

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 **2:30 p.m. on Tuesday, July 15, 2025, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

District Staff, please use the following information to join via computer or the conference line:

Phone: 1-844-621-3956 Computer: pfmcd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period
- 1. **Consideration of the Minutes of the June 17, 2025, Board of Supervisors' Meeting** *(provided under separate cover)*
- 2. **Consideration of the Minutes of the May 20, 2025, RFP Meeting to Open Responses for Landscape and Irrigation Maintenance Services** *(provided under separate cover)*

Business Matters

- 3. **Consideration of Resolution 2025-04, Designating a Public Depository**
- 4. **Consideration of Responses Received in Response to Request for Qualifications for Construction Services** *(provided under separate cover)*
 - a) **Construction Committee Recommendation Regarding Prequalification**
- 5. **Consideration of Award of Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway**
 - a) **Construction Committee Recommendation** *(provided under separate cover)*
- 6. **Ratification of Operation and Maintenance Expenditures Paid in June 2025 in an amount totaling \$66,553.70**
- 7. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
- 8. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

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



Adjournment





Greenway Improvement District

**Minutes of the June 17, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Greenway Improvement District

**Minutes of the May 20, 2025,
RFP Meeting to Open Responses for Landscape and
Irrigation Maintenance Services**
(provided under separate cover)



Greenway Improvement District

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

RESOLUTION 2025-04

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

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

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

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

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

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

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

PASSED AND ADOPTED this 15th day of July 2025.

ATTEST:

GREENEWAY IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors



Greenway Improvement District

**Responses Received in Response to Request for
Qualifications for Construction Services**
(provided under separate cover)



Greeneway Improvement District

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

(recommendation provided under separate cover)

Greeneway Improvement District Evaluation Criteria

1. Technical Capability (25 points)

Considerations here include the geographic locations of the firm's office(s) in relation to the project; adequacy of equipment to perform the work in a high quality manner; adequacy and capabilities of labor available to perform the work according to the specifications; qualifications, training, and licenses/certifications of key personnel; evaluation of existing and future workload; the volume of work previously awarded to the firm; proposed detailed staffing levels, etc.

2. Experience (25 points)

The proposer's past record and experience in similar projects will be considered. Additional factors may include past performance on other projects, record and experience working for the references provided, observation of similar sites maintained by the firm, character, integrity, and reputation of respondent, etc.

3. Understanding of Scope of Work (10 points)

Points will be awarded based on the proposer's demonstrated understanding of the District's needs for the services requested and the level of detail provided in the proposal.

4. Price (40 points)

Points will be awarded to the proposer submitting the lowest total proposal for completing the work. All other proposals will receive a percentage of this amount based upon the difference between that proposer's proposal and the low proposal.

Total Points Possible (100 points)



Greenway Improvement District

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

GREENEWAY IMPROVEMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Operation and Maintenance Expenditures For Board Approval

Attached please find the check register listing Operations and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

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

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

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

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

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

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

Greenway Improvement District
June 2025 AP Remittance Report

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

Greenway Improvement District
June 2025 AP Remittance Report

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

Greeneway Improvement District
June 2025 AP Remittance Report

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



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)



Greeneway Improvement District

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



Greeneway Improvement District

June 2025 Financial Package

June 30, 2025

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



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

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



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

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



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

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



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

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



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

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



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

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



Budget to Actual
For the Month Ending 6/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	YTD Actual
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	\$ 477,166.91
Off-Roll Assessments	-	-	5,941.05	-	2,970.52	-	2,970.52	-	-	-
Carryforward Revenue	9,183.88	9,183.89	9,183.88	9,183.88	9,183.89	9,183.88	9,183.88	9,183.89	9,183.88	-
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	\$ 574,703.95
General & Administrative Expenses										
Legislative										
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 600.00	\$ -	\$ 800.00	\$ 800.00	\$ 600.00	\$ 5,200.00
Financial & Administrative										
Public Officials' Liability Insurance	2,977.00	-	-	-	-	-	-	-	-	2,977.00
Trustee Fees	5,702.93	-	-	-	-	-	-	-	-	5,702.93
Management	3,666.67	3,666.67	3,666.67	-	7,333.34	3,666.67	-	7,333.34	3,666.67	33,000.03
District Engineering	-	796.21	2,221.21	5,225.00	2,284.80	509.10	125.00	832.10	771.65	12,765.07
Dissemination Agent	-	-	-	-	-	-	-	-	-	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	1,445.35	1,842.00	-	1,412.50	823.50	367.00	3,585.13	-
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-
Reamortization Schedules	-	-	-	-	-	-	-	-	-	9,475.48
Audit	-	-	-	-	-	-	-	4,590.00	-	7,500.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	-	11.88	-	27.05	-	-	26.48	4,590.00
Telephone	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.69	-	0.69	-	-	29.26	2.07	-	-
Copies	-	-	-	-	-	-	-	-	-	65.41
Legal Advertising	275.68	219.50	-	257.00	219.50	544.00	892.69	47.65	563.55	32.71
Bank Fees	-	1.50	-	-	-	-	-	-	-	3,019.57
Miscellaneous	-	27.66	-	27.67	-	83.00	-	-	83.00	-
Meeting Room	-	-	-	-	-	-	-	-	-	150.33
Office Supplies	-	-	-	-	-	-	-	-	-	221.33
Property Taxes	-	80.85	-	-	-	-	-	-	-	-
Website Maintenance	135.00	135.00	-	570.00	135.00	135.00	435.00	135.00	135.00	-
Holiday Decorations	-	-	-	6,000.00	-	-	-	-	-	-
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	8085.00
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	\$ 92,621.88
										175.00



Budget to Actual
For the Month Ending 6/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	YTD Actual
Field Operations										
Electric Utility Services										
Electric	\$ -	\$ 122.99	\$ 126.26	\$ 123.12	\$ 123.66	\$ 121.77	\$ 96.11	\$ 125.36	\$ 127.94	\$ 967.21
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	16,757.37
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	113,661.00
Tree Trimming	-	-	-	-	-	-	2,700.00	-	-	2,700.00
Flower & Plant Replacement	-	-	-	-	-	-	8,247.50	1,128.00	-	9,375.50
Contingency	-	1,883.00	-	-	-	-	-	-	-	1,883.00
Pest Control	1,738.00	-	-	-	-	-	1,738.00	-	-	3,476.00
Interchange Maintenance Expenses										
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	1,803.60
IME - Irrigation	-	64.20	233.04	388.56	477.36	-	397.32	169.08	-	1,729.56
IME - Landscaping	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	51,861.78
IME - Lighting	-	27.93	27.84	33.12	33.34	31.63	35.24	33.15	35.38	257.63
IME - Miscellaneous	73.20	-	56.48	54.06	-	-	73.20	-	-	256.94
IME - Water Reclaimed	-	35.88	-	-	50.81	37.60	28.70	81.47	35.16	269.62
IME - Landscape Improvements	-	-	-	427.80	1,590.72	-	-	-	-	2,018.52
New Operational Expenses										
Trail Repair	-	-	-	-	-	-	-	-	-	32,432.00
Road & Street Facilities										
Entry and Wall Maintenance	-	1,500.00	-	-	-	-	32,432.00	-	-	1,500.00
Hardscape Maintenance	-	-	-	-	-	-	-	2,780.00	3,375.00	6,155.00
Streetlights	-	7,049.21	7,049.21	7,109.77	7,109.99	7,109.08	7,109.77	7,109.08	7,109.99	56,756.10
Accent Lighting	-	-	-	-	-	-	-	-	-	-
Parks & Recreation										
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	7,439.94
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.30	9,299.94
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	\$ 347,049.58
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	\$ 439,671.46
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)	\$ 132,032.49
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	\$ 19,567.63
Total Other Income (Expense)	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 24.68	\$ 23.52	\$ 22.05	\$ 21.99	\$ 17,914.63	\$ 19,567.63
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)	\$ 151,600.12



Greenway Improvement District
Cash Flow

Beg. Cash		FY 2024 Inflows	FY 2024 Outflows	FY 2025 Inflows	FY 2025 Outflows	End. Cash
9/1/2024	319,127.82	10,622.27	(124,733.09)	-	(14,853.00)	190,164.00
10/1/2024	190,164.00	-	(53,860.78)	2.24	(28,779.34)	107,526.12
11/1/2024	107,526.12	-	(13,149.27)	120,015.60	(115,544.88)	98,847.58
12/1/2024	98,847.58	-	-	431,953.29	(391,455.17)	139,345.70
1/1/2025	139,345.70	-	-	111,705.98	(144,542.50)	106,509.18
2/1/2025	106,509.18	-	-	1,562,590.41	(1,275,078.00)	394,021.59
3/1/2025	394,021.59	-	-	195,787.58	(238,379.87)	351,429.30
4/1/2025	351,429.30	-	-	58,450.26	(109,022.55)	300,857.01
5/1/2025	300,857.01	-	-	84,130.29	(122,184.48)	262,802.82
6/1/2025	262,802.82	-	-	53,072.22	(95,041.35)	220,833.69
7/1/2025	220,833.69	-	-	-	(2,150.65)	218,683.04
Totals		10,622.27	(191,743.14)	2,617,707.87	(2,537,031.79)	as of 07/05/2025