

# 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 **6:30 p.m. on Tuesday, August 19, 2025, at 13623 Sachs Ave, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

## BOARD OF SUPERVISORS' MEETING AGENDA

### Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the July 19, 2025, Board of Supervisors' Meeting**  
*(provided under separate cover)*
- 2. **Consideration of Resolution 2025-05, Approving an Annual Meeting Schedule for Fiscal Year 2026**

### Business Matters

- 3. **Discussion Regarding Award of Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway**
- 4. **Public Hearing on the Adoption of the District's Annual Budget**
  - a) Public Comments and Testimony
  - b) Board Comments
  - c) **Consideration of Resolution 2025-06, Adopting the Fiscal Year 2026 Budget and Appropriating Funds**
- 5. **Public Hearing on the Imposition of Special Assessments**
  - a) Public Comments and Testimony
  - b) Board Comments
  - c) **Consideration of Resolution 2025-07, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection** *(Exhibit B provided under separate cover)*
- 6. **Consideration of Resolution 2025-08, Adopting Goals, Objectives, and Performance Measures and Standards**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$56,646.43**
- 8. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 9. **Review of District's Financial Position and Budget to Actual YTD**

### Other Business

- A. Staff Reports
  - 1. District Counsel
  - 2. District Manager
  - 3. District Engineer
  - 4. Construction Supervisor
  - 5. Landscape Supervisor
  - 6. Irrigation Supervisor
- B. Supervisor Requests

**Adjournment**



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# **Greenway Improvement District**

**Minutes of the July 19, 2025,  
Board of Supervisors' Meeting**  
*(provided under separate cover)*



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# **Greeneway Improvement District**

**Resolution 2025-05,  
Approving an Annual Meeting Schedule for  
Fiscal Year 2026**

**RESOLUTION 2025-05**

**A RESOLUTION OF THE GREENEWAY IMPROVEMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR 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*, being situated in City of Orlando, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

1. Regular meetings of the District's Board shall be held as provided on the schedule attached hereto as **Exhibit A**.
2. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file annually with Orange County a schedule of the District's regular meetings.
3. This Resolution shall take effect immediately upon adoption.

**Adopted this 19th day of August, 2025.**

**ATTEST:**

**Greenway Improvement District**

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **EXHIBIT A**

### **Greenway Improvement District Fiscal Year 2025-2026**

The Board of Supervisors of the Greenway Improvement District will hold its meetings for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 2:30 p.m. on the third Tuesday of each month unless otherwise noted below:

October 21, 2025  
November 18, 2025  
December 16, 2025  
January 20, 2026  
February 17, 2026  
March 10, 2026  
April 21, 2026  
May 19, 2026  
June 16, 2026  
July 21, 2026  
August 18, 2026  
September 15, 2026

### **Construction Committee of the Boggy Creek, Greenway, Midtown & Myrtle Creek Improvement Districts and the Poitras East Community Development District Fiscal Year 2025-2026**

The Construction Committee of the Boggy Creek, Greenway, Midtown and Myrtle Creek Improvement Districts and the Poitras East Community Development District will be meeting for the Fiscal Year 2026 in the office of Tavistock Development Company, 6900 Tavistock Lakes Blvd #200, Orlando, FL 32827 at 3:30 p.m. each month as follows:

October 9, 2025  
November 13, 2025  
December 11, 2025  
January 8, 2026  
February 12, 2026  
March 12, 2026  
April 9, 2026  
May 14, 2026  
June 11, 2026  
July 9, 2026  
August 13, 2026  
September 10, 2026



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# **Greenway Improvement District**

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



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# **Greeneway Improvement District**

**Public Hearing on the Adoption of the District's  
Annual Budget**





# **Greenway Improvement District**

**Resolution 2025-06,  
Adopting the Fiscal Year 2026 Budget and  
Appropriating Funds**

## RESOLUTION 2025-06

### THE ANNUAL APPROPRIATION RESOLUTION OF THE GREENEWAY IMPROVEMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Greenway Improvement District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

#### SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Greenway Improvement District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2.      APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3.      BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a.      A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b.      The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c.      Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4.      EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19th DAY OF AUGUST 2025.**

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:**      FY 2026 Budget

## EXHIBIT A



# Greeneway Improvement District

## July 2025 Budget Package

July 31, 2025

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



**Greenway Improvement District**  
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 484,129.73	\$ 27,751.97	\$ 511,881.70	\$ 511,881.70	\$ -
Off-Roll Assessments	11,882.09	-	11,882.09	11,918.30	-
On-Roll / Off-Roll Assessments	-	-	-	-	693,758.26
Carryforward Revenue	91,838.83	18,367.77	110,206.60	110,206.60	-
<b>Net Revenues</b>	<b>\$ 587,850.65</b>	<b>\$ 46,119.74</b>	<b>\$ 633,970.39</b>	<b>\$ 634,006.60</b>	<b>\$ 693,758.26</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 5,800.00	\$ 1,600.00	\$ 7,400.00	\$ 9,600.00	\$ 12,000.00
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,977.00	-	2,977.00	3,199.30	3,423.55
Trustee Services	8,566.13	-	8,566.13	5,000.00	5,702.93
Management	36,666.70	7,333.30	44,000.00	44,000.00	44,000.00
Engineering	13,399.87	6,100.13	19,500.00	19,500.00	10,000.00
Disclosure	-	-	-	1,000.00	-
Property Appraiser	-	-	-	4,600.00	4,600.00
District Counsel	9,475.48	4,737.76	14,213.24	30,000.00	20,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	4,590.00	-	4,590.00	4,590.00	4,000.00
Arbitrage Calculation	-	-	-	500.00	500.00
Tax Preparation	-	-	-	-	32.40
Travel and Per Diem	65.41	13.08	78.49	400.00	400.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	32.71	6.54	39.25	500.00	500.00
Copies	-	-	-	750.00	750.00
Legal Advertising	3,286.72	657.34	3,944.06	4,500.00	6,500.00
Bank Fees	1.50	-	1.50	360.00	48.00
Miscellaneous	221.33	44.26	265.59	100.00	150.00
Meeting Room	-	-	-	250.00	250.00
Office Supplies	-	-	-	270.00	270.00
Property Taxes	80.85	-	80.85	100.00	100.00
Web Site Maintenance	2,250.00	570.00	2,820.00	3,000.00	2,940.00
Holiday Decorations	6,000.00	-	6,000.00	7,000.00	7,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 101,088.70</b>	<b>\$ 21,312.41</b>	<b>\$ 122,401.11</b>	<b>\$ 147,169.30</b>	<b>\$ 131,116.88</b>



**Greenway Improvement District**  
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Field Operations</b>					
<b>Electric Utility Services</b>					
Electric	\$ 1,093.60	\$ 218.72	\$ 1,312.32	\$ 2,000.00	\$ 2,000.00
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	19,199.21	3,839.84	23,039.05	20,000.00	20,000.00
<b>Other Physical Environment</b>					
General Insurance	3,348.00	-	3,348.00	3,598.35	3,850.20
Property & Casualty Insurance	8,528.00	-	8,528.00	9,523.15	9,807.20
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	1,621.93	324.38	1,946.31	20,000.00	20,000.00
Landscaping Maintenance & Material	126,290.00	25,258.00	151,548.00	154,520.29	200,000.00
Tree Trimming	2,700.00	540.00	3,240.00	10,000.00	10,000.00
Flower & Plant Replacement	9,375.50	1,875.10	11,250.60	15,000.00	15,000.00
Contingency	1,883.00	376.60	2,259.60	2,710.57	5,000.00
Pest Control	3,476.00	-	3,476.00	1,750.00	3,500.00
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	2,004.00	400.80	2,404.80	2,544.00	2,544.00
IME - Irrigation Repairs	1,957.80	391.56	2,349.36	2,400.00	2,400.00
IME - Landscaping	57,624.20	11,524.84	69,149.04	72,000.00	70,349.04
IME - Lighting	290.78	58.16	348.94	960.00	960.00
IME - Miscellaneous	256.94	51.38	308.32	4,800.00	4,800.00
IME - Water Reclaimed	319.40	63.88	383.28	1,200.00	1,200.00
IME - Landscape Improvements	3,156.84	631.36	3,788.20	9,600.00	9,600.00
<b>New Operational Expenses</b>					
Trail Repair	32,432.00	-	32,432.00	28,000.00	40,000.00
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	300.00	1,800.00	1,860.00	1,860.00
Hardscape Maintenance	6,214.99	1,243.00	7,457.99	15,000.00	15,000.00
Streetlights	73,383.41	14,676.68	88,060.09	77,000.00	86,000.00
Accent Lighting	687.35	166.66	854.01	1,000.00	1,000.00
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	8,266.60	1,653.40	9,920.00	9,920.00	9,920.00
Personnel Leasing Agreement - Irrigation Specialist	10,333.27	2,066.73	12,400.00	12,400.00	12,400.00
<b>Reserves</b>					
Infrastructure Capital Reserve	11,000.00	-	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	1,950.94	-	1,950.94	1,950.94	1,950.94
Hurricane Reserve	-	-	-	-	5,000.00
<b>Total Field Operations Expenses</b>	<b>\$ 388,893.76</b>	<b>\$ 65,661.09</b>	<b>\$ 454,554.85</b>	<b>\$ 490,837.30</b>	<b>\$ 566,641.38</b>
<b>Total Expenses</b>	<b>\$ 489,982.46</b>	<b>\$ 86,973.50</b>	<b>\$ 576,955.96</b>	<b>\$ 638,006.60</b>	<b>\$ 697,758.26</b>
<b>Income (Loss) from Operations</b>	<b>\$ 97,868.19</b>	<b>\$ (40,853.76)</b>	<b>\$ 57,014.43</b>	<b>\$ (4,000.00)</b>	<b>\$ (4,000.00)</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ 19,589.21	\$ 43.46	\$ 19,632.67	\$ 4,000.00	\$ 4,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 19,589.21</b>	<b>\$ 43.46</b>	<b>\$ 19,632.67</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 117,457.40</b>	<b>\$ (40,810.30)</b>	<b>\$ 76,647.10</b>	<b>\$ -</b>	<b>\$ -</b>



Greenway Improvement District  
FY 2026 Debt Service Proposed Budget  
Series 2023 Special Assessment Bonds

	FY 2026 Proposed Budget
REVENUES:	
Special Assessments Series 2023	\$ 2,832,966.25
TOTAL REVENUES	<u>\$ 2,832,966.25</u>
EXPENDITURES:	
Series 2023 - Interest 11/01/2025	\$ 568,406.25
Series 2023 - Principal 05/01/2026	1,150,000.00
Series 2023 - Interest 05/01/2026	568,406.25
TOTAL EXPENDITURES	<u>\$ 2,286,812.50</u>
EXCESS REVENUES	<u>\$ 546,153.75</u>
Series 2023 - Interest 11/01/2026	\$ 546,153.75





# Greenway Improvement District Budget Item Descriptions FY 2025 – 2026

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## *Revenues*

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### **On-Roll Assessments**

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

### **Off-Roll Assessments**

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

### **Carryforward Revenue**

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

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## *General & Administrative Expenses*

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### ***Legislative***

#### **Supervisor Fees**

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

### ***Financial & Administration***

#### **Public Officials’ Liability Insurance**

Supervisors’ and Officers’ liability insurance.

#### **Trustee Services**

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

#### **Management**

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



## Greenway Improvement District Budget Item Descriptions FY 2025 – 2026

### **Engineering**

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

### **Disclosure**

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

### **Property Appraiser**

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

### **District Counsel**

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

### **Assessment Administration**

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

### **Reamortization Schedules**

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

### **Audit**

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

### **Arbitrage Calculation**

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

### **Tax Preparation**

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

### **Travel and Per Diem**

Travel to and from meetings as related to the District.



## Greeneway Improvement District Budget Item Descriptions FY 2025 – 2026

### **Telephone**

Telephone and fax machine services.

### **Postage & Shipping**

Mail, overnight deliveries, correspondence, etc.

### **Copies**

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

### **Legal Advertising**

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

### **Bank Fees**

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

### **Miscellaneous**

Other general & administrative expenses incurred throughout the year.

### **Meeting Room**

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

### **Office Supplies**

General office supplies associated with the District.

### **Property Taxes**

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

### **Web Site Maintenance**

Website maintenance fee.

### **Holiday Decorations**

District decorations for the holidays.

### **Dues, Licenses & Fees**

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



# Greenway Improvement District Budget Item Descriptions FY 2025 – 2026

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## *Field Operations Expenses*

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### *Electric Utility Services*

#### Electric

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

### *Water-Sewer Combination Services*

#### Water Reclaimed

Water used for irrigation

### *Other Physical Environment*

#### General Insurance

General liability insurance.

#### Property & Casualty Insurance

Insurance to protect property and cover casualty.

#### Other Insurance

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

#### Irrigation Repairs

Inspection and repairs of irrigation system.

#### Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

#### Tree Trimming

Trimming of trees on District property.

#### Flower & Plant Replacement

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



## Greenway Improvement District Budget Item Descriptions FY 2025 – 2026

### **Contingency**

Other Field Operations expenses incurred throughout the year.

### **Pest Control**

Pest control services.

### ***Interchange Maintenance Expenses***

#### **IME – Aquatics Maintenance**

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

#### **IME – Irrigation Repair**

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

#### **IME – Landscaping**

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

#### **IME – Landscape Improvements**

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

#### **IME – Lighting**

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

#### **IME – Miscellaneous**

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

#### **IME – Water Reclaimed**

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



## Greenway Improvement District Budget Item Descriptions FY 2025 – 2026

### *New Operational Expenses*

#### **Trail Repair**

Repairs and maintenance of trails within the District.

### *Road & Street Facilities*

#### **Entry and Wall Maintenance**

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

#### **Hardscape Maintenance**

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

#### **Streetlights**

Streetlighting expenses within the District.

#### **Accent Lighting**

Accent lighting expenses within the District.

### *Parks & Recreation*

#### **Personnel Leasing Agreement – Administrator**

The lease of outside personnel for administrative duties per signed agreement.

#### **Personnel Leasing Agreement – Irrigation Specialist**

The lease of outside personnel for irrigation duties per signed agreement.

### *Reserves*

#### **Infrastructure Capital Reserve**

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

#### **Interchange Maintenance Reserve**

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



Greenway Improvement District  
Budget Item Descriptions  
FY 2025 – 2026

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*Other Income (Expense)*

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**Interest Income**

Income from interest earnings.



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# **Greenway Improvement District**

## **Public Hearing on the Imposition of Special Assessments**





# **Greeneway Improvement District**

**Resolution 2025-07,  
Adopting an Assessment Roll for Fiscal Year 2026  
Budget and Certifying Special Assessments for  
Collection**  
*(Exhibit B provided under separate cover)*

## RESOLUTION 2025-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Greenway Improvement District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Orange County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is

hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 19th day of August 2025.

ATTEST:

**GREENEWAY IMPROVEMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

## EXHIBIT A



**Greenway Improvement District**  
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Revenues</b>					
On-Roll Assessments	\$ 484,129.73	\$ 27,751.97	\$ 511,881.70	\$ 511,881.70	\$ -
Off-Roll Assessments	11,882.09	-	11,882.09	11,918.30	-
On-Roll / Off-Roll Assessments	-	-	-	-	693,758.26
Carryforward Revenue	91,838.83	18,367.77	110,206.60	110,206.60	-
<b>Net Revenues</b>	<b>\$ 587,850.65</b>	<b>\$ 46,119.74</b>	<b>\$ 633,970.39</b>	<b>\$ 634,006.60</b>	<b>\$ 693,758.26</b>
<b>General &amp; Administrative Expenses</b>					
<b>Legislative</b>					
Supervisor Fees	\$ 5,800.00	\$ 1,600.00	\$ 7,400.00	\$ 9,600.00	\$ 12,000.00
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,977.00	-	2,977.00	3,199.30	3,423.55
Trustee Services	8,566.13	-	8,566.13	5,000.00	5,702.93
Management	36,666.70	7,333.30	44,000.00	44,000.00	44,000.00
Engineering	13,399.87	6,100.13	19,500.00	19,500.00	10,000.00
Disclosure	-	-	-	1,000.00	-
Property Appraiser	-	-	-	4,600.00	4,600.00
District Counsel	9,475.48	4,737.76	14,213.24	30,000.00	20,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	4,590.00	-	4,590.00	4,590.00	4,000.00
Arbitrage Calculation	-	-	-	500.00	500.00
Tax Preparation	-	-	-	-	32.40
Travel and Per Diem	65.41	13.08	78.49	400.00	400.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	32.71	6.54	39.25	500.00	500.00
Copies	-	-	-	750.00	750.00
Legal Advertising	3,286.72	657.34	3,944.06	4,500.00	6,500.00
Bank Fees	1.50	-	1.50	360.00	48.00
Miscellaneous	221.33	44.26	265.59	100.00	150.00
Meeting Room	-	-	-	250.00	250.00
Office Supplies	-	-	-	270.00	270.00
Property Taxes	80.85	-	80.85	100.00	100.00
Web Site Maintenance	2,250.00	570.00	2,820.00	3,000.00	2,940.00
Holiday Decorations	6,000.00	-	6,000.00	7,000.00	7,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 101,088.70</b>	<b>\$ 21,312.41</b>	<b>\$ 122,401.11</b>	<b>\$ 147,169.30</b>	<b>\$ 131,116.88</b>



**Greenway Improvement District**  
FY 2026 Proposed O&M Budget

	Actual Through 7/31/2025	Anticipated 8/2025 - 9/2025	Anticipated FY 2025 Total	FY 2025 Adopted Budget	FY 2026 Proposed Budget
<b>Field Operations</b>					
<b>Electric Utility Services</b>					
Electric	\$ 1,093.60	\$ 218.72	\$ 1,312.32	\$ 2,000.00	\$ 2,000.00
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	19,199.21	3,839.84	23,039.05	20,000.00	20,000.00
<b>Other Physical Environment</b>					
General Insurance	3,348.00	-	3,348.00	3,598.35	3,850.20
Property & Casualty Insurance	8,528.00	-	8,528.00	9,523.15	9,807.20
Other Insurance	-	-	-	100.00	1,500.00
Irrigation Repairs	1,621.93	324.38	1,946.31	20,000.00	20,000.00
Landscaping Maintenance & Material	126,290.00	25,258.00	151,548.00	154,520.29	200,000.00
Tree Trimming	2,700.00	540.00	3,240.00	10,000.00	10,000.00
Flower & Plant Replacement	9,375.50	1,875.10	11,250.60	15,000.00	15,000.00
Contingency	1,883.00	376.60	2,259.60	2,710.57	5,000.00
Pest Control	3,476.00	-	3,476.00	1,750.00	3,500.00
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	2,004.00	400.80	2,404.80	2,544.00	2,544.00
IME - Irrigation Repairs	1,957.80	391.56	2,349.36	2,400.00	2,400.00
IME - Landscaping	57,624.20	11,524.84	69,149.04	72,000.00	70,349.04
IME - Lighting	290.78	58.16	348.94	960.00	960.00
IME - Miscellaneous	256.94	51.38	308.32	4,800.00	4,800.00
IME - Water Reclaimed	319.40	63.88	383.28	1,200.00	1,200.00
IME - Landscape Improvements	3,156.84	631.36	3,788.20	9,600.00	9,600.00
<b>New Operational Expenses</b>					
Trail Repair	32,432.00	-	32,432.00	28,000.00	40,000.00
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	300.00	1,800.00	1,860.00	1,860.00
Hardscape Maintenance	6,214.99	1,243.00	7,457.99	15,000.00	15,000.00
Streetlights	73,383.41	14,676.68	88,060.09	77,000.00	86,000.00
Accent Lighting	687.35	166.66	854.01	1,000.00	1,000.00
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	8,266.60	1,653.40	9,920.00	9,920.00	9,920.00
Personnel Leasing Agreement - Irrigation Specialist	10,333.27	2,066.73	12,400.00	12,400.00	12,400.00
<b>Reserves</b>					
Infrastructure Capital Reserve	11,000.00	-	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	1,950.94	-	1,950.94	1,950.94	1,950.94
Hurricane Reserve	-	-	-	-	5,000.00
<b>Total Field Operations Expenses</b>	<b>\$ 388,893.76</b>	<b>\$ 65,661.09</b>	<b>\$ 454,554.85</b>	<b>\$ 490,837.30</b>	<b>\$ 566,641.38</b>
<b>Total Expenses</b>	<b>\$ 489,982.46</b>	<b>\$ 86,973.50</b>	<b>\$ 576,955.96</b>	<b>\$ 638,006.60</b>	<b>\$ 697,758.26</b>
<b>Income (Loss) from Operations</b>	<b>\$ 97,868.19</b>	<b>\$ (40,853.76)</b>	<b>\$ 57,014.43</b>	<b>\$ (4,000.00)</b>	<b>\$ (4,000.00)</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ 19,589.21	\$ 43.46	\$ 19,632.67	\$ 4,000.00	\$ 4,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 19,589.21</b>	<b>\$ 43.46</b>	<b>\$ 19,632.67</b>	<b>\$ 4,000.00</b>	<b>\$ 4,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 117,457.40</b>	<b>\$ (40,810.30)</b>	<b>\$ 76,647.10</b>	<b>\$ -</b>	<b>\$ -</b>



Greenway Improvement District  
FY 2026 Debt Service Proposed Budget  
Series 2023 Special Assessment Bonds

	FY 2026 Proposed Budget
REVENUES:	
Special Assessments Series 2023	\$ 2,832,966.25
TOTAL REVENUES	<u>\$ 2,832,966.25</u>
EXPENDITURES:	
Series 2023 - Interest 11/01/2025	\$ 568,406.25
Series 2023 - Principal 05/01/2026	1,150,000.00
Series 2023 - Interest 05/01/2026	568,406.25
TOTAL EXPENDITURES	<u>\$ 2,286,812.50</u>
EXCESS REVENUES	<u>\$ 546,153.75</u>
Series 2023 - Interest 11/01/2026	\$ 546,153.75



## **EXHIBIT B**



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# **Greenway Improvement District**

**Resolution 2025-08,  
Adopting Goals, Objectives, Performance Measures  
and Standards**

## **RESOLUTION 2025-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2025.

**ATTEST:**

**GREENEWAY IMPROVEMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairman, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting

## Exhibit A

**Exhibit A:**  
**Goals, Objectives and Annual Reporting Form**

**Performance Measures/Standards &  
Annual Reporting Form**

**October 1, 2025 – September 30, 2026**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



# **Greenway Improvement District**

**Operation and Maintenance Expenditures Paid in  
July 2025 in an amount totaling \$56,646.43**



# 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 July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$56,646.43**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

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

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

**Greeneway Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 7/1/2025 to 7/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - CITY NATIONAL BANK</b>					<b>001-101-0000-00-01</b>
3719	07/02/25	P	DONMC	Donald W. McIntosh Associates	\$771.65
3720	07/02/25	P	KUTAK	Kutak Rock	\$1,159.50
3721	07/02/25	P	ORLS	Orlando Sentinel	\$219.50
3722	07/09/25	P	BERMAN	Berman Construction LLC	\$747.34
3723	07/09/25	P	USBANK	US Bank	\$8,566.13
3724	07/09/25	P	VGLOBA	VGlobalTech	\$300.00
3725	07/14/25	P	OUC	Orlando Utilities Commission	\$9,518.00
3726	07/14/25	P	PFMGC	PFM Group Consulting	\$3,666.67
3727	07/14/25	P	VGLOBA	VGlobalTech	\$135.00
3728	07/29/25	P	BERMAN	Berman Construction LLC	\$1,859.99
3729	07/29/25	P	BVLS	BrightView Landscape Services	\$12,629.00
3730	07/29/25	P	TRUSTE	US Bank as Trustee for Greenew	\$29,655.78
3731	07/30/25	P	AMUNRO	Antoinette Munroe	\$200.00
3732	07/30/25	P	BCID	Boggy Creek Improv. District	\$47.65
3733	07/30/25	P	DONMC	Donald W. McIntosh Associates	\$634.80
3734	07/30/25	P	KDUERR	Karen Duerr	\$200.00
3735	07/30/25	P	MFRANK	Matthew Franko	\$200.00
3736	07/30/25	P	ORLS	Orlando Sentinel	\$219.50
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$70,730.51</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70050	07/05/25	M	OCU	Orange County Utilities	\$218.54
70051	07/09/25	M	BCID	Boggy Creek Improv. District	\$6,033.36
70052	07/14/25	M	OUC	Orlando Utilities Commission	\$9,367.45
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$15,619.35</b>
<b>GRAND TOTAL :</b>					<b>\$86,349.86</b>

41,027.08	Checks 3719-3729, 3731, 3733-3736
29,655.78	Check 3730 - Debt Service
47.65	Check 3732 - Construction Legal Ad
218.54	PA 682 - OCU paid online
6,033.36	PA 684 - Jun. ICM paid to Boggy Creek
9,367.45	PA 684 - OUC paid online
86,349.86	Total cash spent
56,646.43	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**  
July 2025 AP Remittance Report

<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3719</b>	<b>AMOUNT:</b>	<b>\$771.65</b>	<b>DATE:</b>	<b>07/02/25</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>		
06/20/25	47416	PA 683 - Eng. srvs. thru 05/30				\$0.00		\$771.65		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$771.65</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3720</b>	<b>AMOUNT:</b>	<b>\$1,159.50</b>	<b>DATE:</b>	<b>07/02/25</b>	<b>VEND ID:</b>	<b>KUTAK</b>	
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>		
06/24/25	3583250	PA 683 - Gen. legal thru 05/31				\$0.00		\$1,159.50		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$1,159.50</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3721</b>	<b>AMOUNT:</b>	<b>\$219.50</b>	<b>DATE:</b>	<b>07/02/25</b>	<b>VEND ID:</b>	<b>ORLS</b>	
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>		
06/15/25	OSC118251823	PA 683 - Ad: 7813936; CU001202				\$0.00		\$219.50		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$219.50</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70050</b>	<b>AMOUNT:</b>	<b>\$218.54</b>	<b>DATE:</b>	<b>07/05/25</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>		
06/13/25	06489-061325	PA 682 - 9987 Laur. Blvd. thru				\$0.00		\$218.54		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$218.54</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70051</b>	<b>AMOUNT:</b>	<b>\$6,033.36</b>	<b>DATE:</b>	<b>07/09/25</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>		
06/30/25	ICM2025-09	PA 684 - Jun. ICM - Aquatics				\$0.00		\$200.40		
06/30/25	ICM2025-09	PA 684 - Jun. ICM - Landscapin				\$0.00		\$5,762.42		
06/30/25	ICM2025-09	PA 684 - Jun. ICM - Lighting				\$0.00		\$35.38		
06/30/25	ICM2025-09	PA 684 - Jun. ICM - Water recl				\$0.00		\$35.16		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$6,033.36</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3722</b>	<b>AMOUNT:</b>	<b>\$747.34</b>	<b>DATE:</b>	<b>07/09/25</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>		
01/10/25	50998	PA 684 - Street sign repair on				\$0.00		\$59.99		
06/06/25	54465	PA 684 - Monument light repair				\$0.00		\$687.35		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$747.34</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3723</b>	<b>AMOUNT:</b>	<b>\$8,566.13</b>	<b>DATE:</b>	<b>07/09/25</b>	<b>VEND ID:</b>	<b>USBANK</b>	
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>		
06/25/25	7795862	PA 684 - FY25 S2023 trustee fe				\$0.00		\$2,863.20		
06/25/25	7795862	PA 684 - FY26 S2023 trustee fe				\$0.00		\$5,702.93		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$8,566.13</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3724</b>	<b>AMOUNT:</b>	<b>\$300.00</b>	<b>DATE:</b>	<b>07/09/25</b>	<b>VEND ID:</b>	<b>VGLOBA</b>	
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>		
06/30/25	7440	PA 684 - Apr. - Jun. ADA audit				\$0.00		\$300.00		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$300.00</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70052</b>	<b>AMOUNT:</b>	<b>\$9,367.45</b>	<b>DATE:</b>	<b>07/14/25</b>	<b>VEND ID:</b>	<b>OUC</b>	
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>		
07/01/25	43030-070125	PA 684 - 06/02/2025 - 07/01/20				\$0.00		\$126.39		
07/01/25	43030-070125	PA 684 - 06/02/2025 - 07/01/20				\$0.00		\$2,129.69		
07/01/25	43030-070125	PA 684 - 06/02/2025 - 07/01/20				\$0.00		\$2.06		
07/01/25	43030-070125	PA 684 - 06/02/2025 - 07/01/20				\$0.00		\$7,109.31		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$9,367.45</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3725</b>	<b>AMOUNT:</b>	<b>\$9,518.00</b>	<b>DATE:</b>	<b>07/14/25</b>	<b>VEND ID:</b>	<b>OUC</b>	
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>		
05/29/25	898066	PA 683 - Upfront charges for I				\$0.00		\$9,518.00		
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$9,518.00</b>		

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

BANK:	CN1484	CHECK:	3726	AMOUNT:	\$3,666.67	DATE:	07/14/25	VEND ID:	PFMGC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	DM-07-2025-18	PA 685 - DM fee: Jul. 2025				\$0.00		\$3,666.67		
TOTALS:						\$0.00		\$3,666.67		
BANK:	CN1484	CHECK:	3727	AMOUNT:	\$135.00	DATE:	07/14/25	VEND ID:	VGLOBA	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	7472	PA 685 - Jul. website maint.				\$0.00		\$135.00		
TOTALS:						\$0.00		\$135.00		
BANK:	CN1484	CHECK:	3728	AMOUNT:	\$1,859.99	DATE:	07/29/25	VEND ID:	BERMAN	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	2199	PA 684 - Jul. irrigation speci				\$0.00		\$1,033.33		
07/01/25	2199	PA 684 - Jul. administrator ag				\$0.00		\$826.66		
TOTALS:						\$0.00		\$1,859.99		
BANK:	CN1484	CHECK:	3729	AMOUNT:	\$12,629.00	DATE:	07/29/25	VEND ID:	BVLS	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/01/25	9401203	PA 684 - Jul. Sec. 2 landscapi				\$0.00		\$3,231.00		
07/01/25	9401204	PA 684 - Jul. Sec. 3 landscapi				\$0.00		\$3,324.00		
07/01/25	9401247	PA 684 - Jul. Sec. 1 landscapi				\$0.00		\$6,074.00		
TOTALS:						\$0.00		\$12,629.00		
BANK:	CN1484	CHECK:	3730	AMOUNT:	\$29,655.78	DATE:	07/29/25	VEND ID:	TRUSTE	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/16/25	2025.07.15	S2023 FY25 DS (236275000) Dist				\$0.00		\$29,655.78		
TOTALS:						\$0.00		\$29,655.78		
BANK:	CN1484	CHECK:	3731	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	AMUNRO	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/15/25	2025.07.15	PA 686 - Supervisor fee 2025.0				\$0.00		\$200.00		
TOTALS:						\$0.00		\$200.00		
BANK:	CN1484	CHECK:	3732	AMOUNT:	\$47.65	DATE:	07/30/25	VEND ID:	BCID	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/30/25	OSC119437946	PA 686 - BCID req 490; legal a				\$0.00		\$47.65		
TOTALS:						\$0.00		\$47.65		
BANK:	CN1484	CHECK:	3733	AMOUNT:	\$634.80	DATE:	07/30/25	VEND ID:	DONMC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/18/25	47547	PA 686 - Eng. srvs. thru 06/27				\$0.00		\$634.80		
TOTALS:						\$0.00		\$634.80		
BANK:	CN1484	CHECK:	3734	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	KDUERR	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/15/25	2025.07.15	PA 686 - Supervisor fee 2025.0				\$0.00		\$200.00		
TOTALS:						\$0.00		\$200.00		
BANK:	CN1484	CHECK:	3735	AMOUNT:	\$200.00	DATE:	07/30/25	VEND ID:	MFRANK	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/15/25	2025.07.15	PA 686 - Supervisor fee 2025.0				\$0.00		\$200.00		
TOTALS:						\$0.00		\$200.00		
BANK:	CN1484	CHECK:	3736	AMOUNT:	\$219.50	DATE:	07/30/25	VEND ID:	ORLS	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
07/13/25	OSC119891823	PA 686 - Legal ad 7823504 ; CU				\$0.00		\$219.50		
TOTALS:						\$0.00		\$219.50		



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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**



# Greeneway Improvement District

## July 2025 Financial Package

July 31, 2025

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



**Greenway Improvement District**  
**Statement of Financial Position**  
**As of 7/31/2025**

	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	\$ 171,105.16				\$ 171,105.16
State Board of Administration	1,767.10				1,767.10
Infrastructure Capital Reserve	120,810.72				120,810.72
Interchange Maintenance Reserve	29,996.18				29,996.18
Assessments Receivable	27,789.96				27,789.96
Prepaid Expenses	5,702.93				5,702.93
Deposits	1,625.58				1,625.58
Assessments Receivable		\$ 118,362.01			118,362.01
Due From Other Funds		29,655.78			29,655.78
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2023)		763,657.00			763,657.00
Interest (Series 2023)		0.18			0.18
Prepayment (Series 2023)		3,859.48			3,859.48
General Checking Account			\$ 7,078.79		7,078.79
Acquisition/Construction (Series 2023)			1,064,651.23		1,064,651.23
Total Current Assets	\$ 358,797.63	\$ 1,142,410.88	\$ 1,071,730.02	\$ -	\$ 2,572,938.53
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 994,393.09	\$ 994,393.09
Amount To Be Provided				28,380,606.91	28,380,606.91
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
<b>Total Assets</b>	<b>\$ 358,797.63</b>	<b>\$ 1,142,410.88</b>	<b>\$ 1,071,730.02</b>	<b>\$ 29,375,000.00</b>	<b>\$ 31,947,938.53</b>





**Greenway Improvement District**  
**Statement of Financial Position**  
**As of 7/31/2025**

	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	\$ 310.09				\$ 310.09
Due To Other Governmental Units	7,412.31				7,412.31
Deferred Revenue	27,789.96				27,789.96
Deferred Revenue		\$ 118,362.01			118,362.01
Total Current Liabilities	<u>\$ 35,512.36</u>	<u>\$ 118,362.01</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 153,874.37</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><b>\$ 35,512.36</b></u>	<u><b>\$ 118,362.01</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 29,375,000.00</b></u>	<u><b>\$ 29,528,874.37</b></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	38,569.51				38,569.51
Net Assets, Unrestricted		\$ 1,130,338.57			1,130,338.57
Current Year Net Assets, Unrestricted		(106,289.70)			(106,289.70)
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			33,292.46		33,292.46
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u><b>\$ 323,285.27</b></u>	<u><b>\$ 1,024,048.87</b></u>	<u><b>\$ 1,071,730.02</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 2,419,064.16</b></u>
<b>Total Liabilities and Net Assets</b>	<u><b>\$ 358,797.63</b></u>	<u><b>\$ 1,142,410.88</b></u>	<u><b>\$ 1,071,730.02</b></u>	<u><b>\$ 29,375,000.00</b></u>	<u><b>\$ 31,947,938.53</b></u>



Statement of Activities  
As of 7/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 484,129.73				\$ 484,129.73
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$ 2,061,986.48			2,061,986.48
Off-Roll Assessments		76,733.87			76,733.87
Other Assessments		9,030.90			9,030.90
Total Revenues	<u>\$ 496,011.82</u>	<u>\$ 2,147,751.25</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,643,763.07</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 5,800.00				\$ 5,800.00
Public Officials' Liability Insurance	2,977.00				2,977.00
Trustee Services	8,566.13				8,566.13
Management	36,666.70				36,666.70
Engineering	13,399.87				13,399.87
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	3,286.72				3,286.72
Bank Fees	1.50				1.50
Miscellaneous	221.33				221.33
Property Taxes	80.85				80.85
Web Site Maintenance	2,250.00				2,250.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,093.60				1,093.60
Water Reclaimed	19,199.21				19,199.21
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	126,290.00				126,290.00
Tree Trimming	2,700.00				2,700.00
Flower & Plant Replacement	9,375.50				9,375.50
Contingency	1,883.00				1,883.00



**Greenway Improvement District**  
Statement of Activities  
As of 7/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 2,004.00				\$ 2,004.00
IME - Irrigation	1,957.80				1,957.80
IME - Landscaping	57,624.20				57,624.20
IME - Lighting	290.78				290.78
IME - Miscellaneous	256.94				256.94
IME - Water Reclaimed	319.40				319.40
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	6,214.99				6,214.99
IME - Landscape Improvements	3,156.84				3,156.84
Streetlights	73,383.41				73,383.41
Accent Lighting	687.35				687.35
Personnel Leasing Agreement	18,599.87				18,599.87
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	<u>\$ 477,031.52</u>	<u>\$ 2,294,963.00</u>	<u>\$ 731.18</u>	<u>\$ -</u>	<u>\$ 2,772,725.70</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 19,589.21				\$ 19,589.21
Dividend Income		\$ 40,922.05			40,922.05
Interest Income			\$ 0.88		0.88
Dividend Income			34,022.76		34,022.76
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 19,589.21</u>	<u>\$ 40,922.05</u>	<u>\$ 34,023.64</u>	<u>\$ -</u>	<u>\$ 94,534.90</u>
<b>Change In Net Assets</b>	<u>\$ 38,569.51</u>	<u>\$ (106,289.70)</u>	<u>\$ 33,292.46</u>	<u>\$ -</u>	<u>\$ (34,427.73)</u>
<b>Net Assets At Beginning Of Year</b>	<u>\$ 284,715.76</u>	<u>\$ 1,130,338.57</u>	<u>\$ 1,038,437.56</u>	<u>\$ -</u>	<u>\$ 2,453,491.89</u>
<b>Net Assets At End Of Year</b>	<u><u>\$ 323,285.27</u></u>	<u><u>\$ 1,024,048.87</u></u>	<u><u>\$ 1,071,730.02</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,419,064.16</u></u>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 484,129.73	\$ 426,568.08	\$ 57,561.65	\$ 511,881.70	94.58%
Off-Roll Assessments	11,882.09	9,931.92	1,950.17	11,918.30	99.70%
Carryforward Revenue	91,838.83	91,838.83	-	110,206.60	83.33%
<b>Net Revenues</b>	<b>\$ 587,850.65</b>	<b>\$ 528,338.83</b>	<b>\$ 59,511.82</b>	<b>\$ 634,006.60</b>	<b>92.72%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 5,800.00	\$ 8,000.00	\$ (2,200.00)	\$ 9,600.00	60.42%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,977.00	2,666.08	310.92	3,199.30	93.05%
Trustee Services	8,566.13	4,166.67	4,399.46	5,000.00	171.32%
Management	36,666.70	36,666.67	0.03	44,000.00	83.33%
Engineering	13,399.87	16,250.00	(2,850.13)	19,500.00	68.72%
Disclosure	-	833.33	(833.33)	1,000.00	0.00%
Property Appraiser	-	3,833.33	(3,833.33)	4,600.00	0.00%
District Counsel	9,475.48	25,000.00	(15,524.52)	30,000.00	31.58%
Assessment Administration	7,500.00	6,250.00	1,250.00	7,500.00	100.00%
Reamortization Schedules	-	208.33	(208.33)	250.00	0.00%
Audit	4,590.00	3,825.00	765.00	4,590.00	100.00%
Arbitrage Calculation	-	416.67	(416.67)	500.00	0.00%
Travel and Per Diem	65.41	333.33	(267.92)	400.00	16.35%
Telephone	-	20.86	(20.86)	25.00	0.00%
Postage & Shipping	32.71	416.67	(383.96)	500.00	6.54%
Copies	-	625.00	(625.00)	750.00	0.00%
Legal Advertising	3,286.72	3,750.00	(463.28)	4,500.00	73.04%
Bank Fees	1.50	300.00	(298.50)	360.00	0.42%
Miscellaneous	221.33	83.33	138.00	100.00	221.33%
Meeting Room	-	208.33	(208.33)	250.00	0.00%
Office Supplies	-	225.00	(225.00)	270.00	0.00%
Property Taxes	80.85	83.33	(2.48)	100.00	80.85%
Web Site Maintenance	2,250.00	2,500.00	(250.00)	3,000.00	75.00%
Holiday Decorations	6,000.00	5,833.33	166.67	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	145.81	29.19	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 101,088.70</b>	<b>\$ 122,641.07</b>	<b>\$ (21,552.37)</b>	<b>\$ 147,169.30</b>	<b>68.69%</b>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 7/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 1,093.60	\$ 1,666.67	\$ (573.07)	\$ 2,000.00	54.68%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	19,199.21	16,666.67	2,532.54	20,000.00	96.00%
<b>Other Physical Environment</b>					
General Insurance	3,348.00	2,998.63	349.37	3,598.35	93.04%
Property & Casualty Insurance	8,528.00	7,935.96	592.04	9,523.15	89.55%
Other Insurance	-	83.33	(83.33)	100.00	0.00%
Irrigation Repairs	1,621.93	16,666.67	(15,044.74)	20,000.00	8.11%
Landscaping Maintenance & Material	126,290.00	128,766.91	(2,476.91)	154,520.29	81.73%
Tree Trimming	2,700.00	8,333.33	(5,633.33)	10,000.00	27.00%
Flower & Plant Replacement	9,375.50	12,500.00	(3,124.50)	15,000.00	62.50%
Contingency	1,883.00	2,258.81	(375.81)	2,710.57	69.47%
Pest Control	3,476.00	1,458.33	2,017.67	1,750.00	198.63%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	2,004.00	2,120.00	(116.00)	2,544.00	78.77%
IME - Irrigation Repairs	1,957.80	2,000.00	(42.20)	2,400.00	81.58%
IME - Landscaping	57,624.20	60,000.00	(2,375.80)	72,000.00	80.03%
IME - Lighting	290.78	800.00	(509.22)	960.00	30.29%
IME - Miscellaneous	256.94	4,000.00	(3,743.06)	4,800.00	5.35%
IME - Water Reclaimed	319.40	1,000.00	(680.60)	1,200.00	26.62%
IME - Landscape Improvements	3,156.84	8,000.00	(4,843.16)	9,600.00	32.88%
<b>New Operational Expenses</b>					
Trail Repair	32,432.00	23,333.33	9,098.67	28,000.00	115.83%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	1,550.00	(50.00)	1,860.00	80.65%
Hardscape Maintenance	6,214.99	12,500.00	(6,285.01)	15,000.00	41.43%
Streetlights	73,383.41	64,166.67	9,216.74	77,000.00	95.30%
Accent Lighting	687.35	833.33	(145.98)	1,000.00	68.74%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	8,266.60	8,266.67	(0.07)	9,920.00	83.33%
Personnel Leasing Agreement - Irrigation Specialist	10,333.27	10,333.33	(0.06)	12,400.00	83.33%
<b>Reserves</b>					
Infrastructure Capital Reserve	11,000.00	9,166.67	1,833.33	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,625.78	325.16	1,950.94	100.00%
<b>Total Field Operations Expenses</b>	<b>\$ 388,893.76</b>	<b>\$ 409,031.09</b>	<b>\$ (20,137.33)</b>	<b>\$ 490,837.30</b>	<b>79.23%</b>
<b>Total Expenses</b>	<b>\$ 489,982.46</b>	<b>\$ 531,672.16</b>	<b>\$ (41,689.70)</b>	<b>\$ 638,006.60</b>	<b>76.80%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 97,868.19</b>	<b>\$ (3,333.33)</b>	<b>\$ 101,201.52</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 19,589.21	\$ 3,333.33	\$ 16,255.88	\$ 4,000.00	489.73%
<b>Total Other Income (Expense)</b>	<b>\$ 19,589.21</b>	<b>\$ 3,333.33</b>	<b>\$ 16,255.88</b>	<b>\$ 4,000.00</b>	<b>489.73%</b>
<b>Net Income (Loss)</b>	<b>\$ 117,457.40</b>	<b>\$ -</b>	<b>\$ 117,457.40</b>	<b>\$ -</b>	



Budget to Actual  
For the Month Ending 7/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-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	\$ 6,962.82	\$ 484,129.73
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	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>\$ 16,146.70</b>	<b>\$ 587,850.65</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	\$ 600.00	\$ 5,800.00
<b>Financial &amp; Administrative</b>											
Public Officials' Liability Insurance	2,977.00	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,702.93	-	-	-	-	-	-	-	-	2,863.20	-
Management	3,666.67	3,666.67	3,666.67	-	7,333.34	3,666.67	-	7,333.34	3,666.67	3,666.67	2,977.00
District Engineering	-	796.21	2,221.21	5,225.00	2,284.80	509.10	125.00	832.10	771.65	634.80	8,566.13
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	36,666.70
Property Appraiser	-	-	-	-	-	-	-	-	-	-	13,399.87
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	-	-	-	-	-	-	-	-	-	-	65.41
Postage & Shipping	-	0.69	-	0.69	-	-	29.26	2.07	-	-	32.71
Copies	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	275.68	219.50	-	257.00	219.50	544.00	892.69	47.65	563.55	267.15	-
Bank Fees	-	1.50	-	-	-	-	-	-	-	-	1.50
Miscellaneous	-	27.66	-	27.67	-	83.00	-	-	83.00	-	221.33
Meeting Room	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	80.85	-	-	-	-	-	-	-	-	80.85
Website Maintenance	135.00	135.00	-	570.00	135.00	135.00	435.00	135.00	135.00	435.00	-
Holiday Decorations	-	-	-	6,000.00	-	-	-	-	-	-	-
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	2,250.00
<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>\$ 8,466.82</b>	<b>\$ 101,088.70</b>



Budget to Actual  
For the Month Ending 7/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-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	\$ 126.39	\$ 1,093.60
<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	2,441.84	19,199.21
<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	12,629.00	126,290.00
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	200.40	2,004.00
IME - Irrigation	-	64.20	233.04	388.56	477.36	-	397.32	169.08	-	228.24	1,957.80
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	5,762.42	57,624.20
IME -Lighting	-	27.93	27.84	33.12	33.34	31.63	35.24	33.15	35.38	33.15	290.78
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	49.78	319.40
IME - Landscape Improvements	-	-	-	427.80	1,590.72	-	-	-	-	1,138.32	3,156.84
<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	59.99	6,214.99
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	16,627.31	73,383.41
Accent Lighting	-	-	-	-	-	-	-	-	-	687.35	687.35
<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	826.66	8,266.60
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	1,033.33	10,333.27
<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>\$ 41,844.18</b>	<b>\$ 388,893.76</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>\$ 50,311.00</b>	<b>\$ 489,982.46</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>\$ (34,164.30)</b>	<b>\$ 97,868.19</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	\$ 21.58	\$ 19,589.21
<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>\$ 21.58</b>	<b>\$ 19,589.21</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>\$ (34,142.72)</b>	<b>\$ 117,457.40</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	-	-	36,621.33	(86,349.86)	171,105.16
8/1/2025	171,105.16	-	-	-	(8,690.54)	162,414.62
						as of 08/09/2025
Totals		10,622.27	(191,743.14)	2,654,329.20	(2,629,921.54)	