EXP-10-2025-11	PA 697 - Sep. postage				\$0.00		\$5.18		
TOTALS:						\$0.00		\$3,711.85		
BANK:	CN1484	CHECK:	3770	AMOUNT:	\$1,859.99	DATE:	11/06/25	VEND ID:	BERMAN	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/01/25	91848	PA 696 - Oct. irrigation speci				\$0.00		\$1,033.33		
10/01/25	91848	PA 696 - Oct. administrator ag				\$0.00		\$826.66		
TOTALS:						\$0.00		\$1,859.99		
BANK:	CN1484	CHECK:	3771	AMOUNT:	\$3,896.75	DATE:	11/06/25	VEND ID:	CEPRA	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/01/25	O-S8875	PA 696 - Oct. landscaping				\$0.00		\$3,896.75		
TOTALS:						\$0.00		\$3,896.75		
BANK:	CN1484	CHECK:	3772	AMOUNT:	\$452.11	DATE:	11/06/25	VEND ID:	KUTAK	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/30/25	3643465	PA 700 - Gen. legal thru 09/30				\$0.00		\$452.11		
TOTALS:						\$0.00		\$452.11		
BANK:	CN1484	CHECK:	3773	AMOUNT:	\$275.68	DATE:	11/06/25	VEND ID:	ORLS	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/19/25	OSC125630354	PA 700 - Ad: 7871205 - FY 2026				\$0.00		\$275.68		
TOTALS:						\$0.00		\$275.68		
BANK:	OM-ACH	CHECK:	70066	AMOUNT:	\$154.79	DATE:	11/07/25	VEND ID:	OCU	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/16/25	06489-101625-FY2025	PA 698 - 9987 Laur. Blvd. thru				\$0.00		\$66.87		
10/16/25	06489-101625-FY2026	PA 698 - 9987 Laur. Blvd. thru				\$0.00		\$87.92		
TOTALS:						\$0.00		\$154.79		
BANK:	CN1484	CHECK:	3774	AMOUNT:	\$3,466.40	DATE:	11/12/25	VEND ID:	DONMC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
10/17/25	47967	PA 698 - Eng. srvs. thru 09/26				\$0.00		\$3,466.40		
TOTALS:						\$0.00		\$3,466.40		
BANK:	CN1484	CHECK:	3775	AMOUNT:	\$145.00	DATE:	11/12/25	VEND ID:	VGLOBA	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
11/01/25	7901	PA 701 - Nov. website maint.				\$0.00		\$145.00		
TOTALS:						\$0.00		\$145.00		
BANK:	OM-ACH	CHECK:	70067	AMOUNT:	\$9,884.33	DATE:	11/12/25	VEND ID:	TRUSTE	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
11/11/25	2025.11.10	S2023 FY26 DS (236275000) Dist				\$0.00		\$9,884.33		
TOTALS:						\$0.00		\$9,884.33		
BANK:	OM-ACH	CHECK:	70068	AMOUNT:	\$6,115.11	DATE:	11/12/25	VEND ID:	BCID	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
09/30/25	ICM2025-12(2)	PA 701 - Sep. ICM (2) - Lighti				\$0.00		\$36.70		
09/30/25	ICM2025-12(2)	PA 701 - Sep. ICM (2) - Water				\$0.00		\$42.39		
10/31/25	ICM2026-01	PA 701 - Oct. ICM - Landscapin				\$0.00		\$5,762.42		
10/31/25	ICM2026-01	PA 701 - Oct. ICM - Aquatics				\$0.00		\$200.40		
10/31/25	ICM2026-01	PA 701 - Oct. ICM - Miscellane				\$0.00		\$73.20		
TOTALS:						\$0.00		\$6,115.11		

**Greeneway Improvement District**  
November 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70069	AMOUNT:	\$8,568.55	DATE:	11/20/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description					Discount Taken	Amount Paid	
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20					\$0.00	\$129.47	
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20					\$0.00	\$1,325.87	
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20					\$0.00	\$2.14	
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20					\$0.00	\$7,111.07	
TOTALS:							\$0.00	\$8,568.55	
BANK:	OM-ACH	CHECK:	70070	AMOUNT:	\$102.48	DATE:	11/20/25	VEND ID:	OCTC
Date	Invoice Number	Invoice Description					Discount Taken	Amount Paid	
11/01/25	2025TAXYEAR	PA 701 - Acct: 623640					\$0.00	\$100.98	
11/01/25	2025TAXYEAR	PA 701 - Acct: 623640 convenie					\$0.00	\$1.50	
TOTALS:							\$0.00	\$102.48	



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# Greenway Improvement District

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



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# **Greenway Improvement District**

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



# Greenway Improvement District

## November 2025 Financial Package

November 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 11/30/2025

	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	\$ 253,514.91				\$ 253,514.91
State Board of Administration	1,792.77				1,792.77
Infrastructure Capital Reserve	122,296.34				122,296.34
Interchange Maintenance Reserve	30,365.05				30,365.05
Hurricane Reserve	10.08				10.08
On-Roll Assessments Receivable	639,985.64				639,985.64
Off-Roll Assessments Receivable	7,820.74				7,820.74
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 2,052,970.89			2,052,970.89
Off-Roll Assessments Receivable		38,289.66			38,289.66
Due From Other Funds		150,720.68			150,720.68
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		372,226.25			372,226.25
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,165.83		7,165.83
Acquisition/Construction (Series 2023)			1,079,597.69		1,079,597.69
Total Current Assets	\$ 1,057,411.11	\$ 2,844,943.39	\$ 1,086,763.52	\$ -	\$ 4,989,118.02
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 602,962.16	\$ 602,962.16
Amount To Be Provided				28,772,037.84	28,772,037.84
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
<b>Total Assets</b>	<b>\$ 1,057,411.11</b>	<b>\$ 2,844,943.39</b>	<b>\$ 1,086,763.52</b>	<b>\$ 29,375,000.00</b>	<b>\$ 34,364,118.02</b>



**Greenway Improvement District**  
Statement of Financial Position  
As of 11/30/2025

	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	\$ 199,929.89				\$ 199,929.89
Due To Other Governmental Units	6,077.11				6,077.11
Deferred Revenue	647,806.38				647,806.38
Deferred Revenue		\$ 2,091,260.55			2,091,260.55
Total Current Liabilities	<u>\$ 853,813.38</u>	<u>\$ 2,091,260.55</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,945,073.93</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>\$ 853,813.38</u>	<u>\$ 2,091,260.55</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 32,320,073.93</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 246,026.20				\$ 246,026.20
Current Year Net Assets - General Government	(42,428.47)				(42,428.47)
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		(403,896.15)			(403,896.15)
Net Assets, Unrestricted			\$ 1,083,083.28		1,083,083.28
Current Year Net Assets, Unrestricted			3,680.24		3,680.24
<b>Total Net Assets</b>	<u>\$ 203,597.73</u>	<u>\$ 753,682.84</u>	<u>\$ 1,086,763.52</u>	<u>\$ -</u>	<u>\$ 2,044,044.09</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 1,057,411.11</u>	<u>\$ 2,844,943.39</u>	<u>\$ 1,086,763.52</u>	<u>\$ 29,375,000.00</u>	<u>\$ 34,364,118.02</u>



**Greenway Improvement District**  
Statement of Activities  
As of 11/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 38,130.13				\$ 38,130.13
Off-Roll Assessments	7,820.72				7,820.72
On-Roll Assessments		\$ 122,315.33			122,315.33
Off-Roll Assessments		38,289.68			38,289.68
Total Revenues	<u>\$ 45,950.85</u>	<u>\$ 160,605.01</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 206,555.86</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 800.00				\$ 800.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	7,333.34				7,333.34
Engineering	1,066.25				1,066.25
Postage & Shipping	0.74				0.74
Legal Advertising	333.82				333.82
Bank Fees	1.50				1.50
Property Taxes	100.98				100.98
Web Site Maintenance	290.00				290.00
Dues, Licenses, and Fees	175.00				175.00
Electric	129.47				129.47
Water Reclaimed	2,384.44				2,384.44
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	31,156.66				31,156.66



**Greenway Improvement District**  
Statement of Activities  
As of 11/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	400.80				400.80
IME - Landscaping	11,524.84				11,524.84
IME - Lighting	45.28				45.28
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	69.01				69.01
Pest Control	1,738.00				1,738.00
Streetlights	7,111.07				7,111.07
Personnel Leasing Agreement	3,719.98				3,719.98
Interest Payments (Series 2023)		\$ 568,406.25			568,406.25
Total Expenses	<u>\$ 90,004.31</u>	<u>\$ 568,406.25</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 658,410.56</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 1,624.99				\$ 1,624.99
Dividend Income		\$ 3,905.09			3,905.09
Interest Income			\$ 43.33		43.33
Dividend Income			3,636.91		3,636.91
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 1,624.99</u>	<u>\$ 3,905.09</u>	<u>\$ 3,680.24</u>	<u>\$ -</u>	<u>\$ 9,210.32</u>
<b>Change In Net Assets</b>	<b>\$ (42,428.47)</b>	<b>\$ (403,896.15)</b>	<b>\$ 3,680.24</b>	<b>\$ -</b>	<b>\$ (442,644.38)</b>
<b>Net Assets At Beginning Of Year</b>	<u><b>\$ 246,026.20</b></u>	<u><b>\$ 1,157,578.99</b></u>	<u><b>\$ 1,083,083.28</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 2,486,688.47</b></u>
<b>Net Assets At End Of Year</b>	<u><u><b>\$ 203,597.73</b></u></u>	<u><u><b>\$ 753,682.84</b></u></u>	<u><u><b>\$ 1,086,763.52</b></u></u>	<u><u><b>\$ -</b></u></u>	<u><u><b>\$ 2,044,044.09</b></u></u>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<b><u>Revenues</u></b>					
Assessments	\$ 45,950.85	\$ 115,626.38	\$ (69,675.53)	\$ 693,758.26	6.62%
<b>Net Revenues</b>	<b>\$ 45,950.85</b>	<b>\$ 115,626.38</b>	<b>\$ (69,675.53)</b>	<b>\$ 693,758.26</b>	<b>6.62%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 800.00	\$ 2,000.00	\$ (1,200.00)	\$ 12,000.00	6.67%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	3,156.00	570.59	2,585.41	3,423.55	92.19%
Trustee Services	5,702.93	950.49	4,752.44	5,702.93	100.00%
Management	7,333.34	7,333.33	0.01	44,000.00	16.67%
Engineering	1,066.25	1,666.67	(600.42)	10,000.00	10.66%
Property Appraiser	-	766.67	(766.67)	4,600.00	0.00%
District Counsel	-	3,333.34	(3,333.34)	20,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	7,500.00	0.00%
Reamortization Schedules	-	41.67	(41.67)	250.00	0.00%
Audit	-	666.67	(666.67)	4,000.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Tax Preparation	-	5.40	(5.40)	32.40	0.00%
Travel and Per Diem	-	66.67	(66.67)	400.00	0.00%
Telephone	-	4.17	(4.17)	25.00	0.00%
Postage & Shipping	0.74	83.33	(82.59)	500.00	0.15%
Copies	-	125.00	(125.00)	750.00	0.00%
Legal Advertising	333.82	1,083.33	(749.51)	6,500.00	5.14%
Bank Fees	1.50	8.00	(6.50)	48.00	3.13%
Miscellaneous	-	25.00	(25.00)	150.00	0.00%
Meeting Room	-	41.67	(41.67)	250.00	0.00%
Office Supplies	-	45.00	(45.00)	270.00	0.00%
Property Taxes	100.98	16.67	84.31	100.00	100.98%
Web Site Maintenance	290.00	490.00	(200.00)	2,940.00	9.86%
Holiday Decorations	-	1,166.67	(1,166.67)	7,000.00	0.00%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 18,960.56</b>	<b>\$ 21,852.84</b>	<b>\$ (2,892.28)</b>	<b>\$ 131,116.88</b>	<b>14.46%</b>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 129.47	\$ 333.33	\$ (203.86)	\$ 2,000.00	6.47%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	2,384.44	3,333.33	(948.89)	20,000.00	11.92%
<b>Other Physical Environment</b>					
General Insurance	3,549.00	641.70	2,907.30	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	1,634.53	7,007.47	9,807.20	88.12%
Other Insurance	500.00	250.00	250.00	1,500.00	33.33%
Irrigation Repairs	-	3,333.33	(3,333.33)	20,000.00	0.00%
Landscaping Maintenance & Material	31,156.66	33,333.33	(2,176.67)	200,000.00	15.58%
Tree Trimming	-	1,666.67	(1,666.67)	10,000.00	0.00%
Flower & Plant Replacement	-	2,500.00	(2,500.00)	15,000.00	0.00%
Contingency	-	833.33	(833.33)	5,000.00	0.00%
Pest Control	1,738.00	583.33	1,154.67	3,500.00	49.66%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	400.80	424.00	(23.20)	2,544.00	15.75%
IME - Irrigation Repairs	-	400.00	(400.00)	2,400.00	0.00%
IME - Landscaping	11,524.84	11,724.84	(200.00)	70,349.04	16.38%
IME - Lighting	45.28	160.00	(114.72)	960.00	4.72%
IME - Miscellaneous	73.20	800.00	(726.80)	4,800.00	1.53%
IME - Water Reclaimed	69.01	200.00	(130.99)	1,200.00	5.75%
IME - Landscape Improvements	-	1,600.00	(1,600.00)	9,600.00	0.00%
<b>New Operational Expenses</b>					
Trail Repair	-	6,666.67	(6,666.67)	40,000.00	0.00%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	-	310.00	(310.00)	1,860.00	0.00%
Hardscape Maintenance	-	2,500.00	(2,500.00)	15,000.00	0.00%
Streetlights	7,111.07	14,333.33	(7,222.26)	86,000.00	8.27%
Accent Lighting	-	166.67	(166.67)	1,000.00	0.00%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	1,653.32	1,653.33	(0.01)	9,920.00	16.67%
Personnel Leasing Agreement - Irrigation Specialist	2,066.66	2,066.67	(0.01)	12,400.00	16.67%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	1,833.33	(1,833.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	325.16	(325.16)	1,950.94	0.00%
Hurricane Reserve	-	833.33	(833.33)	5,000.00	0.00%
<b>Total Field Operations Expenses</b>	<b>\$ 71,043.75</b>	<b>\$ 94,440.21</b>	<b>\$ (23,396.46)</b>	<b>\$ 566,641.38</b>	<b>12.54%</b>
<b>Total Expenses</b>	<b>\$ 90,004.31</b>	<b>\$ 116,293.05</b>	<b>\$ (26,288.74)</b>	<b>\$ 697,758.26</b>	<b>12.90%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (44,053.46)</b>	<b>\$ (666.67)</b>	<b>\$ (43,386.79)</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 1,624.99	\$ 666.67	\$ 958.32	\$ 4,000.00	40.62%
<b>Total Other Income (Expense)</b>	<b>\$ 1,624.99</b>	<b>\$ 666.67</b>	<b>\$ 958.32</b>	<b>\$ 4,000.00</b>	<b>40.62%</b>
<b>Net Income (Loss)</b>	<b>\$ (42,428.47)</b>	<b>\$ -</b>	<b>\$ (42,428.47)</b>	<b>\$ -</b>	



**Greeneway Improvement District**  
Budget to Actual  
For the Month Ending 11/30/2025

	Oct-25	Nov-25	YTD Actual
<b><u>Revenues</u></b>			
Assessments	\$ -	\$ 45,950.85	\$ 45,950.85
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 45,950.85</b>	<b>\$ 45,950.85</b>
<b><u>General &amp; Administrative Expenses</u></b>			
<b>Legislative</b>			
Supervisor Fees	\$ -	\$ 800.00	\$ 800.00
<b>Financial &amp; Administrative</b>			
Public Officials' Liability Insurance	3,156.00	-	3,156.00
Trustee Fees	5,702.93	-	5,702.93
Management	3,666.67	3,666.67	7,333.34
District Engineering	-	1,066.25	1,066.25
Property Appraiser	-	-	-
District Counsel	-	-	-
Assessment Administration	-	-	-
Reamortization Schedules	-	-	-
Audit	-	-	-
Arbitrage Calculation	-	-	-
Tax Preparation	-	-	-
Travel and Per Diem	-	-	-
Telephone	-	-	-
Postage & Shipping	-	0.74	0.74
Copies	-	-	-
Legal Advertising	275.68	58.14	333.82
Bank Fees	-	1.50	1.50
Miscellaneous	-	-	-
Meeting Room	-	-	-
Office Supplies	-	-	-
Property Taxes	-	100.98	100.98
Website Maintenance	145.00	145.00	290.00
Holiday Decorations	-	-	-
Dues, Licenses, and Fees	175.00	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 13,121.28</b>	<b>\$ 5,839.28</b>	<b>\$ 18,960.56</b>
<b><u>Field Operations</u></b>			
<b>Electric Utility Services</b>			
Electric	\$ -	\$ 129.47	\$ 129.47
<b>Water-Sewer Combination Services</b>			
Water Reclaimed	87.92	2,296.52	2,384.44
<b>Other Physical Environment</b>			
General Insurance	3,549.00	-	3,549.00
Property & Casualty Insurance	8,642.00	-	8,642.00
Other Insurance	500.00	-	500.00
Irrigation Repairs	-	-	-
Landscaping Maintenance & Material	3,896.75	27,259.91	31,156.66
Tree Trimming	-	-	-
Flower & Plant Replacement	-	-	-
Contingency	-	-	-
Pest Control	1,738.00	-	1,738.00



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 11/30/2025

	Oct-25	Nov-25	YTD Actual
<b>Interchange Maintenance Expenses</b>			
IME - Aquatics Maintenance	200.40	200.40	400.80
IME - Irrigation	-	-	-
IME - Landscaping	5,762.42	5,762.42	11,524.84
IME - Lighting	-	45.28	45.28
IME - Miscellaneous	73.20	-	73.20
IME - Water Reclaimed	-	69.01	69.01
IME - Landscape Improvements	-	-	-
<b>New Operational Expenses</b>			
Trail Repair	-	-	-
<b>Road &amp; Street Facilities</b>			
Entry and Wall Maintenance	-	-	-
Hardscape Maintenance	-	-	-
Streetlights	-	7,111.07	7,111.07
Accent Lighting	-	-	-
<b>Parks &amp; Recreation</b>			
Personnel Leasing Agreement - Administrator	826.66	826.66	1,653.32
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	2,066.66
<b>Reserves</b>			
Infrastructure Capital Reserve	-	-	-
Interchange Maintenance Reserve	-	-	-
Hurricane Reserve	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 26,309.68</b>	<b>\$ 44,734.07</b>	<b>\$ 71,043.75</b>
<b>Total Expenses</b>	<b>\$ 39,430.96</b>	<b>\$ 50,573.35</b>	<b>\$ 90,004.31</b>
<b>Income (Loss) from Operations</b>	<b>\$ (39,430.96)</b>	<b>\$ (4,622.50)</b>	<b>\$ (44,053.46)</b>
<b>Other Income (Expense)</b>			
Interest Income	\$ 817.76	\$ 807.23	\$ 1,624.99
<b>Total Other Income (Expense)</b>	<b>\$ 817.76</b>	<b>\$ 807.23</b>	<b>\$ 1,624.99</b>
<b>Net Income (Loss)</b>	<b>\$ (38,613.20)</b>	<b>\$ (3,815.27)</b>	<b>\$ (42,428.47)</b>





Greenway Improvement District  
Cash Flow

Beg. Cash		FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
10/1/2025	132,505.14	4,343.48	(34,040.62)	327.97	(17,905.00)	85,230.97
11/1/2025	85,230.97	-	(4,109.65)	206,916.98	(34,523.39)	253,514.91
12/1/2025	253,514.91	-	-	173,439.42	(318,553.63)	108,400.70 as of 12/10/2025
Totals		4,343.48	(38,150.27)	380,684.37	(370,982.02)	