

# Greenway Improvement District

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

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

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, November 18, 2025, at 6900 Tavistock Lakes Blvd., Ste. 200, Orlando, FL 32827**. A quorum will be confirmed prior to the start of the meeting.

Phone: 1-844-621-3956    Computer: 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 August 19, 2025, Board of Supervisors' Meeting**

### Business Matters

- 2. **Consideration of Resolution 2026-01, Adopting an Amended Budget for Fiscal Year 2025**
- 3. **Presentation and Review of District Infrastructure Assessment Report**
- 4. **Review and Acceptance of Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards**
- 5. **Ratification of Non-Ad Valorem Assessment Administration Agreement for Fiscal Year 2026**
- 6. **Ratification of Egis Insurance Package for Fiscal Year 2026**
- 7. **Ratification of Operation and Maintenance Expenditures Paid in August 2025 in an amount totaling \$46,295.76**
- 8. **Ratification of Operation and Maintenance Expenditures Paid in September 2025 in an amount totaling \$23,887.66**
- 9. **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$48,428.03**
- 10. **Recommendation of Work Authorizations/Proposed Services (if applicable)**
- 11. **Review of District's Financial Position and Budget to Actual YTD**

### Other Business

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

## Adjournment





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# **Greenway Improvement District**

**Minutes of the August 19, 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, August 19, 2025, at 6:30 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Karen Duerr	Vice Chairperson
Matthew Franko	Assistant Secretary
Amanda Kost	Assistant Secretary

Also attending:

Jennifer Walden	PFM
Lynne Mullins	PFM
Amanda Lane	PFM
Tucker Mackie	Kutak Rock
Jeffrey Newton	Donald W. McIntosh Associates
Bob Schanck	Donald W. McIntosh Associates
DJ Batten	Berman
Samantha Sharenow	Berman
Eddie Padua	Berman
Dan Young	Tavistock
Various Residents in Person	

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
July 15, 2025, Board of Supervisors'  
Meeting**

The Board reviewed the minutes of the July 15, 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 July 15, 2025, Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

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

Ms. Walden stated the recommendation for the Board of Supervisors' Meeting schedule is to keep the third Tuesday of every month, except for March which would be the second Tuesday of the month due to Spring Break, at 2:30 p.m. at the same location. The recommendation for the Construction Committee Meeting schedule is to keep the second Thursday of the month at 3:30 p.m. at the same location.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2025-05, Approving an Annual Meeting Schedule for Fiscal Year 2026, setting the Board of Supervisors' Meetings for the third Tuesday of each month, with the exception of March which would be the second Tuesday of the month, at 2:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 and the Construction Committee Meetings for the second Thursday of each month at 3:30 p.m. at the Tavistock offices, 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827.

## **FIFTH ORDER OF BUSINESS**

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

Ms. Walden noted that Prince & Sons has withdrawn their bid after approval at the last meeting. They were under the impression that they would receive all the sections. The recommendation is to move forward with the second highest ranked bidder for Sections #1 and #2, which is Juniper. Section #3 would not change as this area was already awarded to Cepra. It was noted that ULS was previously disqualified due to no bid bond.

Ms. Mackie noted that the Board can draw on the Prince & Sons' bid bond if they so choose and gave an overview of that process. Discussion ensued regarding the bidders, the process, pursuing a bid bond, and asking for savings in the future when bidders submit their combined bid.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Award of Landscape and Irrigation Maintenance Services – Tavistock Lakes and Laureate Boulevard & Nemours Parkway to the number two ranked bidder, Juniper, for Sections #1 and #2.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District agreed to not pursue the bid bond with Prince & Sons.

## **SIXTH ORDER OF BUSINESS**

### **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**

Ms. Walden noted the public hearing was noticed pursuant to Florida Statutes.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District opened the public hearing.

A resident asked what is covered in the landscaping maintenance and the tree trimming line items and how the work is sought. It was noted the landscaping maintenance covers the work that was just discussed, and the tree trimming is done on an as-needed basis based on feedback from residents and District staff.

Ms. Walden noted that the budget is the same overall budget that was reviewed in May. This is the first increase in six years for the assessments.

Another resident had a comment regarding the intersections on Nemours Parkway. He recommended having flashing pedestrian walk signage where the children cross for school. There are shrubs and trees blocking the signs that are there, which has caused several accidents. Mr. Batten noted one section of the intersection, at Upper Harden Avenue, belongs to the HOA, and a proposal has been submitted to trim that area. The Preserve side has recently been taken care of, and Berman will submit a proposal for the additional side as there are small pine trees blocking some of the signage.

The Board discussed the intersection. It was noted in order to move the stop bar, the City would have to give permission, but the stop bar must be behind the pedestrian crosswalk. There was also discussion regarding the pedestrian crosswalk, which would require a larger project. It was noted the blinking light signage is usually installed by the City. Mr. Batten will follow up this week.

A resident asked what is covered with the streetlights line item. It was noted this is for the cost of the streetlamps as the District rents each fixture from OUC.

There was another comment regarding the trees that are blocking many of the streetlights and stop signs in the community. It was noted if any landscaping located on a homeowner's property is blocking the right-of-way, it is their responsibility to trim it. The same resident had a comment regarding changing the grass in the easement area between houses. It was noted residents can change the grass up to the property line, as those particular easements are non-exclusive.

A resident asked if the increase in assessments is per month or for the year. It was noted the assessment increase is the total for the year. He was in favor of the increase in assessments as it should help more in landscaping and maintaining the common areas.

A resident had a comment regarding landscaping issues and who maintains those areas. She noted that these issues should be noticed prior to plants dying or being overgrown. It was noted there is a map on the District's website to delineate between CDD and HOA responsibility. Any issues can be reported to the CDD or HOA. Berman noted to include a picture and location in any complaint submissions.

There was brief discussion regarding the sidewalk areas around the ponds, and how they hold water. It was noted that those sidewalks are HOA responsibility. It was discussed there are other sidewalk areas that are holding water as well. It was noted some areas are HOA responsibility and others are CDD. The CDD is aware of an irrigation main that is broken and will be repaired.

There were no further public comments or Board comments at this time.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District closed the public hearing.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2025-06, Adopting the Fiscal Year 2026 Budget and Appropriating Funds.

## **SEVENTH ORDER OF BUSINESS**

### **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**

Ms. Walden noted the public hearing was noticed pursuant to Florida Statutes.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District opened the public hearing.

There were no public comments at this time.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District closed the public hearing.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2025-07, Adopting an Assessment Roll for Fiscal Year 2026 Budget and Certifying Special Assessments for Collection.

## **EIGHTH ORDER OF BUSINESS**

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

Ms. Walden noted this is an annual statutory requirement which began last year. She reviewed the exhibit and noted these are the same goals and objectives as last year. These are all the items the District does on a regular basis.

On motion by Mr. Franco, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2025-08, Adopting Goals, Objectives, and Performance Measures and Standards.

## **NINTH ORDER OF BUSINESS**

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

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

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in July 2025 in an amount totaling \$56,646.43.

#### **TENTH ORDER OF BUSINESS**

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

Ms. Walden reviewed the Work Authorization from Berman for a sign replacement, in the amount of \$1,172.83.

Mr. Franco requested that the back of the sign be painted, and it be included in proposals moving forward.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Berman, in the amount of \$1,172.83.

Ms. Walden reviewed the Work Authorization from BrightView for stump grinding and removal, in the amount of \$900.00. Mr. Batten noted this was for a dead tree and there will be sod placed over the top.

On motion by Mr. Tinetti, seconded by Mr. Franco, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from BrightView, in the amount of \$900.00.

#### **ELEVENTH ORDER OF BUSINESS**

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

Ms. Walden stated the financials are updated through July 2025. The District has spent approximately 77% of the budget so far this year. No action was required.

#### **TWELFTH ORDER OF BUSINESS**

#### **Staff Reports**

District Counsel – No report.

District Manager – No report.

District Engineer – No report.

Landscape Supervisor – No report.

Construction Supervisor – No report.

Irrigation Supervisor – No report.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Ms. Kost noted the trail on Laureate Blvd. near Granger, is very swampy. Children travel that way for school and she requested a way to remedy it. Mr. Batten recommended putting a drain next to the sidewalk that will drain to a lower spot or to the road. Berman will follow up.

It was noted that Berman does drive around to find issues and follow up with vendors for the various issues. These finding reports will be sent to the Board.

Ms. Kost noted there is a stop sign on the ground. This was confirmed to be an HOA issue.

Mr. Tinetti asked for an update on the painting of the fire hydrants. Mr. Young noted there have been no new updates.

Mr. Tinetti asked for an update on the grass that was torn up due to the hogs. Mr. Batten noted he has been in contact with BrightView and that the delay is unacceptable and needs to be addressed. Mr. Tinetti asked if the trapper has been successful in trapping. Ms. Batten responded that the trapper has caught over 80 hogs thus far in the area and moves traps according to the places they are seen.

Mr. Tinetti asked for an update on caulking the joints on the bridge at Laureate Blvd. Berman will follow up.

Mr. Tinetti noted there are a few lights out on the Tavistock Lakes Blvd. bridge. Berman will follow up.

There were no further Supervisor requests at this time.

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

#### **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the August 19, 2025, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

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**Secretary/Assistant Secretary**

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**Chair/Vice Chair**



# **Greenway Improvement District**

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

## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF GREENEWAY IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2024/2025, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 20, 2024, the Board of Supervisors of Greeneway Improvement District (“**Board**”), adopted Resolution 2024-08 providing for the adoption of the District’s Fiscal Year 2024/2025 annual budget (“**Budget**”); and

**WHEREAS**, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

**WHEREAS**, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2024-08 authorize the Board to amend the Budget during Fiscal Year 2024/2025 or within sixty (60) days following the end of the Fiscal Year 2024/2025; and

**WHEREAS**, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

#### 1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager’s proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2024/2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget

for the Greeneway Improvement District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 18, 2025.”

**2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of Greeneway Improvement District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

**3. CONFLICTS.** This Resolution is intended to amend, in part, Resolution 2024-08, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2024-08 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**4. 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.

**5. EFFECTIVE DATE.** This Resolution shall take effect as of November 18, 2025.

Introduced, considered favorably, and adopted this 18th day of November 2025.

**ATTEST:**

**GREENEWAY IMPROVEMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A**  
Amended Fiscal Year 2024/2025 Budget



**Greeneway Improvement District**  
FY 2025 Proposed Revised Budget

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
<b><u>Revenues</u></b>			
On-Roll Assessments	\$ 512,904.54	\$ 511,881.70	\$ 511,881.70
Off-Roll Assessments	11,882.09	11,918.30	11,918.30
Carryforward Revenue	110,206.60	110,206.60	110,206.60
<b>Net Revenues</b>	<b>\$ 634,993.23</b>	<b>\$ 634,006.60</b>	<b>\$ 634,006.60</b>
<b><u>General &amp; Administrative Expenses</u></b>			
<b>Legislative</b>			
Supervisor Fees	\$ 6,400.00	\$ 9,600.00	\$ 6,400.00
<b>Financial &amp; Administrative</b>			
Public Officials' Liability Insurance	2,977.00	3,199.30	2,977.00
Trustee Services	8,566.13	5,000.00	8,566.13
Management	44,000.00	44,000.00	44,000.00
Engineering	19,290.50	19,500.00	19,290.50
Disclosure	-	1,000.00	1,000.00
Property Appraiser	-	4,600.00	4,600.00
District Counsel	15,648.71	30,000.00	21,512.31
Assessment Administration	7,500.00	7,500.00	7,500.00
Reamortization Schedules	100.00	250.00	100.00
Audit	4,590.00	4,590.00	4,590.00
Arbitrage Calculation	-	500.00	500.00
Travel and Per Diem	91.17	400.00	91.17
Telephone	-	25.00	25.00
Postage & Shipping	2,239.08	500.00	2,239.08
Copies	2,376.79	750.00	2,376.79
Legal Advertising	6,043.35	4,500.00	6,043.35
Bank Fees	16.50	360.00	16.50
Miscellaneous	589.36	100.00	589.36
Meeting Room	250.00	250.00	250.00
Office Supplies	-	270.00	270.00
Property Taxes	80.85	100.00	80.85
Web Site Maintenance	2,820.00	3,000.00	2,820.00
Holiday Decorations	6,000.00	7,000.00	6,000.00
Dues, Licenses, and Fees	175.00	175.00	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 129,754.44</b>	<b>\$ 147,169.30</b>	<b>\$ 142,013.04</b>



**Greenway Improvement District**  
FY 2025 Proposed Revised Budget

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2025 Proposed Revised Budget
<b><u>Field Operations</u></b>			
<b>Electric Utility Services</b>			
Electric	\$ 1,476.35	\$ 2,000.00	\$ 2,000.00
<b>Water-Sewer Combination Services</b>			
Water Reclaimed	24,986.66	20,000.00	24,986.66
<b>Other Physical Environment</b>			
General Insurance	3,348.00	3,598.35	3,348.00
Property & Casualty Insurance	8,528.00	9,523.15	9,523.15
Other Insurance	-	100.00	100.00
Irrigation Repairs	4,186.22	20,000.00	20,000.00
Landscaping Maintenance & Material	151,548.00	154,520.29	154,520.29
Tree Trimming	12,700.00	10,000.00	12,700.00
Flower & Plant Replacement	10,275.50	15,000.00	10,275.50
Contingency	1,883.00	2,710.57	1,883.00
Pest Control	3,476.00	1,750.00	3,476.00
<b>Interchange Maintenance Expenses</b>			
IME - Aquatics Maintenance	2,404.80	2,544.00	2,544.00
IME - Irrigation Repairs	1,957.80	2,400.00	2,400.00
IME - Landscaping	69,149.04	72,000.00	72,000.00
IME - Lighting	398.83	960.00	960.00
IME - Miscellaneous	256.94	4,800.00	4,800.00
IME - Water Reclaimed	408.76	1,200.00	1,200.00
IME - Landscape Improvements	3,156.84	9,600.00	9,600.00
<b>New Operational Expenses</b>			
Trail Repair	32,432.00	28,000.00	32,432.00
<b>Road &amp; Street Facilities</b>			
Entry and Wall Maintenance	1,500.00	1,860.00	1,860.00
Hardscape Maintenance	6,214.99	15,000.00	15,000.00
Streetlights	94,713.21	77,000.00	94,713.21
Accent Lighting	687.35	1,000.00	687.35
<b>Parks &amp; Recreation</b>			
Personnel Leasing Agreement - Administrator	9,919.92	9,920.00	9,919.92
Personnel Leasing Agreement - Irrigation Specialist	12,399.93	12,400.00	12,399.93
<b>Reserves</b>			
Infrastructure Capital Reserve	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	1,950.94	1,950.94	1,950.94
<b>Total Field Operations Expenses</b>	<b>\$ 470,959.08</b>	<b>\$ 490,837.30</b>	<b>\$ 516,279.95</b>
<b>Total Expenses</b>	<b>\$ 600,713.52</b>	<b>\$ 638,006.60</b>	<b>\$ 658,292.99</b>
<b>Income (Loss) from Operations</b>	<b>\$ 34,279.71</b>	<b>\$ (4,000.00)</b>	<b>\$ (24,286.39)</b>
<b><u>Other Income (Expense)</u></b>			
Interest Income	\$ 24,286.39	\$ 4,000.00	\$ 24,286.39
<b>Total Other Income (Expense)</b>	<b>\$ 24,286.39</b>	<b>\$ 4,000.00</b>	<b>\$ 24,286.39</b>
<b>Net Income (Loss)</b>	<b>\$ 58,566.10</b>	<b>\$ -</b>	<b>\$ -</b>



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# **Greenway Improvement District**

## **District Infrastructure Assessment Report**

# **DISTRICT INFRASTRUCTURE ASSESSMENT REPORT**

## **GREENEWAY IMPROVEMENT DISTRICT**

**SEPTEMBER 30, 2025**

**for:  
GREENEWAY IMPROVEMENT DISTRICT  
ORLANDO, FLORIDA**



**by:  
McINTOSH ASSOCIATES, an LJA COMPANY  
1950 SUMMIT PARK DRIVE  
ORLANDO, FL 32810**

# **District Infrastructure Assessment Report**

## **Greenway Improvement District**

**September 30, 2025**

### **Introduction**

In accordance with the Greenway Improvement District Goals, Objectives and Performance Measures and Standards, the District Engineer conducts an annual inspection of the District's infrastructure and related systems. The purpose of this inspection is to evaluate the overall condition, functionality, and maintenance needs of the district's assets to ensure they continue to meet operational, safety, and community standards.

This report serves as the formal record of the Fiscal Year 2025 inspection, providing documentation and findings consistent with the District's established performance standards. The following sections outline the observations resulting from the current inspection cycle.

### **Multi-Purpose Trails**

Multi-Purpose trails (pedestrian paths wider than standard 5-foot-wide concrete sidewalks) within the public road rights-of-way are owned and maintained by the District. During our inspection, we observed cracked and raveling asphalt pavement, cracked concrete pavement, indications of potential base failure, protruding valve covers, worn/discolored decorative crosswalks, and various other conditions possibly warranting further evaluation and/or action by the District, subject to the direction of the Board of Supervisors. See Appendix A for photographs of specific observations and a key map showing the location of each photograph.

### **Hardscape, Landscape, and Irrigation Facilities**

Hardscape, landscape, and irrigation facilities within the public road rights-of-way are owned and maintained by the District. These facilities are inspected throughout the year by the District's landscape and irrigation supervisors and are not included in this annual inspection.

### **Conclusion**

The annual inspection of the Greenway Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal year.

The findings presented in this report provide a current assessment of the condition of the District's infrastructure. The assessment is intended to assist the District in prioritizing resources, addressing issues proactively, and sustaining long-term operational reliability.

Through the completion of this inspection and report, the District continues to uphold its commitment to maintaining safe, efficient, and functional infrastructure in service of the community.

# **APPENDIX A**

## **Photos**



GREENWAY IMPROVEMENT DISTRICT PHOTO KEY MAP



**Photo 1 – Asphalt Raveling**



**Photo 2 – Asphalt Pavement Edge Failure**



**Photo 3 – Valve Cover Approximately 1 inch Reveal**



**Photo 4 – Asphalt Pavement Edge Failure**



**Photo 5 – Asphalt Pavement Edge Failure**



**Photo 6 – Asphalt Pavement Edge Failure**



**Photo 7 – Surficial Crack’s in Concrete**



**Photo 8 – Poor Asphalt Patch**



**Photo 9 – Valve Cover Approximately 1/2-inch Reveal**



**Photo 10 – Worn Crosswalk Coloration**



**Photo 11 – Concrete Slab Movement (Previously Ground Down)**



**Photo 12 - Surficial Cracked Concrete**



**Photo 13 – Surficial Cracked Concrete**



**Photo 14 – Cracked Concrete and Base Failure**



**Photo 15 – Concrete Failure at Inlet**



**Photo 16 – Cracked Concrete and Base Failure**



**Photo 17 – Surficial Cracked Concrete**



**Photo 18 - Cracked Concrete and Base Failure**



**Photo 19 – Cracked Concrete and Base Failure**



**Photo 20 – Surficial Cracked Concrete**



**Photo 21 – Surficial Cracked Concrete**



**Photo 22 – Surficial Cracked Concrete**



**Photo 23 – Surficial Cracked Concrete**



**Photo 24 – Surficial Cracked Concrete**



**Photo 25 – Surficial Cracked Concrete**



**Photo 26 – Surficial Cracked Concrete**



**Photo 27 – Surficial Cracked Concrete**



**Photo 28 – Cracked Concrete**



**Photo 29 – Surficial Cracked Concrete**



**Photo 30 - Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 31 – Asphalt Raveling and Base Failure**



**Photo 32 – Cracked Asphalt from Side to Side**



**Photo 33 – Poor Quality Asphalt Patch**



**Photo 34 – Asphalt Raveling**



**Photo 35 - Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 36 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 37 – Poor Quality Asphalt Patch**



**Photo 38 – Poor Quality Asphalt Patch**



**Photo 39 – Asphalt Edge Failure**



**Photo 40 – Asphalt Raveling**



**Photo 41 – Concrete Pad Valve Cover Cracked**



**Photo 42 – Asphalt Raveling in Low Area**



**Photo 43 – Asphalt Raveling and Base Failure**



**Photo 44 – Asphalt Raveling in Low Area**



**Photo 45 – Asphalt Raveling in Low Area**



**Photo 46 – Asphalt Raveling in Low Area**



**Photo 47 – Cracked Asphalt and Raveling in Low Area**



**Photo 48 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 49 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 50 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 51 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 52 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 53 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 54 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 55 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 56 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 57 – Asphalt Raveling and Base Failure**



**Photo 58 – Asphalt Raveling and Base Failure**



**Photo 59 – Uneven Asphalt**



**Photo 60 – Asphalt Pavement Edge Failure**



**Photo 61 – Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Speed Table Deformation**



**Photo 62 – Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Speed Table Deformation**



**Photo 63 – Asphalt Patch Lifting**



**Photo 64 – Asphalt Patch Lifting**



**Photo 65 – Cracked Asphalt from Side to Side**



**Photo 66 – Asphalt Edge Failure**



**Photo 67 – Asphalt Edge Failure**



**Photo 68 – Surficial Cracked Concrete**



**Photo 69 – Surficial Cracked Concrete**



**Photo 70 – Surficial Cracked Concrete**



**Photo 71 – Surficial Cracked Concrete**



**Photo 72 – Cracked Concrete and Base Failure**



**Photo 73 – Cracked Concrete Base Failure**



**Photo 74 – Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 75 - Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 76 - Deteriorating Thermoplastic and Worn Crosswalk Coloration**



**Photo 77 – Broken Concrete Pavers on Truck Apron**



**Photo 78 - Broken Concrete Pavers on Truck Apron**



**Photo 79 - Broken Concrete Pavers on Truck Apron**



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# **Greenway Improvement District**

## **Fiscal Year 2025 Goals, Objectives, and Performance Measures and Standards Report**

**Greenway Improvement District**  
Goals, Objectives and Annual Reporting Form

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

**October 1, 2024 – September 30, 2025**

**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: Jennifer L. Walden

Date: 11/18/2025

Print Name: JENNIFER L. WALDEN



# **Greenway Improvement District**

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



## **NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT**

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An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Greeneway CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
  - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
  - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
  - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
  - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
  - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
  - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
  - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
  - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
  - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Greeneway CDD


Amanda Lane  
PFM Group Consulting LLC  
3501 Quadrangle Blvd., Ste. 270  
Orlando, FL 32817  
[LaneA@pfm.com](mailto:LaneA@pfm.com)  
(407) 723-5900

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance  
Orange County Property Appraiser  
200 S. Orange Ave., Suite 1700  
Orlando, FL 32801  
[ccrespo@ocpafl.org](mailto:ccrespo@ocpafl.org)  
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

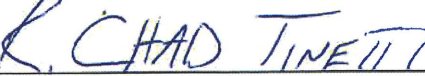
ORANGE COUNTY PROPERTY APPRAISER

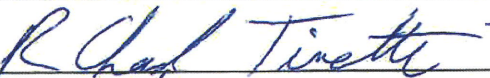
Signed   
Amy Mercado (Nov 4, 2025 15:58:34 EST)

AMY MERCADO

Date Nov 4, 2025

GREENEWAY CDD

Name 

Signed 

Date 10/7/2025

**CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS**

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

**June 1**

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

**July 1**

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

#### **July 15**

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

#### **August 4**

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

#### **August 24**

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

#### **September 3 – October 3**

- Taxing Authority holds initial and final public budget hearing.

#### **September 15**

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

#### **October**

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.



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# **Greenway Improvement District**

**Egis Insurance Package for Fiscal Year 2026**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

## Greenway Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Greeneway Improvement District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125265**

## **PROPERTY COVERAGE**

### **SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE**

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$914,597
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$8,642**

### **Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000



## PREMIUM SUMMARY

Greeneway Improvement District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

**Term: October 1, 2025 to October 1, 2026**

**Quote Number:** 100125265

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,642
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,549
Public Officials and Employment Practices Liability	\$3,156
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$15,847</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Greeneway Improvement District

\_\_\_\_\_  
(Name of Local Governmental Entity)  
By: *R. Chad Tinetti*  
Signature

*R. CHAD TINETTI*  
Print Name

Witness By: *Cristyann Courtney*  
Signature

*Cristyann Courtney*  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

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



## PROPERTY VALUATION AUTHORIZATION

Greenway Improvement District  
c/o PFM Group Consulting, LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- ☒ Building and Content TIV  
☐ Inland Marine  
☐ Auto Physical Damage

\$914,597 As per schedule attached  
Not Included  
Not Included

Signature: R. Chad Tinetti Date: 9/19/2025  
Name: R. CHAD TINETTI  
Title: CHAIR

**Greenway Improvement District**

Policy No.: 100125265

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
1	Decorative Monuments (2)		2018	10/01/2025	\$116,133		
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2026		\$116,133	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
2	Column Features (4) w/ Attached Walls (2)		2018	10/01/2025	\$58,066		
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2026		\$58,066	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
3	Hardscapes		2018	10/01/2025	\$29,033		
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2026		\$29,033	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
4	Decorative Walls w/Column Features		2018	10/01/2025	\$174,199		
	Tavistock Lakes Blvd (Bridge) Orlando FL 32827		Masonry non combustible	10/01/2026		\$174,199	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
5	Decorative Monument		2018	10/01/2025	\$29,033		
	Laureate Blvd (near Maskawa Ave) Orlando FL 32827		Masonry non combustible	10/01/2026		\$29,033	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
6	Decorative Walls w/Column Features		2018	10/01/2025	\$174,199		
	Laureate Blvd (Bridge) Orlando FL 32827		Masonry non combustible	10/01/2026		\$174,199	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
				Roof Covering			
7	Decorative Monuments (2)		2020	10/01/2025	\$96,390		
	Nemours Pkwy (just east of Upper Harden Ave) Orlando FL 32827		Masonry non combustible	10/01/2026		\$96,390	

Sign:

Print Name:

R. CHAD TINETTI

Date:

9/19/2025



## Property Schedule

**Greenway Improvement District**

Policy No.: 100125265

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address			Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Large Decorative Monument (entry)		Masonry non combustible	10/01/2025	\$79,181		\$79,181	
	Tavistock Lakes Blvd (near Narcoossee Rd)			10/01/2026				
	Orlando FL 32827							
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch	Roof Covering	Covering Replaced	Roof Yr Blt			
9	Roundabout knee wall		2022	10/01/2025	\$158,363		\$158,363	
	Selten Way and Laureate Blvd		Masonry non combustible	10/01/2026				
	Orlando FL 32827							
Total:			Building Value	Contents Value		Insured Value		
			\$914,597	\$0		\$914,597		

Sign:

Print Name:

Date:

R. CHAD TINETTI  
9/19/2025



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# **Greenway Improvement District**

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

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

The total items being presented:      **\$46,295.76**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

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

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

**Greeneway Improvement District**  
AP Check Register (Current by Bank)  
Check Dates: 8/1/2025 to 8/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - VALLEY BANK</b>					<b>001-101-0000-00-01</b>
3737	08/06/25	P	BERMAN	Berman Construction LLC	\$1,278.23
3738	08/18/25	P	ASTREG	Andrew Stregare	\$191.70
3739	08/18/25	P	PFMGC	PFM Group Consulting	\$2,457.95
3740	08/26/25	P	AAIKIN	Amanda Aikins	\$200.00
3741	08/26/25	P	BCID	Boggy Creek Improv. District	\$47.65
3742	08/26/25	P	BERMAN	Berman Construction LLC	\$1,859.99
3743	08/26/25	P	BVLS	BrightView Landscape Services	\$12,629.00
3744	08/26/25	P	DONMC	Donald W. McIntosh Associates	\$1,789.43
3745	08/26/25	P	KDUERR	Karen Duerr	\$200.00
3746	08/26/25	P	KUTAK	Kutak Rock	\$2,048.00
3747	08/26/25	P	MFRANK	Matthew Franko	\$200.00
3748	08/26/25	P	ORLS	Orlando Sentinel	\$2,394.18
3749	08/26/25	P	PFMGC	PFM Group Consulting	\$3,666.67
3750	08/26/25	P	TRUSTE	US Bank as Trustee for Greenew	\$113,146.94
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$142,109.74</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70053	08/05/25	M	BCID	Boggy Creek Improv. District	\$7,412.31
70054	08/07/25	M	OCU	Orange County Utilities	\$310.09
70055	08/19/25	M	OUC	Orlando Utilities Commission	\$9,643.21
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$17,365.61</b>
<b>GRAND TOTAL :</b>					<b>\$159,475.35</b>

28,915.15	Checks 3737-3740, 3742-3749
113,146.94	Check 3750 - Debt Service
47.65	Check 3741 - Construction Legal Ad
310.09	PA 686 - OCU paid online
7,412.31	PA 687 - Jul. ICM paid to Boggy Creek
9,643.21	PA 688 - OUC paid online
15.00	CNB Wire Fee
159,490.35	Total cash spent
46,295.76	O&M cash spent

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

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

<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70053</b>	<b>AMOUNT:</b>	<b>\$7,412.31</b>	<b>DATE:</b>	<b>08/05/25</b>	<b>VEND ID:</b>	<b>BCID</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
07/31/25	ICM2025-10	PA 687 - Jul. ICM - Landscapin				\$0.00		\$5,762.42	
07/31/25	ICM2025-10	PA 687 - Jul. ICM - Lighting				\$0.00		\$33.15	
07/31/25	ICM2025-10	PA 687 - Jul. ICM - Water recl				\$0.00		\$49.78	
07/31/25	ICM2025-10	PA 687 - Jul. ICM - Aquatics				\$0.00		\$200.40	
07/31/25	ICM2025-10	PA 687 - Jul. ICM - Irrigation				\$0.00		\$228.24	
07/31/25	ICM2025-10	PA 687 - Jul. ICM - Landscape				\$0.00		\$1,138.32	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$7,412.31</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3737</b>	<b>AMOUNT:</b>	<b>\$1,278.23</b>	<b>DATE:</b>	<b>08/06/25</b>	<b>VEND ID:</b>	<b>BERMAN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
04/11/25	53401	PA 687 - Subscription renewals				\$0.00		\$1,278.23	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$1,278.23</b>	
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70054</b>	<b>AMOUNT:</b>	<b>\$310.09</b>	<b>DATE:</b>	<b>08/07/25</b>	<b>VEND ID:</b>	<b>OCU</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
07/16/25	06489-071625	PA 686 - 9987 Laur. Blvd. thru				\$0.00		\$310.09	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$310.09</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3738</b>	<b>AMOUNT:</b>	<b>\$191.70</b>	<b>DATE:</b>	<b>08/18/25</b>	<b>VEND ID:</b>	<b>ASTREG</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
08/07/25	2025.08.07	PA 688 - Reimbursement for sho				\$0.00		\$191.70	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$191.70</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3739</b>	<b>AMOUNT:</b>	<b>\$2,457.95</b>	<b>DATE:</b>	<b>08/18/25</b>	<b>VEND ID:</b>	<b>PFMGC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
07/08/25	137256	PA 687 - Jun. mileage, tolls				\$0.00		\$6.76	
07/08/25	137256	PA 687 - Jun. meeting room				\$0.00		\$250.00	
08/07/25	OE-EXP-08-2025-10	PA 688 - Jul. postage				\$0.00		\$2,159.88	
08/07/25	OE-EXP-08-2025-10	PA 688 - Jul. FedEx				\$0.00		\$41.31	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$2,457.95</b>	
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70055</b>	<b>AMOUNT:</b>	<b>\$9,643.21</b>	<b>DATE:</b>	<b>08/19/25</b>	<b>VEND ID:</b>	<b>OUC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
08/01/25	43030-080125	PA 688 - 07/01/2025 - 08/01/20				\$0.00		\$127.51	
08/01/25	43030-080125	PA 688 - 07/01/2025 - 08/01/20				\$0.00		\$2,403.85	
08/01/25	43030-080125	PA 688 - 07/01/2025 - 08/01/20				\$0.00		\$2.08	
08/01/25	43030-080125	PA 688 - 07/01/2025 - 08/01/20				\$0.00		\$7,109.77	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$9,643.21</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3740</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>08/26/25</b>	<b>VEND ID:</b>	<b>AAIKIN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
08/19/25	2025.08.19	PA 690 - Supervisor fee 2025.0				\$0.00		\$200.00	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$200.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3741</b>	<b>AMOUNT:</b>	<b>\$47.65</b>	<b>DATE:</b>	<b>08/26/25</b>	<b>VEND ID:</b>	<b>BCID</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
07/31/25	OSC121475249	PA 689 - BCID req 491; legal a				\$0.00		\$47.65	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$47.65</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3742</b>	<b>AMOUNT:</b>	<b>\$1,859.99</b>	<b>DATE:</b>	<b>08/26/25</b>	<b>VEND ID:</b>	<b>BERMAN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
08/01/25	90548	PA 688 - Aug. administrator ag				\$0.00		\$826.66	
08/01/25	90548	PA 688 - Aug. irrigation speci				\$0.00		\$1,033.33	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$1,859.99</b>	

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

BANK:	CN1484	CHECK:	3743	AMOUNT:	\$12,629.00	DATE:	08/26/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/01/25	9437693	PA 687 - Aug. Sec. 2 landscapi				\$0.00		\$3,231.00	
08/01/25	9437694	PA 687 - Aug. Sec. 3 landscapi				\$0.00		\$3,324.00	
08/01/25	9437739	PA 687 - Aug. Sec. 1 landscapi				\$0.00		\$6,074.00	
TOTALS:						\$0.00		\$12,629.00	
BANK:	CN1484	CHECK:	3744	AMOUNT:	\$1,789.43	DATE:	08/26/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/22/25	47685	PA 690 - Eng. srvs. thru 08/01				\$0.00		\$1,789.43	
TOTALS:						\$0.00		\$1,789.43	
BANK:	CN1484	CHECK:	3745	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/19/25	2025.08.19	PA 690 - Supervisor fee 2025.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3746	AMOUNT:	\$2,048.00	DATE:	08/26/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/19/25	3611537	PA 690 - Gen. legal thru 06/30				\$0.00		\$2,048.00	
TOTALS:						\$0.00		\$2,048.00	
BANK:	CN1484	CHECK:	3747	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/19/25	2025.08.19	PA 690 - Supervisor fee 2025.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3748	AMOUNT:	\$2,394.18	DATE:	08/26/25	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/03/25	OSC121072823	PA 689 - Ad: 7847582 ; Budget				\$0.00		\$2,081.00	
08/10/25	OSC121535823	PA 690 - Ad: 7844010 - 08/19/2				\$0.00		\$313.18	
TOTALS:						\$0.00		\$2,394.18	
BANK:	CN1484	CHECK:	3749	AMOUNT:	\$3,666.67	DATE:	08/26/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/08/25	DM-08-2025-19	PA 689 - DM fee: Aug. 2025				\$0.00		\$3,666.67	
TOTALS:						\$0.00		\$3,666.67	
BANK:	CN1484	CHECK:	3750	AMOUNT:	\$113,146.94	DATE:	08/26/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/16/25	2025.08.15	S2023 FY25 DS (236275000) Dist				\$0.00		\$113,146.94	
TOTALS:						\$0.00		\$113,146.94	



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# **Greenway Improvement District**

**Operations and Maintenance Expenditures Paid in  
September 2025 in an amount totaling \$23,887.66**

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

The total items being presented:      **\$23,887.66**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

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

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

**Greeneway Improvement District**  
**AP Check Register (Current by Bank)**  
Check Dates: 9/1/2025 to 9/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - VALLEY BANK</b>					<b>001-101-0000-00-01</b>
3751	09/10/25	P	VGLOBA	VGlobalTech	\$135.00
3752	09/15/25	P	KUTAK	Kutak Rock	\$2,016.00
3753	09/15/25	P	PFMGC	PFM Group Consulting	\$2,423.46
3754	09/15/25	P	VGLOBA	VGlobalTech	\$135.00
3755	09/19/25	P	BCID	Boggy Creek Improv. District	\$47.65
3756	09/19/25	P	PFMGC	PFM Group Consulting	\$3,666.63
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$8,423.74</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70056	09/06/25	M	OCU	Orange County Utilities	\$179.06
70057	09/11/25	M	BCID	Boggy Creek Improv. District	\$6,024.07
70058	09/16/25	M	TRUSTE	US Bank as Trustee for Greenew	\$5,891.98
70059	09/18/25	M	OUC	Orlando Utilities Commission	\$9,260.79
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$21,355.90</b>
<b>GRAND TOTAL :</b>					<b>\$29,779.64</b>

8,423.74	Checks 3751-3756
5,891.98	Debt Service Wire
10.00	Transfer to Hurricane Reserve to Fund Account
158,357.96	Transfers from CNB to Valley
179.06	PA 689 - OCU paid online
6,024.07	PA 692 - Aug. ICM paid to Boggy Creek
9,260.79	PA 692 - OUC paid online
188,147.60	Total cash spent
23,887.66	O&M cash spent

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

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

BANK:	CN1484	CHECK:	3751	AMOUNT:	\$135.00	DATE:	09/10/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/01/25	7551	PA 691 - Aug. website maint.				\$0.00		\$135.00	
TOTALS:						\$0.00		\$135.00	
BANK:	OM-ACH	CHECK:	70056	AMOUNT:	\$179.06	DATE:	09/06/25	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/14/25	06489-081425	PA 689 - 9987 Laur. Blvd. thru				\$0.00		\$179.06	
TOTALS:						\$0.00		\$179.06	
BANK:	OM-ACH	CHECK:	70057	AMOUNT:	\$6,024.07	DATE:	09/11/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/31/25	ICM2025-11	PA 692 - Aug. ICM - Aquatics				\$0.00		\$200.40	
08/31/25	ICM2025-11	PA 692 - Aug. ICM - Landscapin				\$0.00		\$5,762.42	
08/31/25	ICM2025-11	PA 692 - Aug. ICM - Lighting				\$0.00		\$34.75	
08/31/25	ICM2025-11	PA 692 - Aug. ICM - Water recl				\$0.00		\$26.50	
TOTALS:						\$0.00		\$6,024.07	
BANK:	CN1484	CHECK:	3752	AMOUNT:	\$2,016.00	DATE:	09/15/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/30/25	3613771	PA 692 - Gen. legal thru 07/31				\$0.00		\$2,016.00	
TOTALS:						\$0.00		\$2,016.00	
BANK:	CN1484	CHECK:	3753	AMOUNT:	\$2,423.46	DATE:	09/15/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/11/25	137702	PA 692 - Mailed assessment not				\$0.00		\$2,376.79	
08/26/25	137849	PA 692 - Jul., Aug. mileage, t				\$0.00		\$19.00	
08/26/25	137849	PA 692 - Jun. storage facility				\$0.00		\$27.67	
TOTALS:						\$0.00		\$2,423.46	
BANK:	CN1484	CHECK:	3754	AMOUNT:	\$135.00	DATE:	09/15/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/25	7632	PA 692 - Sep. website maint.				\$0.00		\$135.00	
TOTALS:						\$0.00		\$135.00	
BANK:	OM-ACH	CHECK:	70058	AMOUNT:	\$5,891.98	DATE:	09/16/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/16/25	2025.09.15	S2023 FY25 DS (236275000) Dist				\$0.00		\$5,891.98	
TOTALS:						\$0.00		\$5,891.98	
BANK:	OM-ACH	CHECK:	70059	AMOUNT:	\$9,260.79	DATE:	09/18/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/02/25	43030-090225	PA 692 - 08/01/2025 - 09/02/20				\$0.00		\$127.93	
09/02/25	43030-090225	PA 692 - 08/01/2025 - 09/02/20				\$0.00		\$2,081.48	
09/02/25	43030-090225	PA 692 - 08/01/2025 - 09/02/20				\$0.00		\$2.10	
09/02/25	43030-090225	PA 692 - 08/01/2025 - 09/02/20				\$0.00		\$7,109.99	
09/02/25	43030-090225	PA 692 - 08/01/2025 - 09/02/20				\$0.00		(\$60.71)	
TOTALS:						\$0.00		\$9,260.79	
BANK:	CN1484	CHECK:	3755	AMOUNT:	\$47.65	DATE:	09/19/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/31/25	OSC123123423	PA 693 - BCID req 495 ; legal				\$0.00		\$47.65	
TOTALS:						\$0.00		\$47.65	
BANK:	CN1484	CHECK:	3756	AMOUNT:	\$3,666.63	DATE:	09/19/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/04/25	DM-09-2025-19	PA 693 - DM fee: Sep. 2025				\$0.00		\$3,666.63	
TOTALS:						\$0.00		\$3,666.63	



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# **Greenway Improvement District**

**Operations and Maintenance Expenditures Paid in  
October 2025 in an amount totaling \$48,428.03**

# GREENWAY IMPROVEMENT DISTRICT

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

## **Operation and Maintenance Expenditures For Board Approval**

Attached please find the check register listing Operations and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$48,428.03**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

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

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

**Greeneway Improvement District**  
AP Check Register (Current by Bank)  
Check Dates: 10/1/2025 to 10/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
<b>BANK ID: CN1484 - VALLEY BANK</b>					<b>001-101-0000-00-01</b>
3757	10/03/25	P	BERMAN	Berman Construction LLC	\$1,859.99
3758	10/03/25	P	BVLS	BrightView Landscape Services	\$936.06
3759	10/03/25	P	DONMC	Donald W. McIntosh Associates	\$634.80
3760	10/03/25	P	DWC	DWC Outdoors & Hauling	\$10,000.00
3761	10/03/25	P	ORLS	Orlando Sentinel	\$219.50
3762	10/20/25	P	BVLS	BrightView Landscape Services	\$350.00
3763	10/20/25	P	PFMFA	PFM Financial Advisors	\$100.00
3764	10/20/25	P	PFMGC	PFM Group Consulting	\$108.66
3765	10/28/25	P	BCID	Boggy Creek Improv. District	\$47.65
3766	10/28/25	P	FAC	Fire Ant Control	\$1,738.00
3767	10/28/25	P	KUTAK	Kutak Rock	\$1,657.12
3768	10/28/25	P	VGLOBA	VGlobalTech	\$445.00
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$18,096.78</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
70060	10/01/25	M	EGIS	Egis Insurance Advisors LLC	\$15,847.00
70061	10/06/25	M	OCU	Orange County Utilities	\$36.34
70062	10/21/25	M	BCID	Boggy Creek Improv. District	\$6,019.89
70063	10/21/25	M	TRUSTE	US Bank as Trustee for Greenew	\$3,517.59
70064	10/27/25	M	FLOCOM	FloridaCommerce	\$175.00
70065	10/24/25	M	OUC	Orlando Utilities Commission	\$8,253.02
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$33,848.84</b>
<b>GRAND TOTAL :</b>					<b>\$51,945.62</b>

18,096.78	Checks 3757-3768
3,517.59	Debt Service Wire
36.34	PA 694 - OCU paid online
15,847.00	PA 695 - Egis paid via wire
6,019.89	PA 696 - Sep. ICM paid to Boggy Creek
8,253.02	PA 697 - OUC paid online
175.00	PA 697 - FloridaCommerce paid online
51,945.62	Total cash spent
48,428.03	O&M cash spent

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

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

BANK:	OM-ACH	CHECK:	70060	AMOUNT:	\$15,847.00	DATE:	10/01/25	VEND ID:	EGIS
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/18/25	29540		PA 695 - FY 2026 P&C insurance					\$0.00	\$8,642.00
09/18/25	29540		PA 695 - FY 2026 Crime insuran					\$0.00	\$500.00
09/18/25	29540		PA 695 - FY 2026 GL insurance					\$0.00	\$3,549.00
09/18/25	29540		PA 695 - FY 2026 POL insurance					\$0.00	\$3,156.00
TOTALS:								\$0.00	\$15,847.00
BANK:	CN1484	CHECK:	3757	AMOUNT:	\$1,859.99	DATE:	10/03/25	VEND ID:	BERMAN
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/01/25	91158		PA 692 - Sep. irrigation speci					\$0.00	\$1,033.33
09/01/25	91158		PA 692 - Sep. administrator ag					\$0.00	\$826.66
TOTALS:								\$0.00	\$1,859.99
BANK:	CN1484	CHECK:	3758	AMOUNT:	\$936.06	DATE:	10/03/25	VEND ID:	BVLS
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/25/25	6388936		PA 695 - 4-inch main line repa					\$0.00	\$936.06
TOTALS:								\$0.00	\$936.06
BANK:	CN1484	CHECK:	3759	AMOUNT:	\$634.80	DATE:	10/03/25	VEND ID:	DONMC
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/19/25	47832		PA 694 - Eng. srvs. thru 08/29					\$0.00	\$634.80
TOTALS:								\$0.00	\$634.80
BANK:	CN1484	CHECK:	3760	AMOUNT:	\$10,000.00	DATE:	10/03/25	VEND ID:	DWC
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/15/25	3333		PA 695 - Tree work at Laureate					\$0.00	\$10,000.00
TOTALS:								\$0.00	\$10,000.00
BANK:	CN1484	CHECK:	3761	AMOUNT:	\$219.50	DATE:	10/03/25	VEND ID:	ORLS
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/14/25	OSC123578779		PA 695 - Ad: 7856483 - 09/16/2					\$0.00	\$219.50
TOTALS:								\$0.00	\$219.50
BANK:	OM-ACH	CHECK:	70061	AMOUNT:	\$36.34	DATE:	10/06/25	VEND ID:	OCU
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/15/25	06489-091525		PA 694 - 9987 Laur. Blvd. thru					\$0.00	\$36.34
TOTALS:								\$0.00	\$36.34
BANK:	CN1484	CHECK:	3762	AMOUNT:	\$350.00	DATE:	10/20/25	VEND ID:	BVLS
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/25/25	9520213		PA 696 - Rainbird PEB (plastic					\$0.00	\$350.00
TOTALS:								\$0.00	\$350.00
BANK:	CN1484	CHECK:	3763	AMOUNT:	\$100.00	DATE:	10/20/25	VEND ID:	PFMFA
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/30/25	138296		PA 696 - Reamortization servic					\$0.00	\$100.00
TOTALS:								\$0.00	\$100.00
BANK:	CN1484	CHECK:	3764	AMOUNT:	\$108.66	DATE:	10/20/25	VEND ID:	PFMGC
Date	Invoice Number		Invoice Description					Discount Taken	Amount Paid
09/11/25	138030		PA 694 - Jul. storage facility					\$0.00	\$54.33
09/11/25	138030		PA 694 - Aug. storage facility					\$0.00	\$54.33
TOTALS:								\$0.00	\$108.66

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

<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70062</b>	<b>AMOUNT:</b>	<b>\$6,019.89</b>	<b>DATE:</b>	<b>10/21/25</b>	<b>VEND ID:</b>	<b>BCID</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
09/30/25	ICM2025-12	PA 696 - Sep. ICM - Landscapin				\$0.00		\$5,762.42	
09/30/25	ICM2025-12	PA 696 - Sep. ICM - Lighting				\$0.00		\$36.60	
09/30/25	ICM2025-12	PA 696 - Sep. ICM - Water recl				\$0.00		\$20.47	
09/30/25	ICM2025-12	PA 696 - Sep. ICM - Aquatics				\$0.00		\$200.40	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$6,019.89</b>	
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70063</b>	<b>AMOUNT:</b>	<b>\$3,517.59</b>	<b>DATE:</b>	<b>10/21/25</b>	<b>VEND ID:</b>	<b>TRUSTE</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
09/30/25	2025.10.15	S2023 FY25 DS (236275000) Dist				\$0.00		\$3,517.59	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$3,517.59</b>	
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70064</b>	<b>AMOUNT:</b>	<b>\$175.00</b>	<b>DATE:</b>	<b>10/27/25</b>	<b>VEND ID:</b>	<b>FLOCOM</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
10/01/25	92772	PA 697 - FY 2026 special distr				\$0.00		\$175.00	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$175.00</b>	
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70065</b>	<b>AMOUNT:</b>	<b>\$8,253.02</b>	<b>DATE:</b>	<b>10/24/25</b>	<b>VEND ID:</b>	<b>OUC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
10/06/25	43030-100625	PA 697 - 09/02/2025 - 10/01/20				\$0.00		\$127.31	
10/06/25	43030-100625	PA 697 - 09/02/2025 - 10/01/20				\$0.00		\$1,013.59	
10/06/25	43030-100625	PA 697 - 09/02/2025 - 10/01/20				\$0.00		\$2.08	
10/06/25	43030-100625	PA 697 - 09/02/2025 - 10/01/20				\$0.00		\$7,110.04	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$8,253.02</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3765</b>	<b>AMOUNT:</b>	<b>\$47.65</b>	<b>DATE:</b>	<b>10/28/25</b>	<b>VEND ID:</b>	<b>BCID</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
09/30/25	OSC124775608	PA 697 - BCID req 500; legal a				\$0.00		\$47.65	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$47.65</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3766</b>	<b>AMOUNT:</b>	<b>\$1,738.00</b>	<b>DATE:</b>	<b>10/28/25</b>	<b>VEND ID:</b>	<b>FAC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
10/16/25	29591	PA 698 - Fire ant control				\$0.00		\$1,738.00	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$1,738.00</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3767</b>	<b>AMOUNT:</b>	<b>\$1,657.12</b>	<b>DATE:</b>	<b>10/28/25</b>	<b>VEND ID:</b>	<b>KUTAK</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
10/10/25	3639737	PA 698 - Gen. legal thru 08/31				\$0.00		\$1,657.12	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$1,657.12</b>	
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3768</b>	<b>AMOUNT:</b>	<b>\$445.00</b>	<b>DATE:</b>	<b>10/28/25</b>	<b>VEND ID:</b>	<b>VGLOBA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>		<b>Amount Paid</b>	
10/01/25	7791	PA 697 - Jul. - Sep. ADA audit				\$0.00		\$300.00	
10/01/25	7816	PA 697 - Oct. website maint.				\$0.00		\$145.00	
<b>TOTALS:</b>						<b>\$0.00</b>		<b>\$445.00</b>	



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# Greenway Improvement District

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

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This **Work Authorization** (the “**Work Authorization**”), dated 9/16, 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 Bridge Repair 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

## **Project : GID Bridge Repairs.**

**Proposal Date: 09/16/2025**

**Project Name: GID Bridge Repairs.**

**Client Contact: Jennifer Walden**

### **Project Scope**

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

Scope:

#### **1. Concrete R&R**

Remove and replace deteriorated concrete

All materials and installation methods shall comply with industry standards and manufacturer specific

Individual: \$4,500

#### **2. Caulking**

Apply caulking to joints, cracks, and other designated areas to prevent water infiltration and extend durability. (105ft in total)

All caulking materials and application methods shall comply with industry standards and manufacturer specific

Individual: \$4,500

#### **3. Paver Resetting**

Reset up to 20 square feet of existing pavers.

Re-level base material where necessary to correct settling or uneven surfaces.

Ensure proper alignment, slope, and tight joints upon completion.

Individual: \$5,500

#### **4. MOT**

Provide and maintain all necessary traffic control devices, signage, and barricades in accordance with FDOT and local jurisdiction requirements.

Ensure the safety of workers, pedestrians, and vehicles during construction activities.

Estimated Time of Completion: Work will be completed in the most expedient time frame as possible. All work will be performed at client discretion

Payment Schedule: Upon Completion

Total Together: \$13,975.00

## Project : GID Bridge Repairs.

### 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

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**CDD**

By: Jessica Walden

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**Berman**

By: Eddie Padua, General Manager

### 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

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✓ **Property & Facility Management**

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✓ **Property Maintenance**

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✓ **24/7 Emergency Repairs**

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✓ **General Construction**

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✓ **Janitorial Services**

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✓ **Security**

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✓ **Pressure Washing**

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✓ **Landscaping**

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✓ **Disaster Response**

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# Juniper

## Proposal

**Proposal No.:** 370637

**Proposed Date:** 10/31/25

PROPERTY:	FOR:
Greeneway Improvement District - Maintenance Jennifer Walden Tavistock Lakes, Laureate Blvd, Nemours Parkway Orlando, FL	Tavistock Blvd. Monument



**TAVISTOCK BLVD.**

**RIGHT SIDE MONUMENT, PLACE 48 DWARF IXORAS**

**SOIL AMENDMENT INCLUDED**

ITEM	QTY	UOM	TOTAL
<b>Tavistock Blvd. Monument</b>			
<b>Landscape Material</b>			<b>\$1,152.00</b>
Enhancement Labor	4.00	HR	
Dwarf Ixora, 01 gallon - 01G	48.00	01g	
<b>Total:</b>			<b>\$1,152.00</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

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## Proposal

**Proposal No.:** 367163

**Proposed Date:** 10/13/25

PROPERTY:	FOR:
Greeneway Improvement District - Maintenance Jennifer Walden Tavistock Lakes, Laureate Blvd, Nemours Parkway Orlando, FL	TAVISTOCK ST AUGUSTINE SOD REPLACEMENT

### GREENWAY IMPROVEMENT

TAVISTOCK BLVD ENTRANCE SOD REPLACEMENT

TWO PALLETS OF ST AUGUSTINE SOD

ITEM	QTY	UOM	TOTAL
<b>ST AUGUSTINE SOD REPLACEMENT</b>			
<b>Landscape Material</b>			\$1,838.17
Enhancement Labor	6.00	HR	
Citra-blue St Augustine per pallet (400 Sqft)	2.00	EA	
<b>Total:</b>			<b>\$1,838.17</b>

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
**Signature (Owner/Property Manager)**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Printed Name (Owner/Property Manager)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

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November 10, 2025

Contract No. - 367163

Greeneway Improvement District - Maintenance

### GREENWAY IMPROVEMENT-SOD REPLACEMENT

HOG DAMAGE NORTH SIDE OF TAVISTOCK LAKES BLVD ENTRANCE, BOTH SIDES MONUMENTS AND CENTER ISLAND BEDS.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Enhancement Labor	40.00	\$65.00	\$2,600.00
Empire Zoysia, 01 Square Foot - 01SF	3,600.00	\$1.75	\$6,300.00
			<b>\$8,900.00</b>

### WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Material	\$0.00	\$8,900.00
		<b>\$0.00</b>
		<b>\$8,900.00</b>

<b>Sale</b>	<b>\$8,900.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$8,900.00</b>

By \_\_\_\_\_  
BRUNO MEDINA ALVA

Date 11/10/2025  
\_\_\_\_\_  
Juniper Landscaping of Florida  
LLC

By \_\_\_\_\_

Date \_\_\_\_\_  
\_\_\_\_\_  
Greeneway Improvement District -  
Maintenance

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## WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This **Work Authorization** (the “**Work Authorization**”), dated 10/15, 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 Holiday Decor 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: CDD – GID Holiday Décor Install 2025**

**Proposal Date: 10/15/2025**

**Project Name: CDD – GID Holiday Décor Install 2025**

**Client Contact: GID**

### **Project Scope**

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

#### **Scope**

Holiday Decor – Supply all materials, equipment, and labor to install all holiday décor to Narcoossee road entrance, West entrance to Tavistock Boulevard, Tavistock bridge, Laureate Park bridge, and Narcoossee/Tavistock entrance.

This proposal includes five 48” wreaths on back of monuments, garland with bows on bridges, hanging light globes in trees, and LED lights around trunks of large oak trees. This also include the take down once holidays are finished

**Estimated Time of Completion:** Work will be completed in the most expedient time frame as possible. All work will be performed at client discretion

**Payment Schedule:** Upon Completion

**Total Cost: \$6,000.00**

## Proposal: CDD – GID Holiday Décor Install 2025

### 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

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GID

By:

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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





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# **Greenway Improvement District**

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



# **Greenway Improvement District**

## **September 2025 Financial Package**

September 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 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 132,505.14				\$ 132,505.14
State Board of Administration	1,780.19				1,780.19
Infrastructure Capital Reserve	121,556.72				121,556.72
Interchange Maintenance Reserve	30,181.41				30,181.41
Hurricane Reserve	10.02				10.02
Accounts Receivable	4,343.48				4,343.48
Prepaid Expenses	5,702.93				5,702.93
Deposits	1,625.58				1,625.58
Due From Other Funds		\$ 3,517.59			3,517.59
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		919,581.40			919,581.40
Interest (Series 2023)		0.18			0.18
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,122.50		7,122.50
Acquisition/Construction (Series 2023)			1,072,339.36		1,072,339.36
Total Current Assets	\$ 297,705.47	\$ 1,153,835.08	\$ 1,079,461.86	\$ -	\$ 2,531,002.41
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,150,317.49	\$ 1,150,317.49
Amount To Be Provided				28,224,682.51	28,224,682.51
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
<b>Total Assets</b>	<b>\$ 297,705.47</b>	<b>\$ 1,153,835.08</b>	<b>\$ 1,079,461.86</b>	<b>\$ 29,375,000.00</b>	<b>\$ 31,906,002.41</b>



**Greenway Improvement District**  
Statement of Financial Position  
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 45,580.29				\$ 45,580.29
Due To Other Governmental Units	6,098.98				6,098.98
Total Current Liabilities	<u>\$ 51,679.27</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 51,679.27</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 29,375,000.00	\$ 29,375,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,375,000.00</u>
<b>Total Liabilities</b>	<u><u>\$ 51,679.27</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 29,375,000.00</u></u>	<u><u>\$ 29,426,679.27</u></u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 68,372.19				\$ 68,372.19
Net Assets - General Government	216,343.57				216,343.57
Current Year Net Assets - General Government	(38,689.56)				(38,689.56)
Net Assets, Unrestricted		\$ 1,130,338.57			1,130,338.57
Current Year Net Assets, Unrestricted		23,496.51			23,496.51
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			41,024.30		41,024.30
Net Assets - General Government			9,713,374.18		9,713,374.18
<b>Total Net Assets</b>	<u><u>\$ 246,026.20</u></u>	<u><u>\$ 1,153,835.08</u></u>	<u><u>\$ 1,079,461.86</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,479,323.14</u></u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 297,705.47</u></u>	<u><u>\$ 1,153,835.08</u></u>	<u><u>\$ 1,079,461.86</u></u>	<u><u>\$ 29,375,000.00</u></u>	<u><u>\$ 31,906,002.41</u></u>



**Greenway Improvement District**  
Statement of Activities  
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 512,904.54				\$ 512,904.54
Off-Roll Assessments	11,882.09				11,882.09
On-Roll Assessments		\$ 2,184,542.99			2,184,542.99
Off-Roll Assessments		76,733.87			76,733.87
Other Assessments		9,030.90			9,030.90
Total Revenues	<u>\$ 524,786.63</u>	<u>\$ 2,270,307.76</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,795,094.39</u>
<b><u>Expenses</u></b>					
Supervisor Fees	\$ 6,400.00				\$ 6,400.00
Public Officials' Liability Insurance	2,977.00				2,977.00
Trustee Services	8,566.13				8,566.13
Management	44,000.00				44,000.00
Engineering	19,290.50				19,290.50
District Counsel	15,648.71				15,648.71
Assessment Administration	7,500.00				7,500.00
Reamortization Schedules	100.00				100.00
Audit	4,590.00				4,590.00
Travel and Per Diem	91.17				91.17
Postage & Shipping	2,239.08				2,239.08
Copies	2,376.79				2,376.79
Legal Advertising	6,043.35				6,043.35
Bank Fees	16.50				16.50
Miscellaneous	589.36				589.36
Meeting Room	250.00				250.00
Property Taxes	80.85				80.85
Web Site Maintenance	2,820.00				2,820.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,476.35				1,476.35
Water Reclaimed	24,986.66				24,986.66
General Insurance	3,348.00				3,348.00
Property & Casualty	8,528.00				8,528.00



**Greenway Improvement District**  
Statement of Activities  
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Irrigation	\$ 4,186.22				\$ 4,186.22
Landscaping Maintenance & Material	151,548.00				151,548.00
Tree Trimming	12,700.00				12,700.00
Flower & Plant Replacement	10,275.50				10,275.50
Contingency	1,883.00				1,883.00
IME - Aquatics Maintenance	2,404.80				2,404.80
IME - Irrigation	1,957.80				1,957.80
IME - Landscaping	69,149.04				69,149.04
IME - Lighting	398.83				398.83
IME - Miscellaneous	256.94				256.94
IME - Water Reclaimed	408.76				408.76
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	94,713.21				94,713.21
Accent Lighting	687.35				687.35
Personnel Leasing Agreement	22,319.85				22,319.85
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	\$ 587,762.58	\$ 2,294,963.00	\$ 731.18	\$ -	\$ 2,883,456.76



**Greenway Improvement District**  
Statement of Activities  
As of 9/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 24,286.39				\$ 24,286.39
Dividend Income		\$ 48,151.75			48,151.75
Interest Income			\$ 44.59		44.59
Dividend Income			41,710.89		41,710.89
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 24,286.39</u>	<u>\$ 48,151.75</u>	<u>\$ 41,755.48</u>	<u>\$ -</u>	<u>\$ 114,193.62</u>
<b>Change In Net Assets</b>	\$ (38,689.56)	\$ 23,496.51	\$ 41,024.30	\$ -	\$ 25,831.25
<b>Net Assets At Beginning Of Year</b>	<u>\$ 284,715.76</u>	<u>\$ 1,130,338.57</u>	<u>\$ 1,038,437.56</u>	<u>\$ -</u>	<u>\$ 2,453,491.89</u>
<b>Net Assets At End Of Year</b>	<u><u>\$ 246,026.20</u></u>	<u><u>\$ 1,153,835.08</u></u>	<u><u>\$ 1,079,461.86</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,479,323.14</u></u>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
On-Roll Assessments	\$ 512,904.54	\$ 511,881.70	\$ 1,022.84	\$ 511,881.70	100.20%
Off-Roll Assessments	11,882.09	11,918.30	(36.21)	11,918.30	99.70%
Carryforward Revenue	110,206.60	110,206.60	-	110,206.60	100.00%
<b>Net Revenues</b>	<b>\$ 634,993.23</b>	<b>\$ 634,006.60</b>	<b>\$ 986.63</b>	<b>\$ 634,006.60</b>	<b>100.16%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 6,400.00	\$ 9,600.00	\$ (3,200.00)	\$ 9,600.00	66.67%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	2,977.00	3,199.30	(222.30)	3,199.30	93.05%
Trustee Services	8,566.13	5,000.00	3,566.13	5,000.00	171.32%
Management	44,000.00	44,000.00	-	44,000.00	100.00%
Engineering	19,290.50	19,500.00	(209.50)	19,500.00	98.93%
Disclosure	-	1,000.00	(1,000.00)	1,000.00	0.00%
Property Appraiser	-	4,600.00	(4,600.00)	4,600.00	0.00%
District Counsel	15,648.71	30,000.00	(14,351.29)	30,000.00	52.16%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedules	100.00	250.00	(150.00)	250.00	40.00%
Audit	4,590.00	4,590.00	-	4,590.00	100.00%
Arbitrage Calculation	-	500.00	(500.00)	500.00	0.00%
Travel and Per Diem	91.17	400.00	(308.83)	400.00	22.79%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	2,239.08	500.00	1,739.08	500.00	447.82%
Copies	2,376.79	750.00	1,626.79	750.00	316.91%
Legal Advertising	6,043.35	4,500.00	1,543.35	4,500.00	134.30%
Bank Fees	16.50	360.00	(343.50)	360.00	4.58%
Miscellaneous	589.36	100.00	489.36	100.00	589.36%
Meeting Room	250.00	250.00	-	250.00	100.00%
Office Supplies	-	270.00	(270.00)	270.00	0.00%
Property Taxes	80.85	100.00	(19.15)	100.00	80.85%
Web Site Maintenance	2,820.00	3,000.00	(180.00)	3,000.00	94.00%
Holiday Decorations	6,000.00	7,000.00	(1,000.00)	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 129,754.44</b>	<b>\$ 147,169.30</b>	<b>\$ (17,414.86)</b>	<b>\$ 147,169.30</b>	<b>88.17%</b>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 9/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 1,476.35	\$ 2,000.00	\$ (523.65)	\$ 2,000.00	73.82%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	24,986.66	20,000.00	4,986.66	20,000.00	124.93%
<b>Other Physical Environment</b>					
General Insurance	3,348.00	3,598.35	(250.35)	3,598.35	93.04%
Property & Casualty Insurance	8,528.00	9,523.15	(995.15)	9,523.15	89.55%
Other Insurance	-	100.00	(100.00)	100.00	0.00%
Irrigation Repairs	4,186.22	20,000.00	(15,813.78)	20,000.00	20.93%
Landscaping Maintenance & Material	151,548.00	154,520.29	(2,972.29)	154,520.29	98.08%
Tree Trimming	12,700.00	10,000.00	2,700.00	10,000.00	127.00%
Flower & Plant Replacement	10,275.50	15,000.00	(4,724.50)	15,000.00	68.50%
Contingency	1,883.00	2,710.57	(827.57)	2,710.57	69.47%
Pest Control	3,476.00	1,750.00	1,726.00	1,750.00	198.63%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	2,404.80	2,544.00	(139.20)	2,544.00	94.53%
IME - Irrigation Repairs	1,957.80	2,400.00	(442.20)	2,400.00	81.58%
IME - Landscaping	69,149.04	72,000.00	(2,850.96)	72,000.00	96.04%
IME - Lighting	398.83	960.00	(561.17)	960.00	41.54%
IME - Miscellaneous	256.94	4,800.00	(4,543.06)	4,800.00	5.35%
IME - Water Reclaimed	408.76	1,200.00	(791.24)	1,200.00	34.06%
IME - Landscape Improvements	3,156.84	9,600.00	(6,443.16)	9,600.00	32.88%
<b>New Operational Expenses</b>					
Trail Repair	32,432.00	28,000.00	4,432.00	28,000.00	115.83%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	1,500.00	1,860.00	(360.00)	1,860.00	80.65%
Hardscape Maintenance	6,214.99	15,000.00	(8,785.01)	15,000.00	41.43%
Streetlights	94,713.21	77,000.00	17,713.21	77,000.00	123.00%
Accent Lighting	687.35	1,000.00	(312.65)	1,000.00	68.74%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	9,919.92	9,920.00	(0.08)	9,920.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	12,399.93	12,400.00	(0.07)	12,400.00	100.00%
<b>Reserves</b>					
Infrastructure Capital Reserve	11,000.00	11,000.00	-	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,950.94	-	1,950.94	100.00%
<b>Total Field Operations Expenses</b>	<b>\$ 470,959.08</b>	<b>\$ 490,837.30</b>	<b>\$ (19,878.22)</b>	<b>\$ 490,837.30</b>	<b>95.95%</b>
<b>Total Expenses</b>	<b>\$ 600,713.52</b>	<b>\$ 638,006.60</b>	<b>\$ (37,293.08)</b>	<b>\$ 638,006.60</b>	<b>94.15%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 34,279.71</b>	<b>\$ (4,000.00)</b>	<b>\$ 38,279.71</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 24,286.39	\$ 4,000.00	\$ 20,286.39	\$ 4,000.00	607.16%
<b>Total Other Income (Expense)</b>	<b>\$ 24,286.39</b>	<b>\$ 4,000.00</b>	<b>\$ 20,286.39</b>	<b>\$ 4,000.00</b>	<b>607.16%</b>
<b>Net Income (Loss)</b>	<b>\$ 58,566.10</b>	<b>\$ -</b>	<b>\$ 58,566.10</b>	<b>\$ -</b>	



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 9/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD Actual
<b>Revenues</b>													
On-Roll Assessments	\$ -	\$ 22,819.98	\$ 73,426.65	\$ 21,239.81	\$ 292,903.71	\$ 37,226.82	\$ 6,865.15	\$ 15,996.23	\$ 6,688.56	\$ 6,962.82	\$ 26,565.55	\$ 2,209.26	\$ 512,904.54
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	9,183.89	9,183.88	110,206.60
<b>Net Revenues</b>	<b>\$ 9,183.88</b>	<b>\$ 32,003.87</b>	<b>\$ 88,551.58</b>	<b>\$ 30,423.69</b>	<b>\$ 305,058.12</b>	<b>\$ 46,410.70</b>	<b>\$ 19,019.55</b>	<b>\$ 25,180.12</b>	<b>\$ 15,872.44</b>	<b>\$ 16,146.70</b>	<b>\$ 35,749.44</b>	<b>\$ 11,393.14</b>	<b>\$ 634,993.23</b>
<b>General &amp; Administrative Expenses</b>													
<b>Legislative</b>													
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 600.00	\$ -	\$ 800.00	\$ 800.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ -	\$ 6,400.00
<b>Financial &amp; Administrative</b>													
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	3,666.67	3,666.63	44,000.00
District Engineering	-	796.21	2,221.21	5,225.00	2,284.80	509.10	125.00	832.10	771.65	634.80	1,789.43	4,101.20	19,290.50
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	1,445.35	1,842.00	-	1,412.50	823.50	367.00	3,585.13	-	2,048.00	4,125.23	15,648.71
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	100.00	100.00
Audit	-	-	-	-	-	-	-	4,590.00	-	-	-	-	4,590.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	-	11.88	-	27.05	-	-	26.48	-	6.76	19.00	91.17
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.69	-	0.69	-	-	29.26	2.07	-	-	2,201.19	5.18	2,239.08
Copies	-	-	-	-	-	-	-	-	-	-	-	2,376.79	2,376.79
Legal Advertising	275.68	219.50	-	257.00	219.50	544.00	892.69	47.65	563.55	267.15	2,441.83	314.80	6,043.35
Bank Fees	-	1.50	-	-	-	-	-	-	-	-	15.00	-	16.50
Miscellaneous	-	27.66	-	27.67	-	83.00	-	-	83.00	-	191.70	176.33	589.36
Meeting Room	-	-	-	-	-	-	-	-	-	-	250.00	-	250.00
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	135.00	435.00	2,820.00
Holiday Decorations	-	-	-	6,000.00	-	-	-	-	-	-	-	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	-	175.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 21,232.28</b>	<b>\$ 5,728.08</b>	<b>\$ 7,333.23</b>	<b>\$ 14,734.24</b>	<b>\$ 10,572.64</b>	<b>\$ 6,377.32</b>	<b>\$ 3,105.45</b>	<b>\$ 14,107.16</b>	<b>\$ 9,431.48</b>	<b>\$ 8,466.82</b>	<b>\$ 13,345.58</b>	<b>\$ 15,320.16</b>	<b>\$ 129,754.44</b>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 9/30/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD Actual
<b>Field Operations</b>													
<b>Electric Utility Services</b>													
Electric	\$ -	\$ 122.99	\$ 126.26	\$ 123.12	\$ 123.66	\$ 121.77	\$ 96.11	\$ 125.36	\$ 127.94	\$ 126.39	\$ 127.51	\$ 255.24	\$ 1,476.35
<b>Water-Sewer Combination Services</b>													
Water Reclaimed	642.89	1,590.14	1,935.14	1,838.29	1,901.75	1,572.31	1,831.55	2,647.38	2,797.92	2,441.84	2,584.99	3,202.46	24,986.66
<b>Other Physical Environment</b>													
General Insurance	3,348.00	-	-	-	-	-	-	-	-	-	-	-	3,348.00
Property & Casualty Insurance	8,528.00	-	-	-	-	-	-	-	-	-	-	-	8,528.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	1,621.93	-	-	-	-	1,278.23	1,286.06	4,186.22
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	12,629.00	12,629.00	151,548.00
Tree Trimming	-	-	-	-	-	-	2,700.00	-	-	-	-	10,000.00	12,700.00
Flower & Plant Replacement	-	-	-	-	-	-	8,247.50	1,128.00	-	-	-	900.00	10,275.50
Contingency	-	1,883.00	-	-	-	-	-	-	-	-	-	-	1,883.00
Pest Control	1,738.00	-	-	-	-	-	1,738.00	-	-	-	-	-	3,476.00
<b>Interchange Maintenance Expenses</b>													
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	2,404.80
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	5,762.42	5,762.42	69,149.04
IME - Lighting	-	27.93	27.84	33.12	33.34	31.63	35.24	33.15	35.38	33.15	34.75	73.30	398.83
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	26.50	62.86	408.76
IME - Landscape Improvements	-	-	-	427.80	1,590.72	-	-	-	-	1,138.32	-	-	3,156.84
<b>New Operational Expenses</b>													
Trail Repair	-	-	-	-	-	-	32,432.00	-	-	-	-	-	32,432.00
<b>Road &amp; Street Facilities</b>													
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	7,109.77	14,220.03	94,713.21
Accent Lighting	-	-	-	-	-	-	-	-	-	687.35	-	-	687.35
<b>Parks &amp; Recreation</b>													
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	9,919.92
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	1,033.33	1,033.33	12,399.93
<b>Reserves</b>													
Infrastructure Capital Reserve	-	-	-	-	-	-	11,000.00	-	-	-	-	-	11,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	1,950.94	-	-	-	-	-	1,950.94
<b>Total Field Operations Expenses</b>	<b>\$ 34,781.90</b>	<b>\$ 32,725.16</b>	<b>\$ 29,879.78</b>	<b>\$ 30,426.53</b>	<b>\$ 31,739.44</b>	<b>\$ 30,946.13</b>	<b>\$ 88,092.14</b>	<b>\$ 34,525.33</b>	<b>\$ 33,933.17</b>	<b>\$ 41,844.18</b>	<b>\$ 31,613.56</b>	<b>\$ 50,451.76</b>	<b>\$ 470,959.08</b>
<b>Total Expenses</b>	<b>\$ 56,014.18</b>	<b>\$ 38,453.24</b>	<b>\$ 37,213.01</b>	<b>\$ 45,160.77</b>	<b>\$ 42,312.08</b>	<b>\$ 37,323.45</b>	<b>\$ 91,197.59</b>	<b>\$ 48,632.49</b>	<b>\$ 43,364.65</b>	<b>\$ 50,311.00</b>	<b>\$ 44,959.14</b>	<b>\$ 65,771.92</b>	<b>\$ 600,713.52</b>
<b>Income (Loss) from Operations</b>	<b>\$ (46,830.30)</b>	<b>\$ (6,449.37)</b>	<b>\$ 51,338.57</b>	<b>\$ (14,737.08)</b>	<b>\$ 262,746.04</b>	<b>\$ 9,087.25</b>	<b>\$ (72,178.04)</b>	<b>\$ (23,452.37)</b>	<b>\$ (27,492.21)</b>	<b>\$ (34,164.30)</b>	<b>\$ (9,209.70)</b>	<b>\$ (54,378.78)</b>	<b>\$ 34,279.71</b>
<b>Other Income (Expense)</b>													
Interest Income	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 24.68	\$ 23.52	\$ 22.05	\$ 21.99	\$ 17,914.63	\$ 21.58	\$ 1,342.89	\$ 3,354.29	\$ 24,286.39
<b>Total Other Income (Expense)</b>	<b>\$ 20.63</b>	<b>\$ 18.89</b>	<b>\$ 1,501.04</b>	<b>\$ 20.20</b>	<b>\$ 24.68</b>	<b>\$ 23.52</b>	<b>\$ 22.05</b>	<b>\$ 21.99</b>	<b>\$ 17,914.63</b>	<b>\$ 21.58</b>	<b>\$ 1,342.89</b>	<b>\$ 3,354.29</b>	<b>\$ 24,286.39</b>
<b>Net Income (Loss)</b>	<b>\$ (46,809.67)</b>	<b>\$ (6,430.48)</b>	<b>\$ 52,839.61</b>	<b>\$ (14,716.88)</b>	<b>\$ 262,770.72</b>	<b>\$ 9,110.77</b>	<b>\$ (72,155.99)</b>	<b>\$ (23,430.38)</b>	<b>\$ (9,577.58)</b>	<b>\$ (34,142.72)</b>	<b>\$ (7,866.81)</b>	<b>\$ (51,024.49)</b>	<b>\$ 58,566.10</b>



Greenway Improvement District  
Cash Flow

Beg. Cash		FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
9/1/2024	319,127.82	-	(14,853.00)	-	-	190,164.00
10/1/2024	190,164.00	2.24	(28,779.34)	-	-	107,526.12
11/1/2024	107,526.12	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	298,793.81	(159,750.45)	-	-	310,148.52
9/1/2025	310,148.52	10,504.22	(188,147.60)	-	-	132,505.14
Totals		2,963,627.23	(2,969,129.05)	-	-	

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# **Greenway Improvement District**

## October 2025 Financial Package

October 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 10/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Assets</u></b>					
<b><u>Current Assets</u></b>					
General Checking Account	\$ 85,230.97				\$ 85,230.97
State Board of Administration	1,786.67				1,786.67
Infrastructure Capital Reserve	121,943.87				121,943.87
Interchange Maintenance Reserve	30,277.54				30,277.54
Hurricane Reserve	10.05				10.05
On-Roll Assessments Receivable	678,115.77				678,115.77
Off-Roll Assessments Receivable	15,641.46				15,641.46
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 2,175,286.22			2,175,286.22
Off-Roll Assessments Receivable		76,579.34			76,579.34
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		926,842.90			926,842.90
Interest (Series 2023)		0.18			0.18
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,145.18		7,145.18
Acquisition/Construction (Series 2023)			1,075,960.78		1,075,960.78
Total Current Assets	\$ 934,631.91	\$ 3,409,444.55	\$ 1,083,105.96	\$ -	\$ 5,427,182.42
<b><u>Investments</u></b>					
Amount Available in Debt Service Funds				\$ 1,157,578.99	\$ 1,157,578.99
Amount To Be Provided				28,217,421.01	28,217,421.01
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
<b>Total Assets</b>	<b>\$ 934,631.91</b>	<b>\$ 3,409,444.55</b>	<b>\$ 1,083,105.96</b>	<b>\$ 29,375,000.00</b>	<b>\$ 34,802,182.42</b>



**Greenway Improvement District**  
Statement of Financial Position  
As of 10/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
Accounts Payable	\$ 27,346.57				\$ 27,346.57
Due To Other Governmental Units	6,115.11				6,115.11
Deferred Revenue	693,757.23				693,757.23
Deferred Revenue		\$ 2,251,865.56			2,251,865.56
Total Current Liabilities	<u>\$ 727,218.91</u>	<u>\$ 2,251,865.56</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,979,084.47</u>
<b><u>Long Term Liabilities</u></b>					
Revenue Bonds Payable - Long-Term				\$ 29,375,000.00	\$ 29,375,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,375,000.00</u>
<b>Total Liabilities</b>	<u>\$ 727,218.91</u>	<u>\$ 2,251,865.56</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 32,354,084.47</u>
<b><u>Net Assets</u></b>					
Net Assets, Unrestricted	\$ 246,026.20				\$ 246,026.20
Current Year Net Assets - General Government	(38,613.20)				(38,613.20)
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		-			-
Net Assets, Unrestricted			\$ 1,083,083.28		1,083,083.28
Current Year Net Assets, Unrestricted			22.68		22.68
<b>Total Net Assets</b>	<u>\$ 207,413.00</u>	<u>\$ 1,157,578.99</u>	<u>\$ 1,083,105.96</u>	<u>\$ -</u>	<u>\$ 2,448,097.95</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 934,631.91</u>	<u>\$ 3,409,444.55</u>	<u>\$ 1,083,105.96</u>	<u>\$ 29,375,000.00</u>	<u>\$ 34,802,182.42</u>



**Greenway Improvement District**  
Statement of Activities  
As of 10/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<b><u>Revenues</u></b>					
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<b><u>Expenses</u></b>					
Public Officials' Liability Insurance	\$ 3,156.00				\$ 3,156.00
Trustee Services	5,702.93				5,702.93
Management	3,666.67				3,666.67
Legal Advertising	275.68				275.68
Web Site Maintenance	145.00				145.00
Dues, Licenses, and Fees	175.00				175.00
Water Reclaimed	87.92				87.92
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	3,896.75				3,896.75
IME - Aquatics Maintenance	200.40				200.40
IME - Landscaping	5,762.42				5,762.42
IME - Miscellaneous	73.20				73.20
Pest Control	1,738.00				1,738.00
Personnel Leasing Agreement	1,859.99				1,859.99
Total Expenses	\$ 39,430.96	\$ -	\$ -	\$ -	\$ 39,430.96
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
Interest Income	\$ 817.76				\$ 817.76
Interest Income			\$ 22.68		22.68
Total Other Revenues (Expenses) & Gains (Losses)	\$ 817.76	\$ -	\$ 22.68	\$ -	\$ 840.44
<b>Change In Net Assets</b>	\$ (38,613.20)	\$ -	\$ 22.68	\$ -	\$ (38,590.52)
<b>Net Assets At Beginning Of Year</b>	\$ 246,026.20	\$ 1,157,578.99	\$ 1,083,083.28	\$ -	\$ 2,486,688.47
<b>Net Assets At End Of Year</b>	\$ 207,413.00	\$ 1,157,578.99	\$ 1,083,105.96	\$ -	\$ 2,448,097.95



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b><u>Revenues</u></b>					
Assessments	\$ -	\$ 57,813.19	\$ (57,813.19)	\$ 693,758.26	0.00%
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 57,813.19</b>	<b>\$ (57,813.19)</b>	<b>\$ 693,758.26</b>	<b>0.00%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ -	\$ 1,000.00	\$ (1,000.00)	\$ 12,000.00	0.00%
<b>Financial &amp; Administrative</b>					
Public Officials' Liability Insurance	3,156.00	285.30	2,870.70	3,423.55	92.19%
Trustee Services	5,702.93	475.24	5,227.69	5,702.93	100.00%
Management	3,666.67	3,666.67	-	44,000.00	8.33%
Engineering	-	833.33	(833.33)	10,000.00	0.00%
Property Appraiser	-	383.33	(383.33)	4,600.00	0.00%
District Counsel	-	1,666.66	(1,666.66)	20,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	20.83	(20.83)	250.00	0.00%
Audit	-	333.33	(333.33)	4,000.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Tax Preparation	-	2.70	(2.70)	32.40	0.00%
Travel and Per Diem	-	33.33	(33.33)	400.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	62.50	(62.50)	750.00	0.00%
Legal Advertising	275.68	541.67	(265.99)	6,500.00	4.24%
Bank Fees	-	4.00	(4.00)	48.00	0.00%
Miscellaneous	-	12.50	(12.50)	150.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	22.50	(22.50)	270.00	0.00%
Property Taxes	-	8.33	(8.33)	100.00	0.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Holiday Decorations	-	583.33	(583.33)	7,000.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 13,121.28</b>	<b>\$ 10,926.38</b>	<b>\$ 2,194.90</b>	<b>\$ 131,116.88</b>	<b>10.01%</b>



**Greenway Improvement District**  
Budget to Actual  
For the Month Ending 10/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ -	\$ 166.67	\$ (166.67)	\$ 2,000.00	0.00%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	87.92	1,666.67	(1,578.75)	20,000.00	0.44%
<b>Other Physical Environment</b>					
General Insurance	3,549.00	320.85	3,228.15	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	817.27	7,824.73	9,807.20	88.12%
Other Insurance	500.00	125.00	375.00	1,500.00	33.33%
Irrigation Repairs	-	1,666.67	(1,666.67)	20,000.00	0.00%
Landscaping Maintenance & Material	3,896.75	16,666.67	(12,769.92)	200,000.00	1.95%
Tree Trimming	-	833.33	(833.33)	10,000.00	0.00%
Flower & Plant Replacement	-	1,250.00	(1,250.00)	15,000.00	0.00%
Contingency	-	416.67	(416.67)	5,000.00	0.00%
Pest Control	1,738.00	291.67	1,446.33	3,500.00	49.66%
<b>Interchange Maintenance Expenses</b>					
IME - Aquatics Maintenance	200.40	212.00	(11.60)	2,544.00	7.88%
IME - Irrigation Repairs	-	200.00	(200.00)	2,400.00	0.00%
IME - Landscaping	5,762.42	5,862.42	(100.00)	70,349.04	8.19%
IME - Lighting	-	80.00	(80.00)	960.00	0.00%
IME - Miscellaneous	73.20	400.00	(326.80)	4,800.00	1.53%
IME - Water Reclaimed	-	100.00	(100.00)	1,200.00	0.00%
IME - Landscape Improvements	-	800.00	(800.00)	9,600.00	0.00%
<b>New Operational Expenses</b>					
Trail Repair	-	3,333.33	(3,333.33)	40,000.00	0.00%
<b>Road &amp; Street Facilities</b>					
Entry and Wall Maintenance	-	155.00	(155.00)	1,860.00	0.00%
Hardscape Maintenance	-	1,250.00	(1,250.00)	15,000.00	0.00%
Streetlights	-	7,166.67	(7,166.67)	86,000.00	0.00%
Accent Lighting	-	83.33	(83.33)	1,000.00	0.00%
<b>Parks &amp; Recreation</b>					
Personnel Leasing Agreement - Administrator	826.66	826.67	(0.01)	9,920.00	8.33%
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	-	12,400.00	8.33%
<b>Reserves</b>					
Infrastructure Capital Reserve	-	916.67	(916.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	162.58	(162.58)	1,950.94	0.00%
Hurricane Reserve	-	416.67	(416.67)	5,000.00	0.00%
<b>Total Field Operations Expenses</b>	<b>\$ 26,309.68</b>	<b>\$ 47,220.14</b>	<b>\$ (20,910.46)</b>	<b>\$ 566,641.38</b>	<b>4.64%</b>
<b>Total Expenses</b>	<b>\$ 39,430.96</b>	<b>\$ 58,146.52</b>	<b>\$ (18,715.56)</b>	<b>\$ 697,758.26</b>	<b>5.65%</b>
<b>Income (Loss) from Operations</b>	<b>\$ (39,430.96)</b>	<b>\$ (333.33)</b>	<b>\$ (39,097.63)</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 817.76	\$ 333.33	\$ 484.43	\$ 4,000.00	20.44%
<b>Total Other Income (Expense)</b>	<b>\$ 817.76</b>	<b>\$ 333.33</b>	<b>\$ 484.43</b>	<b>\$ 4,000.00</b>	<b>20.44%</b>
<b>Net Income (Loss)</b>	<b>\$ (38,613.20)</b>	<b>\$ -</b>	<b>\$ (38,613.20)</b>	<b>\$ -</b>	



# Greenway Improvement District Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
9/1/2024	319,127.82	-	(14,853.00)	-	-	190,164.00
10/1/2024	190,164.00	2.24	(28,779.34)	-	-	107,526.12
11/1/2024	107,526.12	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	298,793.81	(159,750.45)	-	-	310,148.52
9/1/2025	310,148.52	10,504.22	(188,147.60)	-	-	132,505.14
10/1/2025	132,505.14	4,343.48	(34,040.62)	327.97	(17,905.00)	85,230.97
11/1/2025	85,230.97	-	(10,233.59)	12,965.63	(19,728.42)	68,234.59 as of 11/17/2025
Totals		2,967,970.71	(3,013,403.26)	13,293.60	(37,633.42)	