

Greenway Improvement District

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

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, 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** (*Exhibit A provided under separate cover*)
- 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 \$65,844.95** (*provided under separate cover*)
- 9. **Ratification of Operation and Maintenance Expenditures Paid in October 2025 in an amount totaling \$28,208.79** (*provided under separate cover*)
- 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





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.

Secretary/Assistant Secretary

Chair/Vice Chair



Greeneway Improvement District

**Resolution 2026-01,
Adopting an Amended Budget for Fiscal Year 2025**
(Exhibit A provided under separate cover)

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 19, 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**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2024/2025 Budget



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



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: _____

Date: _____

Print Name: _____



Greenway Improvement District

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



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

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
(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
(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 R. CHAD TINETTI

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.



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.

Quotation being provided for:

**Greenway 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

COVERED PROPERTY	
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
Inland Marine	
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.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$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

Special Property Coverages		
Coverage	Deductibles	Limit
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
TOTAL PREMIUM DUE	\$15,847

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:

9/19/2025



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:

_____ 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
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
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
BANK CN1484 REGISTER TOTAL:					\$142,109.74
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
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
BANK OM-ACH REGISTER TOTAL:					\$17,365.61
GRAND TOTAL :					\$159,475.35

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

BANK:	OM-ACH	CHECK:	70053	AMOUNT:	\$7,412.31	DATE:	08/05/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
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	
TOTALS:						\$0.00		\$7,412.31	
BANK:	CN1484	CHECK:	3737	AMOUNT:	\$1,278.23	DATE:	08/06/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
04/11/25	53401	PA 687 - Subscription renewals				\$0.00		\$1,278.23	
TOTALS:						\$0.00		\$1,278.23	
BANK:	OM-ACH	CHECK:	70054	AMOUNT:	\$310.09	DATE:	08/07/25	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/16/25	06489-071625	PA 686 - 9987 Laur. Blvd. thru				\$0.00		\$310.09	
TOTALS:						\$0.00		\$310.09	
BANK:	CN1484	CHECK:	3738	AMOUNT:	\$191.70	DATE:	08/18/25	VEND ID:	ASTREG
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/07/25	2025.08.07	PA 688 - Reimbursement for sho				\$0.00		\$191.70	
TOTALS:						\$0.00		\$191.70	
BANK:	CN1484	CHECK:	3739	AMOUNT:	\$2,457.95	DATE:	08/18/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
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	
TOTALS:						\$0.00		\$2,457.95	
BANK:	OM-ACH	CHECK:	70055	AMOUNT:	\$9,643.21	DATE:	08/19/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
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	
TOTALS:						\$0.00		\$9,643.21	
BANK:	CN1484	CHECK:	3740	AMOUNT:	\$200.00	DATE:	08/26/25	VEND ID:	AAIKIN
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:	3741	AMOUNT:	\$47.65	DATE:	08/26/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
07/31/25	OSC121475249	PA 689 - BCID req 491; legal a				\$0.00		\$47.65	
TOTALS:						\$0.00		\$47.65	
BANK:	CN1484	CHECK:	3742	AMOUNT:	\$1,859.99	DATE:	08/26/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
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	
TOTALS:						\$0.00		\$1,859.99	

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



Greenway Improvement District

**Operations and Maintenance Expenditures Paid in
September 2025 in an amount totaling \$65,844.95**
(provided under separate cover)



Greenway Improvement District

**Operations and Maintenance Expenditures Paid in
October 2025 in an amount totaling \$28,208.79**
(provided under separate cover)



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

CDD

By: Jessica Walden

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

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





Greenway Improvement District

District's Financial Position and Budget to Actual YTD



Greenway Improvement District

August 2025 Financial Package

August 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 8/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 310,148.52				\$ 310,148.52
State Board of Administration	1,773.77				1,773.77
Infrastructure Capital Reserve	322.80				322.80
Interchange Maintenance Reserve	80.15				80.15
Assessments Receivable	1,224.41				1,224.41
Prepaid Expenses	5,702.93				5,702.93
Deposits	1,625.58				1,625.58
Assessments Receivable		\$ 5,215.07			5,215.07
Due From Other Funds		113,146.94			113,146.94
Debt Service Reserve (Series 2023)		226,876.43			226,876.43
Revenue (Series 2023)		796,878.87			796,878.87
Interest (Series 2023)		0.18			0.18
Prepayment (Series 2023)		3,859.48			3,859.48
General Checking Account			\$ 18.91		18.91
Acquisition/Construction (Series 2023)			1,068,490.57		1,068,490.57
Total Current Assets	\$ 320,878.16	\$ 1,145,976.97	\$ 1,068,509.48	\$ -	\$ 2,535,364.61
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,027,614.96	\$ 1,027,614.96
Amount To Be Provided				28,347,385.04	28,347,385.04
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Assets	\$ 320,878.16	\$ 1,145,976.97	\$ 1,068,509.48	\$ 29,375,000.00	\$ 31,910,364.61



Greenway Improvement District
Statement of Financial Position
As of 8/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 314.06				\$ 314.06
Due To Other Governmental Units	6,024.07				6,024.07
Deferred Revenue	1,224.41				1,224.41
Deferred Revenue		\$ 5,215.07			5,215.07
Total Current Liabilities	<u>\$ 7,562.54</u>	<u>\$ 5,215.07</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 12,777.61</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 29,375,000.00	\$ 29,375,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,375,000.00</u>
Total Liabilities	<u>\$ 7,562.54</u>	<u>\$ 5,215.07</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,387,777.61</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 68,372.19				\$ 68,372.19
Current Year Net Assets, Unrestricted	7,081.05				7,081.05
Net Assets - General Government	216,343.57				216,343.57
Current Year Net Assets - General Government	21,518.81				21,518.81
Net Assets, Unrestricted		\$ 1,130,338.57			1,130,338.57
Current Year Net Assets, Unrestricted		10,423.33			10,423.33
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			30,071.92		30,071.92
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 313,315.62</u>	<u>\$ 1,140,761.90</u>	<u>\$ 1,068,509.48</u>	<u>\$ -</u>	<u>\$ 2,522,587.00</u>
Total Liabilities and Net Assets	<u>\$ 320,878.16</u>	<u>\$ 1,145,976.97</u>	<u>\$ 1,068,509.48</u>	<u>\$ 29,375,000.00</u>	<u>\$ 31,910,364.61</u>



Greenway Improvement District
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 510,695.28				\$ 510,695.28
Off-Roll Assessments	11,882.09				11,882.09
Inter-Fund Transfers In	7,081.05				7,081.05
On-Roll Assessments		\$ 2,175,133.42			2,175,133.42
Off-Roll Assessments		76,733.87			76,733.87
Other Assessments		9,030.90			9,030.90
Inter-Fund Transfers In			\$ (7,081.05)		(7,081.05)
Total Revenues	\$ 529,658.42	\$ 2,260,898.19	\$ (7,081.05)	\$ -	\$ 2,783,475.56
<u>Expenses</u>					
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	40,333.37				40,333.37
Engineering	15,189.30				15,189.30
District Counsel	11,523.48				11,523.48
Assessment Administration	7,500.00				7,500.00
Audit	4,590.00				4,590.00
Travel and Per Diem	72.17				72.17
Postage & Shipping	2,233.90				2,233.90
Legal Advertising	5,728.55				5,728.55
Bank Fees	16.50				16.50
Miscellaneous	413.03				413.03
Meeting Room	250.00				250.00
Property Taxes	80.85				80.85
Web Site Maintenance	2,385.00				2,385.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,221.11				1,221.11
Water Reclaimed	21,784.20				21,784.20
General Insurance	3,348.00				3,348.00
Property & Casualty	8,528.00				8,528.00
Irrigation	2,900.16				2,900.16
Landscaping Maintenance & Material	138,919.00				138,919.00
Tree Trimming	2,700.00				2,700.00
Flower & Plant Replacement	9,375.50				9,375.50
Contingency	1,883.00				1,883.00



Greenway Improvement District
Statement of Activities
As of 8/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 2,204.40				\$ 2,204.40
IME - Irrigation	1,957.80				1,957.80
IME - Landscaping	63,386.62				63,386.62
IME - Lighting	325.53				325.53
IME - Miscellaneous	256.94				256.94
IME - Water Reclaimed	345.90				345.90
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	80,493.18				80,493.18
Accent Lighting	687.35				687.35
Personnel Leasing Agreement	20,459.86				20,459.86
Principal Payments (Series 2023)		\$ 1,115,000.00			1,115,000.00
Interest Payments (Series 2023)		1,179,963.00			1,179,963.00
Engineering			\$ 434.80		434.80
Legal Advertising			296.38		296.38
Total Expenses	<u>\$521,990.66</u>	<u>\$2,294,963.00</u>	<u>\$731.18</u>	<u>\$0.00</u>	<u>\$2,817,684.84</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 20,932.10				\$ 20,932.10
Dividend Income		\$ 44,488.14			44,488.14
Interest Income			\$ 22.05		22.05
Dividend Income			37,862.10		37,862.10
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 20,932.10</u>	<u>\$ 44,488.14</u>	<u>\$ 37,884.15</u>	<u>\$ -</u>	<u>\$ 103,304.39</u>
Change In Net Assets	\$ 28,599.86	\$ 10,423.33	\$ 30,071.92	\$ -	\$ 69,095.11
Net Assets At Beginning Of Year	\$ 284,715.76	\$ 1,130,338.57	\$ 1,038,437.56	\$ -	\$ 2,453,491.89
Net Assets At End Of Year	<u>\$ 313,315.62</u>	<u>\$ 1,140,761.90</u>	<u>\$ 1,068,509.48</u>	<u>\$ -</u>	<u>\$ 2,522,587.00</u>



Greenway Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Revenues</u>					
On-Roll Assessments	\$ 510,695.28	\$ 469,224.89	\$ 41,470.39	\$ 511,881.70	99.77%
Off-Roll Assessments	11,882.09	10,925.11	956.98	11,918.30	99.70%
Carryforward Revenue	101,022.72	101,022.72	-	110,206.60	91.67%
Net Revenues	\$ 623,600.09	\$ 581,172.72	\$ 42,427.37	\$ 634,006.60	98.36%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 6,400.00	\$ 8,800.00	\$ (2,400.00)	\$ 9,600.00	66.67%
Financial & Administrative					
Public Officials' Liability Insurance	2,977.00	2,932.69	44.31	3,199.30	93.05%
Trustee Services	8,566.13	4,583.33	3,982.80	5,000.00	171.32%
Management	40,333.37	40,333.33	0.04	44,000.00	91.67%
Engineering	15,189.30	17,875.00	(2,685.70)	19,500.00	77.89%
Disclosure	-	916.67	(916.67)	1,000.00	0.00%
Property Appraiser	-	4,216.67	(4,216.67)	4,600.00	0.00%
District Counsel	11,523.48	27,500.00	(15,976.52)	30,000.00	38.41%
Assessment Administration	7,500.00	6,875.00	625.00	7,500.00	100.00%
Reamortization Schedules	-	229.17	(229.17)	250.00	0.00%
Audit	4,590.00	4,207.50	382.50	4,590.00	100.00%
Arbitrage Calculation	-	458.33	(458.33)	500.00	0.00%
Travel and Per Diem	72.17	366.67	(294.50)	400.00	18.04%
Telephone	-	22.93	(22.93)	25.00	0.00%
Postage & Shipping	2,233.90	458.33	1,775.57	500.00	446.78%
Copies	-	687.50	(687.50)	750.00	0.00%
Legal Advertising	5,728.55	4,125.00	1,603.55	4,500.00	127.30%
Bank Fees	16.50	330.00	(313.50)	360.00	4.58%
Miscellaneous	413.03	91.67	321.36	100.00	413.03%
Meeting Room	250.00	229.17	20.83	250.00	100.00%
Office Supplies	-	247.50	(247.50)	270.00	0.00%
Property Taxes	80.85	91.67	(10.82)	100.00	80.85%
Web Site Maintenance	2,385.00	2,750.00	(365.00)	3,000.00	79.50%
Holiday Decorations	6,000.00	6,416.67	(416.67)	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	160.40	14.60	175.00	100.00%
Total General & Administrative Expenses	\$ 114,434.28	\$ 134,905.20	\$ (20,470.92)	\$ 147,169.30	77.76%



Greenway Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2025 Adopted Budget	Percentage Spent
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 1,221.11	\$ 1,833.33	\$ (612.22)	\$ 2,000.00	61.06%
Water-Sewer Combination Services					
Water Reclaimed	21,784.20	18,333.33	3,450.87	20,000.00	108.92%
Other Physical Environment					
General Insurance	3,348.00	3,298.49	49.51	3,598.35	93.04%
Property & Casualty Insurance	8,528.00	8,729.55	(201.55)	9,523.15	89.55%
Other Insurance	-	91.67	(91.67)	100.00	0.00%
Irrigation Repairs	2,900.16	18,333.33	(15,433.17)	20,000.00	14.50%
Landscaping Maintenance & Material	138,919.00	141,643.60	(2,724.60)	154,520.29	89.90%
Tree Trimming	2,700.00	9,166.67	(6,466.67)	10,000.00	27.00%
Flower & Plant Replacement	9,375.50	13,750.00	(4,374.50)	15,000.00	62.50%
Contingency	1,883.00	2,484.69	(601.69)	2,710.57	69.47%
Pest Control	3,476.00	1,604.17	1,871.83	1,750.00	198.63%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,204.40	2,332.00	(127.60)	2,544.00	86.65%
IME - Irrigation Repairs	1,957.80	2,200.00	(242.20)	2,400.00	81.58%
IME - Landscaping	63,386.62	66,000.00	(2,613.38)	72,000.00	88.04%
IME - Lighting	325.53	880.00	(554.47)	960.00	33.91%
IME - Miscellaneous	256.94	4,400.00	(4,143.06)	4,800.00	5.35%
IME - Water Reclaimed	345.90	1,100.00	(754.10)	1,200.00	28.83%
IME - Landscape Improvements	3,156.84	8,800.00	(5,643.16)	9,600.00	32.88%
New Operational Expenses					
Trail Repair	32,432.00	25,666.67	6,765.33	28,000.00	115.83%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	1,705.00	(205.00)	1,860.00	80.65%
Hardscape Maintenance	6,214.99	13,750.00	(7,535.01)	15,000.00	41.43%
Streetlights	80,493.18	70,583.33	9,909.85	77,000.00	104.54%
Accent Lighting	687.35	916.67	(229.32)	1,000.00	68.74%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	9,093.26	9,093.33	(0.07)	9,920.00	91.67%
Personnel Leasing Agreement - Irrigation Specialist	11,366.60	11,366.67	(0.07)	12,400.00	91.67%
Reserves					
Infrastructure Capital Reserve	11,000.00	10,083.33	916.67	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,788.36	162.58	1,950.94	100.00%
Total Field Operations Expenses	\$ 420,507.32	\$ 449,934.19	\$ (29,426.87)	\$ 490,837.30	85.67%
Total Expenses	\$ 534,941.60	\$ 584,839.39	\$ (49,897.79)	\$ 638,006.60	83.85%
Income (Loss) from Operations	\$ 88,658.49	\$ (3,666.67)	\$ 92,325.16	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 20,932.10	\$ 3,666.67	\$ 17,265.43	\$ 4,000.00	523.30%
Total Other Income (Expense)	\$ 20,932.10	\$ 3,666.67	\$ 17,265.43	\$ 4,000.00	523.30%
Net Income (Loss)	\$ 109,590.59	\$ -	\$ 109,590.59	\$ -	



Greenway Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD Actual
Revenues												
On-Roll Assessments	\$ -	\$ 22,819.98	\$ 73,426.65	\$ 21,239.81	\$ 292,903.71	\$ 37,226.82	\$ 6,865.15	\$ 15,996.23	\$ 6,688.56	\$ 6,962.82	\$ 26,565.55	\$ 510,695.28
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	101,022.72
Net Revenues	\$ 9,183.88	\$ 32,003.87	\$ 88,551.58	\$ 30,423.69	\$ 305,058.12	\$ 46,410.70	\$ 19,019.55	\$ 25,180.12	\$ 15,872.44	\$ 16,146.70	\$ 35,749.44	\$ 623,600.09
General & Administrative Expenses												
Legislative												
Supervisor Fees	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 600.00	\$ -	\$ 800.00	\$ 800.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 6,400.00
Financial & Administrative												
Public Officials' Liability Insurance	2,977.00	-	-	-	-	-	-	-	-	-	-	2,977.00
Trustee Fees	5,702.93	-	-	-	-	-	-	-	-	2,863.20	-	8,566.13
Management	3,666.67	3,666.67	3,666.67	-	7,333.34	3,666.67	-	7,333.34	3,666.67	3,666.67	3,666.67	40,333.37
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	15,189.30
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	11,523.48
Assessment Administration	7,500.00	-	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-	4,590.00	-	-	-	4,590.00
Arbitrage Calculation	-	-	-	-	-	-	-	-	-	-	-	-
Travel and Per Diem	-	-	-	11.88	-	27.05	-	-	26.48	-	6.76	72.17
Telephone	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.69	-	0.69	-	-	29.26	2.07	-	-	2,201.19	2,233.90
Copies	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	275.68	219.50	-	257.00	219.50	544.00	892.69	47.65	563.55	267.15	2,441.83	5,728.55
Bank Fees	-	1.50	-	-	-	-	-	-	-	-	15.00	16.50
Miscellaneous	-	27.66	-	27.67	-	83.00	-	-	83.00	-	191.70	413.03
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	2,385.00
Holiday Decorations	-	-	-	6,000.00	-	-	-	-	-	-	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 21,232.28	\$ 5,728.08	\$ 7,333.23	\$ 14,734.24	\$ 10,572.64	\$ 6,377.32	\$ 3,105.45	\$ 14,107.16	\$ 9,431.48	\$ 8,466.82	\$ 13,345.58	\$ 114,434.28



Greenway Improvement District
Budget to Actual
For the Month Ending 8/31/2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD Actual
Field Operations												
Electric Utility Services												
Electric	\$ -	\$ 122.99	\$ 126.26	\$ 123.12	\$ 123.66	\$ 121.77	\$ 96.11	\$ 125.36	\$ 127.94	\$ 126.39	\$ 127.51	\$ 1,221.11
Water-Sewer Combination Services												
Water Reclaimed	642.89	1,590.14	1,935.14	1,838.29	1,901.75	1,572.31	1,831.55	2,647.38	2,797.92	2,441.84	2,584.99	21,784.20
Other Physical Environment												
General Insurance	3,348.00	-	-	-	-	-	-	-	-	-	-	3,348.00
Property & Casualty Insurance	8,528.00	-	-	-	-	-	-	-	-	-	-	8,528.00
Other Insurance	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	1,621.93	-	-	-	-	1,278.23	2,900.16
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	138,919.00
Tree Trimming	-	-	-	-	-	-	2,700.00	-	-	-	-	2,700.00
Flower & Plant Replacement	-	-	-	-	-	-	8,247.50	1,128.00	-	-	-	9,375.50
Contingency	-	1,883.00	-	-	-	-	-	-	-	-	-	1,883.00
Pest Control	1,738.00	-	-	-	-	-	1,738.00	-	-	-	-	3,476.00
Interchange Maintenance Expenses												
IME - Aquatics Maintenance	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	2,204.40
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	63,386.62
IME - Lighting	-	27.93	27.84	33.12	33.34	31.63	35.24	33.15	35.38	33.15	34.75	325.53
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	345.90
IME - Landscape Improvements	-	-	-	427.80	1,590.72	-	-	-	-	1,138.32	-	3,156.84
New Operational Expenses												
Trail Repair	-	-	-	-	-	-	32,432.00	-	-	-	-	32,432.00
Road & Street Facilities												
Entry and Wall Maintenance	-	1,500.00	-	-	-	-	-	-	-	-	-	1,500.00
Hardscape Maintenance	-	-	-	-	-	-	-	2,780.00	3,375.00	59.99	-	6,214.99
Streetslights	-	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	80,493.18
Accent Lighting	-	-	-	-	-	-	-	-	-	687.35	-	687.35
Parks & Recreation												
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	826.66	9,093.26
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	11,366.60
Reserves												
Infrastructure Capital Reserve	-	-	-	-	-	-	11,000.00	-	-	-	-	11,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	1,950.94	-	-	-	-	1,950.94
Total Field Operations Expenses	\$ 34,781.90	\$ 32,725.16	\$ 29,879.78	\$ 30,426.53	\$ 31,739.44	\$ 30,946.13	\$ 88,092.14	\$ 34,525.33	\$ 33,933.17	\$ 41,844.18	\$ 31,613.56	\$ 420,507.32
Total Expenses	\$ 56,014.18	\$ 38,453.24	\$ 37,213.01	\$ 45,160.77	\$ 42,312.08	\$ 37,323.45	\$ 91,197.59	\$ 48,632.49	\$ 43,364.65	\$ 50,311.00	\$ 44,959.14	\$ 534,941.60
Income (Loss) from Operations	\$ (46,830.30)	\$ (6,449.37)	\$ 51,338.57	\$ (14,737.08)	\$ 262,746.04	\$ 9,087.25	\$ (72,178.04)	\$ (23,452.37)	\$ (27,492.21)	\$ (34,164.30)	\$ (9,209.70)	\$ 88,658.49
Other Income (Expense)												
Interest Income	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 24.68	\$ 23.52	\$ 22.05	\$ 21.99	\$ 17,914.63	\$ 21.58	\$ 1,342.89	\$ 19,589.21
Total Other Income (Expense)	\$ 20.63	\$ 18.89	\$ 1,501.04	\$ 20.20	\$ 24.68	\$ 23.52	\$ 22.05	\$ 21.99	\$ 17,914.63	\$ 21.58	\$ 1,342.89	\$ 19,589.21
Net Income (Loss)	\$ (46,809.67)	\$ (6,430.48)	\$ 52,839.61	\$ (14,716.88)	\$ 262,770.72	\$ 9,110.77	\$ (72,155.99)	\$ (23,430.38)	\$ (9,577.58)	\$ (34,142.72)	\$ (7,866.81)	\$ 108,247.70



Greenway Improvement District Cash Flow

	Beg. Cash	FY 2024 Inflows	FY 2024 Outflows	FY 2025 Inflows	FY 2025 Outflows	End. Cash
9/1/2024	319,127.82	10,622.27	(124,733.09)	-	(14,853.00)	190,164.00
10/1/2024	190,164.00	-	(53,860.78)	2.24	(28,779.34)	107,526.12
11/1/2024	107,526.12	-	(13,149.27)	120,015.60	(115,544.88)	98,847.58
12/1/2024	98,847.58	-	-	431,953.29	(391,455.17)	139,345.70
1/1/2025	139,345.70	-	-	111,705.98	(144,542.50)	106,509.18
2/1/2025	106,509.18	-	-	1,562,590.41	(1,275,078.00)	394,021.59
3/1/2025	394,021.59	-	-	195,787.58	(238,379.87)	351,429.30
4/1/2025	351,429.30	-	-	58,450.26	(109,022.55)	300,857.01
5/1/2025	300,857.01	-	-	84,130.29	(122,184.48)	262,802.82
6/1/2025	262,802.82	-	-	53,072.22	(95,041.35)	220,833.69
7/1/2025	220,833.69	-	-	36,621.33	(86,349.86)	171,105.16
8/1/2025	171,105.16	-	-	298,793.81	(159,750.45)	310,148.52
9/1/2025	310,148.52	-	-	10,013.34	(188,147.60)	132,014.26 as of 09/21/2025
Totals		10,622.27	(191,743.14)	2,963,136.35	(2,969,129.05)	