

Greenway Improvement District

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

www.greenwayid.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 15, 2025, Board of Supervisors' Meeting**
- 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

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

Adjournment



Greenway Improvement District

**Minutes of the July 15, 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, July 15, 2025, at 2:30 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson	
Karen Duerr	Vice Chairperson	
Matthew Franko	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Blake Firth	PFM	(via phone)
Lynne Mullins	PFM	
Tucker Mackie	Kutak Rock	(via phone)
Jeffrey Newton	Donald W. McIntosh Associates	
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
DJ Batten	Berman	
Samantha Sharenow	Berman	
Eddie Padua	Berman	
Edgar Morales	Berman	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

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

The Board reviewed the minutes of the June 17, 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 June 17, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

The Board reviewed the minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating a Qualified Public Depository

Ms. Walden noted that the District currently uses City National Bank. However, District Staff is recommending switching to Valley Bank as City National Bank currently offers 0.01% interest and charges fees for wires and stop payments while Valley Bank offers 4% interest and does not charge any fees. She noted that after speaking to the Chair about this switch, City National Bank offered to increase their interest to 3.5% to 3.75% for the account. This increase is still lower than Valley Bank and District staff still recommends the switch.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2025-04, Designating a Qualified Public Depository with Valley Bank.

SIXTH ORDER OF BUSINESS

Consideration of Responses Received in Response to Request for Qualifications for Construction Services

a) Construction Committee Recommendation Regarding Prequalification

Mr. Newton explained that the District received 13 responses to the Request for Qualifications for Construction Services, and the Construction Committee found them all to be qualified. This prequalification is for two years, with a two-year extension available.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Construction Committee Recommendation to list all 13 Proposers, which include Carr & Collier, Inc., Cathcart Construction Company, Garney Companies, Inc., Gibbs and Register, Granite Construction Company, Hubbard Construction Company, JMHC, Inc., Jon M Hall Company, Jr. Davis Construction Company, Inc., Prime Construction Group, Inc., Southern Development & Construction, The Middlesex Corporation and Watson Civil Construction, Inc., as Pre-Qualified Contractors.

SEVENTH ORDER OF BUSINESS

Consideration of Award of Landscape and Irrigation Maintenance Services –

**Tavistock Lakes and Laureate
Boulevard & Nemours Parkway
a) Construction Committee
Recommendation**

Ms. Walden explained the District received seven bids in response to the Landscape and Irrigation Maintenance Services RFP. District staff and the Construction Committee reviewed the proposals and ranked them based on the evaluation criteria. She did note that ULS was disqualified as they did not provide the required bid bond. The Committee recommends moving forward with the highest ranked proposer for each section.

The Committee ranked the proposers the following:

Section 1 – Prince & Sons as #1, Juniper as #2, Cepra as #3, Helping Hand and LS Workshop as #4, and Yellowstone as #6.

Section 2 – Prince & Sons as #1, Juniper as #2, Cepra as #3, Helping Hand and LS Workshop as #4, and Yellowstone as #6.

Section 3 – Cepra as #1, Prince & Sons as #2, Juniper as #3, Helping Hand as #4, LS Workshop as #5, and Yellowstone as #6.

Discussion ensued regarding the lower price bid, concerns of their understanding, and the process in place with the performance bond and staff oversight.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the recommended rankings from the Construction Committee for each Section for Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway and for District staff to finalize an Agreement with the #1 proposer for each of the three Sections.

EIGHTH ORDER OF BUSINESS

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

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

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$66,553.70.

NINTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from BrightView to repair hog damage, in the amount of \$1,624.00.

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 from BrightView, in the amount of \$1,624.00.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through June 2025. The District has spent approximately 69% of the budget so far this year. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel –

There was a request from the Board to tour the Greenway ID facilities, like the trail. Ms. Mackie noted this could be listed as an advertised Board Workshop. Ms. Walden will review possible dates.

District Manager –

Ms. Walden stated the next Board Meeting is scheduled for Tuesday, August 19, 2025, at 6:30 p.m., at Dockside. This meeting will be the Public Hearing on the budget and to increase assessments. This will be an in-person meeting only. She noted that the mailed notice and the advertisement will be completed soon.

Ms. Walden noted a resident has submitted a request for shoe reimbursement (Minutes Exhibit A) due to stepping in a hole in the ground due to an irrigation leak. Mr. Batten confirmed that this hole has been repaired. The total amount requested for reimbursement is \$191.70.

Discussion ensued regarding the reimbursement. Ms. Mackie noted there would be a waiver signed to release the District from any future liability related to that event.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the resident reimbursement for shoes in the amount of \$191.70.

District Engineer –

No report.

Landscape Supervisor –

No report.

Construction Supervisor –

No report.

Irrigation Supervisor –

Mr. Batten gave an update on the tree trimming. He noted they are waiting until August to complete, due to less traffic.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti stated the caulking on the bridge at Laureate Boulevard has not been completed. Mr. Padua noted that a proposal is being finalized for the Board to consider.

Mr. Tinetti stated the “No Parking” striping in front of the fire hydrants on Nemours Parkway is fading and needs to be redone. Mr. Newton responded that this is part of the City’s responsibilities.

Mr. Franko asked about the sign proposals. Ms. Walden responded that Berman is putting together a proposal with the additional scope which will be brought to the Board for consideration.

There were no further Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Mr. Franco, with all in favor, the July 15, 2025, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



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:

Greeneway Improvement District

Secretary/Assistant Secretary

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



Greenway Improvement District

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



Greenway 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 1st 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

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

EXHIBIT A



Greenway 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
Revenues					
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	-
Net Revenues	\$ 587,850.65	\$ 46,119.74	\$ 633,970.39	\$ 634,006.60	\$ 693,758.26
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 5,800.00	\$ 1,600.00	\$ 7,400.00	\$ 9,600.00	\$ 12,000.00
Financial & Administrative					
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
Total General & Administrative Expenses	\$ 101,088.70	\$ 21,312.41	\$ 122,401.11	\$ 147,169.30	\$ 131,116.88



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
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 1,093.60	\$ 218.72	\$ 1,312.32	\$ 2,000.00	\$ 2,000.00
Water-Sewer Combination Services					
Water Reclaimed	19,199.21	3,839.84	23,039.05	20,000.00	20,000.00
Other Physical Environment					
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
Interchange Maintenance Expenses					
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
New Operational Expenses					
Trail Repair	32,432.00	-	32,432.00	28,000.00	40,000.00
Road & Street Facilities					
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
Parks & Recreation					
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
Reserves					
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
Total Field Operations Expenses	\$ 388,893.76	\$ 65,661.09	\$ 454,554.85	\$ 490,837.30	\$ 566,641.38
Total Expenses	\$ 489,982.46	\$ 86,973.50	\$ 576,955.96	\$ 638,006.60	\$ 697,758.26
Income (Loss) from Operations	\$ 97,868.19	\$ (40,853.76)	\$ 57,014.43	\$ (4,000.00)	\$ (4,000.00)
<u>Other Income (Expense)</u>					
Interest Income	\$ 19,589.21	\$ 43.46	\$ 19,632.67	\$ 4,000.00	\$ 4,000.00
Total Other Income (Expense)	\$ 19,589.21	\$ 43.46	\$ 19,632.67	\$ 4,000.00	\$ 4,000.00
Net Income (Loss)	\$ 117,457.40	\$ (40,810.30)	\$ 76,647.10	\$ -	\$ -



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

Revenues

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.

General & Administrative Expenses

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.



Greeneway 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

Field Operations Expenses

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

Other Income (Expense)

Interest Income

Income from interest earnings.



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
Revenues					
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	-
Net Revenues	\$ 587,850.65	\$ 46,119.74	\$ 633,970.39	\$ 634,006.60	\$ 693,758.26
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 5,800.00	\$ 1,600.00	\$ 7,400.00	\$ 9,600.00	\$ 12,000.00
Financial & Administrative					
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
Total General & Administrative Expenses	\$ 101,088.70	\$ 21,312.41	\$ 122,401.11	\$ 147,169.30	\$ 131,116.88



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
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 1,093.60	\$ 218.72	\$ 1,312.32	\$ 2,000.00	\$ 2,000.00
Water-Sewer Combination Services					
Water Reclaimed	19,199.21	3,839.84	23,039.05	20,000.00	20,000.00
Other Physical Environment					
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
Interchange Maintenance Expenses					
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
New Operational Expenses					
Trail Repair	32,432.00	-	32,432.00	28,000.00	40,000.00
Road & Street Facilities					
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
Parks & Recreation					
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
Reserves					
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
Total Field Operations Expenses	\$ 388,893.76	\$ 65,661.09	\$ 454,554.85	\$ 490,837.30	\$ 566,641.38
Total Expenses	\$ 489,982.46	\$ 86,973.50	\$ 576,955.96	\$ 638,006.60	\$ 697,758.26
Income (Loss) from Operations	\$ 97,868.19	\$ (40,853.76)	\$ 57,014.43	\$ (4,000.00)	\$ (4,000.00)
<u>Other Income (Expense)</u>					
Interest Income	\$ 19,589.21	\$ 43.46	\$ 19,632.67	\$ 4,000.00	\$ 4,000.00
Total Other Income (Expense)	\$ 19,589.21	\$ 43.46	\$ 19,632.67	\$ 4,000.00	\$ 4,000.00
Net Income (Loss)	\$ 117,457.40	\$ (40,810.30)	\$ 76,647.10	\$ -	\$ -



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



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 Greenway 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 19th day of August, 2025.

ATTEST:

GREENEWAY IMPROVEMENT DISTRICT

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:

_____ 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
BANK ID: CN1484 - CITY NATIONAL BANK					001-101-0000-00-01
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
BANK CN1484 REGISTER TOTAL:					\$70,730.51
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
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
BANK OM-ACH REGISTER TOTAL:					\$15,619.35
GRAND TOTAL :					\$86,349.86

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

BANK:	CN1484	CHECK:	3719	AMOUNT:	\$771.65	DATE:	07/02/25	VEND ID:	DONMC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/20/25	47416	PA 683 - Eng. srvs. thru 05/30				\$0.00		\$771.65		
TOTALS:						\$0.00		\$771.65		
BANK:	CN1484	CHECK:	3720	AMOUNT:	\$1,159.50	DATE:	07/02/25	VEND ID:	KUTAK	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/24/25	3583250	PA 683 - Gen. legal thru 05/31				\$0.00		\$1,159.50		
TOTALS:						\$0.00		\$1,159.50		
BANK:	CN1484	CHECK:	3721	AMOUNT:	\$219.50	DATE:	07/02/25	VEND ID:	ORLS	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/15/25	OSC118251823	PA 683 - Ad: 7813936; CU001202				\$0.00		\$219.50		
TOTALS:						\$0.00		\$219.50		
BANK:	OM-ACH	CHECK:	70050	AMOUNT:	\$218.54	DATE:	07/05/25	VEND ID:	OCU	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/13/25	06489-061325	PA 682 - 9987 Laur. Blvd. thru				\$0.00		\$218.54		
TOTALS:						\$0.00		\$218.54		
BANK:	OM-ACH	CHECK:	70051	AMOUNT:	\$6,033.36	DATE:	07/09/25	VEND ID:	BCID	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
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		
TOTALS:						\$0.00		\$6,033.36		
BANK:	CN1484	CHECK:	3722	AMOUNT:	\$747.34	DATE:	07/09/25	VEND ID:	BERMAN	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
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		
TOTALS:						\$0.00		\$747.34		
BANK:	CN1484	CHECK:	3723	AMOUNT:	\$8,566.13	DATE:	07/09/25	VEND ID:	USBANK	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
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		
TOTALS:						\$0.00		\$8,566.13		
BANK:	CN1484	CHECK:	3724	AMOUNT:	\$300.00	DATE:	07/09/25	VEND ID:	VGLOBA	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
06/30/25	7440	PA 684 - Apr. - Jun. ADA audit				\$0.00		\$300.00		
TOTALS:						\$0.00		\$300.00		
BANK:	OM-ACH	CHECK:	70052	AMOUNT:	\$9,367.45	DATE:	07/14/25	VEND ID:	OUC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
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		
TOTALS:						\$0.00		\$9,367.45		
BANK:	CN1484	CHECK:	3725	AMOUNT:	\$9,518.00	DATE:	07/14/25	VEND ID:	OUC	
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid		
05/29/25	898066	PA 683 - Upfront charges for I				\$0.00		\$9,518.00		
TOTALS:						\$0.00		\$9,518.00		

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		



Greenway Improvement District

Work Authorizations/Proposed Services *(if applicable)*

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the "Work Authorization"), dated 8/13/2025, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE GREENEWAY IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the "Agreement"), dated August 18, 2020, by and between:

Greeneway Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District"); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter "Contractor", together with District the "Parties").

Section 1. Scope of Services. Contractor shall provide Sign replacement maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Services").

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

GREENEWAY IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edward Padua

Witness

By: Eddie Padua
Its: _____

Exhibit A: Proposal/Scope of Services

Proposal: GreenWay Improvement District Centerline/Kellogg Speed limit sign replacement

Proposal Date: 8/13/2025

Project Name: GreenWay Improvement District on Centerline/Kellogg

Client Contact: Jennifer Walden PFM

Work Order #:89655

Project Scope

Berman proposes to furnish all labor and materials for the following:

Scope:

Replacement damaged speed limit sign:

- Remove existing speed limit sign and post
- Install new MUTCD compliant speed limit sign
- Set new post securely in ground
- Ensure sign is properly mounted and clearly visible
- Clean up and dispose of old materials

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed during working hours.

Payment Schedule. Upon Completion

Payment Terms

Total Cost: \$1,172.83

Proposal: GreenWay Improvement District Centerline/Kellogg Speed limit sign replacement

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

PFM

By: **Jennifer Walden**

Berman

By: **Eddie Padua**

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ **Property & Facility Management**
- ✓ **Property Maintenance**
- ✓ **24/7 Emergency Repairs**
- ✓ **General Construction**
- ✓ **Janitorial Services**
- ✓ **Security**
- ✓ **Pressure Washing**
- ✓ **Landscaping**
- ✓ **Disaster Response**

IMAGE 1



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BrightView Tree Care Services

Branch Office #49360
701 Codisco Way
Sanford, Florida 32771
Charles Barker
Charles.Barker@brightview.com
tel:321-400-2264

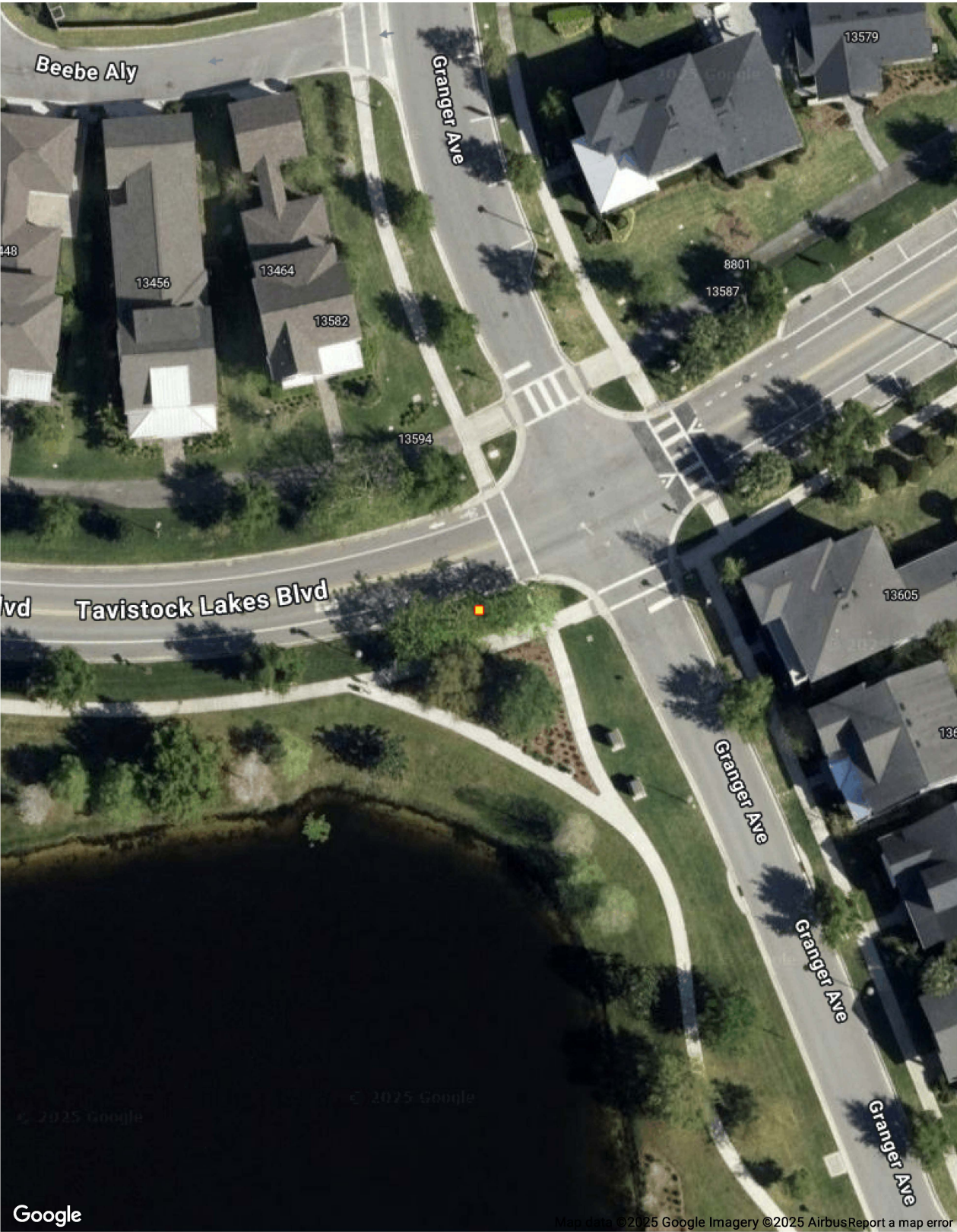
Tree Care Service Address/Location

Greenway improvement
ID#: 345200316
70527076 Tavistock Lakes Blvd
Orlando, 32827

Proposed Tree Care Services

	Species	DBH	Qty	Objective	Price
	Tabebuia Species <i>Tabebuia spp.</i>	9"	1	Removal and Stump Grind to Ground Level	-
	Total				\$900

Greenway improvement



Legend (1)

■ Tabebuia Species (1)

Greenway improvement

Dead tree removal on Tavistock/Grainger



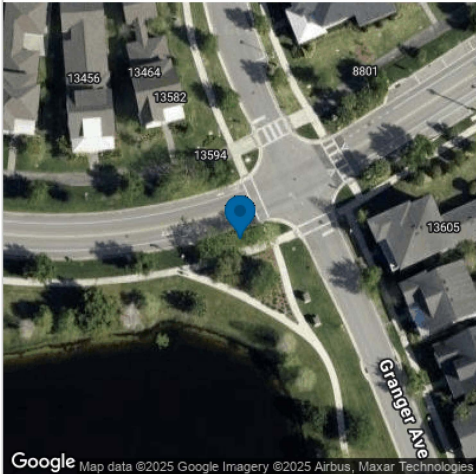
July 9, 2025

Tabebuia spp.

Tabebuia Species

ID# 335

DBH: 9"



Removal and Stump Grind to Ground Level

BrightView Tree Care Services

Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

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

Customer

Signature

July 15, 2025

Printed Name

Date

BrightView Tree Care Services

Charles Barker

July 15, 2025

Signature

Date

Charles Barker

July 15, 2025

Printed Name

Date



Greenway Improvement District

District's Financial Position and Budget to Actual YTD



Greenway 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
<u>Assets</u>					
<u>Current Assets</u>					
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
<u>Investments</u>					
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
Total Assets	\$ 358,797.63	\$ 1,142,410.88	\$ 1,071,730.02	\$ 29,375,000.00	\$ 31,947,938.53



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

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 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>
<u>Long Term Liabilities</u>					
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>
Total Liabilities	<u>\$ 35,512.36</u>	<u>\$ 118,362.01</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,528,874.37</u>
<u>Net Assets</u>					
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
Total Net Assets	<u>\$ 323,285.27</u>	<u>\$ 1,024,048.87</u>	<u>\$ 1,071,730.02</u>	<u>\$ -</u>	<u>\$ 2,419,064.16</u>
Total Liabilities and Net Assets	<u>\$ 358,797.63</u>	<u>\$ 1,142,410.88</u>	<u>\$ 1,071,730.02</u>	<u>\$ 29,375,000.00</u>	<u>\$ 31,947,938.53</u>



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

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
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>
<u>Expenses</u>					
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>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
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>
Change In Net Assets	<u>\$ 38,569.51</u>	<u>\$ (106,289.70)</u>	<u>\$ 33,292.46</u>	<u>\$ -</u>	<u>\$ (34,427.73)</u>
Net Assets At Beginning Of Year	<u>\$ 284,715.76</u>	<u>\$ 1,130,338.57</u>	<u>\$ 1,038,437.56</u>	<u>\$ -</u>	<u>\$ 2,453,491.89</u>
Net Assets At End Of Year	<u><u>\$ 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
<u>Revenues</u>					
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%
Net Revenues	\$ 587,850.65	\$ 528,338.83	\$ 59,511.82	\$ 634,006.60	92.72%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 5,800.00	\$ 8,000.00	\$ (2,200.00)	\$ 9,600.00	60.42%
Financial & Administrative					
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%
Total General & Administrative Expenses	\$ 101,088.70	\$ 122,641.07	\$ (21,552.37)	\$ 147,169.30	68.69%



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
Field Operations					
Electric Utility Services					
Electric	\$ 1,093.60	\$ 1,666.67	\$ (573.07)	\$ 2,000.00	54.68%
Water-Sewer Combination Services					
Water Reclaimed	19,199.21	16,666.67	2,532.54	20,000.00	96.00%
Other Physical Environment					
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%
Interchange Maintenance Expenses					
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%
New Operational Expenses					
Trail Repair	32,432.00	23,333.33	9,098.67	28,000.00	115.83%
Road & Street Facilities					
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%
Parks & Recreation					
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%
Reserves					
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%
Total Field Operations Expenses	\$ 388,893.76	\$ 409,031.09	\$ (20,137.33)	\$ 490,837.30	79.23%
Total Expenses	\$ 489,982.46	\$ 531,672.16	\$ (41,689.70)	\$ 638,006.60	76.80%
Income (Loss) from Operations	\$ 97,868.19	\$ (3,333.33)	\$ 101,201.52	\$ (4,000.00)	
Other Income (Expense)					
Interest Income	\$ 19,589.21	\$ 3,333.33	\$ 16,255.88	\$ 4,000.00	489.73%
Total Other Income (Expense)	\$ 19,589.21	\$ 3,333.33	\$ 16,255.88	\$ 4,000.00	489.73%
Net Income (Loss)	\$ 117,457.40	\$ -	\$ 117,457.40	\$ -	



Greenway Improvement District
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
Revenues											
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	-	-	-	11,882.09
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	91,838.83
Net Revenues	\$ 9,183.88	\$ 32,003.87	\$ 88,551.58	\$ 30,423.69	\$ 305,058.12	\$ 46,410.70	\$ 19,019.55	\$ 25,180.12	\$ 15,872.44	\$ 16,146.70	\$ 587,850.65
General & Administrative Expenses											
Legislative											
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 600.00	\$ -	\$ 800.00	\$ 800.00	\$ 600.00	\$ 600.00	\$ 5,800.00
Financial & Administrative											
Public Officials' Liability Insurance	2,977.00	-	-	-	-	-	-	-	-	-	2,977.00
Trustee Fees	5,702.93	-	-	-	-	-	-	-	-	2,863.20	8,566.13
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	36,666.70
District Engineering	-	796.21	2,221.21	5,225.00	2,284.80	509.10	125.00	832.10	771.65	634.80	13,399.87
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	1,445.35	1,842.00	-	1,412.50	823.50	367.00	3,585.13	-	9,475.48
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	4,590.00	-	-	4,590.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	-	11.88	-	27.05	-	-	26.48	-	65.41
Telephone	-	-	-	-	-	-	-	-	-	-	-
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	3,286.72
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	2,250.00
Holiday Decorations	-	-	-	6,000.00	-	-	-	-	-	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 21,232.28	\$ 5,728.08	\$ 7,333.23	\$ 14,734.24	\$ 10,572.64	\$ 6,377.32	\$ 3,105.45	\$ 14,107.16	\$ 9,431.48	\$ 8,466.82	\$ 101,088.70



Greenway Improvement District
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
Field Operations											
Electric Utility Services											
Electric	\$ -	\$ 122.99	\$ 126.26	\$ 123.12	\$ 123.66	\$ 121.77	\$ 96.11	\$ 125.36	\$ 127.94	\$ 126.39	\$ 1,093.60
Water-Sewer Combination Services											
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
Other Physical Environment											
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
Interchange Maintenance Expenses											
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
New Operational Expenses											
Trail Repair	-	-	-	-	-	-	32,432.00	-	-	-	32,432.00
Road & Street Facilities											
Entry and Wall Maintenance	-	1,500.00	-	-	-	-	-	-	-	-	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
Parks & Recreation											
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
Reserves											
Infrastructure Capital Reserve	-	-	-	-	-	-	11,000.00	-	-	-	11,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	1,950.94	-	-	-	1,950.94
Total Field Operations Expenses	\$ 34,781.90	\$ 32,725.16	\$ 29,879.78	\$ 30,426.53	\$ 31,739.44	\$ 30,946.13	\$ 88,092.14	\$ 34,525.33	\$ 33,933.17	\$ 41,844.18	\$ 388,893.76
Total Expenses	\$ 56,014.18	\$ 38,453.24	\$ 37,213.01	\$ 45,160.77	\$ 42,312.08	\$ 37,323.45	\$ 91,197.59	\$ 48,632.49	\$ 43,364.65	\$ 50,311.00	\$ 489,982.46
Income (Loss) from Operations	\$ (46,830.30)	\$ (6,449.37)	\$ 51,338.57	\$ (14,737.08)	\$ 262,746.04	\$ 9,087.25	\$ (72,178.04)	\$ (23,452.37)	\$ (27,492.21)	\$ (34,164.30)	\$ 97,868.19
Other Income (Expense)											
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
Total Other Income (Expense)	\$ 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
Net Income (Loss)	\$ (46,809.67)	\$ (6,430.48)	\$ 52,839.61	\$ (14,716.88)	\$ 262,770.72	\$ 9,110.77	\$ (72,155.99)	\$ (23,430.38)	\$ (9,577.58)	\$ (34,142.72)	\$ 117,457.40



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
Totals		10,622.27	(191,743.14)	2,654,329.20	(2,629,921.54)	as of 08/09/2025