

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, January 20, 2026, 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: pfmccd.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 December 16, 2025, Board of Supervisors' Meeting**
- 2. **Consideration of Resolution 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026**
- 3. **Discussion of Construction Committee Member Vacancy**

Business Matters

- 4. **Consideration of Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp**
- 5. **Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$72,922.71**
- 7. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
- 8. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

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

Adjournment



Greenway Improvement District

**Minutes of the December 16, 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, December 16, 2025, at 2:31 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Karen Duerr	Vice Chairperson
Antoinette Munroe	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Brent Wilder	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	(via phone)
DJ Batten	Berman	
Carlos Negron	Berman	
Edgard Morales	Berman	
Pete Fussell	Berman	
Dan Young	Tavistock	
Rudy Bautista	Tavistock	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
November 18, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the November 18, 2025, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the November 18, 2025, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Tavistock Lakes
Boulevard and Narcoossee Road
Landscape Revamp**

Mr. Stafford gave an overview of the proposed landscape revamp at Tavistock Lakes Boulevard and Narcoossee Road and the Board reviewed the rendering and proposal.

It was noted this is not within the current budget, but there are reserves that could be used. The proposal is for \$42,327.53.

There was discussion regarding the proposal, the scope of work, and the available funds for the project.

The Board expressed concern over the current proposal and would like to see a revised rendering. Mr. Stafford replied that he will work on a new rendering and obtain a new proposal from Juniper to share with the Board at the next meeting.

It was recommended to add more color, possible sculptures and use plant life that is sustainable in that location.

FIFTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$28,748.71

Ms. Walden noted these have previously been approved and need Board ratification.

On motion by Ms. Munroe, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$28,748.71.

SIXTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden noted there were no Work Authorizations.

SEVENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through November 2025. The District has spent approximately 13% of the budget for Fiscal Year 2026. No action was required.

EIGHTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for January 20, 2026. She reminded the Board of the required annual 4-hour ethics training that is due December 31.

District Engineer – No report.

Landscape Supervisor – No report.

Construction Supervisor – No report.

Irrigation Supervisor – No report.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti requested an update on the bridge lighting on Tavistock Boulevard. Mr. Batten replied that they are awaiting the final price from the electrician. Ms. Walden noted that there is no warranty.

Mr. Tinetti requested an update on the bridge caulking on Laureate Boulevard. Mr. Batten replied that should be completed by the end of the month.

Mr. Tinetti noted that on Tavistock Boulevard there is a 4x4 cut out piece of asphalt that is not repaired and someone needs to follow up with the City to get repaired.

Ms. Walden asked if the fire ant hills were treated. Mr. Batten replied that they were treated.

Ms. Walden asked Berman to follow up on the right-of-way signage that needed to be painted.

There were no further Supervisor requests at this time.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Ms. Munroe, with all in favor, the December 16, 2025, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Greenway Improvement District

**Resolution 2026-02,
Amending the Annual Meeting Schedule
for Fiscal Year 2026**

RESOLUTION 2026-02

A RESOLUTION OF GREENEWAY IMPROVEMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Greenway Improvement District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, *Florida Statutes*, and situated entirely within the City of Orlando, Florida; and

WHEREAS, the District previously adopted Resolution 2025-05, setting forth the annual schedule of its regular public meetings, which designates the dates of the District's Fiscal Year 2025/2026 meetings ("FY 2026 Schedule"); and

WHEREAS, the Board desires to amend the FY 2026 Schedule in order to amend the dates.

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

SECTION 1. The FY 2026 Schedule is hereby amended and approved to reflect that the Board of Supervisors will hold its meetings on the dates noted in **EXHIBIT A**. The amended FY 2026 Schedule shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of JANUARY 2026.

ATTEST:

GREENEWAY IMPROVEMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

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

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

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

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

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

October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 5, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026



Greenway Improvement District

Construction Committee Member Vacancy



Greenway Improvement District

**Tavistock Lakes Boulevard and
Narcoossee Road Landscape Revamp**

Phoenix caryota - 65G/32" E

Canary Island Palm - FG/9-18 CT



Ligustrum - 30G E

Muhlenbergia capillaris 'White Cloud' - 3G E

Merissa - Liriodendron - 1G E

Crabapple - 3G E

Farfugium alicum - 3G y

H g K g Orchid - 45G y



Asiaty yasy ynyy 4y
Tr g y

Canary Island Palm - 5
FG/9-18 CT

Southern Magnolia - 5
- 6 G



Erigeron Gossypifolius - Liriopsis
1G 5

Parsons Juniper - 5
-3G

Crab Apples - 3G 5

Muhlenbergia capensis 'White
Cloud' - 5 3G 5

Echinocarpus
ciliaris - 6 G/32"

Ligustrum lucidum
runk- 30G

Lgu trum- 15G



Eco-Turf P r r al P a ut

Ixora Tawa
warf y llow

South r
Mag olia 65G



Asiatic
Jasmi "

Dwarf Ixora
65G

Plant Material



Elaeocarpus pinnatus



Canary Island Date Palm



Hortensia



South Sea Magnolia



St. Louis



Ixora Tabernaemontana Dwarf Yellow



Fatsia japonica



Japanese Juniper



Orange Muskard Grass



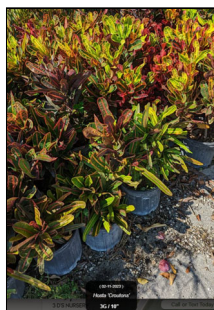
Muhlenbergia Capillaris



Super Dwarf Mondo Grass



Eden-T



Cotton



Dwarf Ixora Yellow/Red



Ty-Plant

Cost/Propos



January 07, 2026
Greeneway Improvement District - Maintenance

Contract No. - 375461

GREENWAYIMPROVEMENT DISTRICT

TAVISTOCK BLVD ENHANCEMENT

- REMOVAL OF EXISTING PLANT MATERIAL RIGHT SIDE BED, MIDDLE ISLAND AND MONUMENTS
- **TRANSPLANT 3 HONG KONG ORCHID AND 3 CANARY ISLAND DATE PALM FROM TAVISTOCK NURCERY (NO WARRANTY)**
- 6 SOUTHERN MAGNOLIAS: 4 LEFT SIDE ENTRANCE, ONE BEHIND RIGHT SIDE MONUMENT, ONE LEFT SIDE FAKAHATCHEE BED
- 3 CANARY ISLAND DATE PALMS (3 RIGHT SIDE AND 3 LEFT SIDE)
- FALLOW ENHANCEMENT REVAMP RENDERING 12.23
- REPLACE MAIN MONUMENT CIRCLE ZOYSIA SOD
- TRIANGLE AREAS WITH PERENNIAL PEUNUT
- MULCH CENTER AND BOTH SIDES, INCLUDING MONUMENTS
- MONUMENTS WITH ASIATIC JASMINE, DWARF YELLOW IXORAS, ECO-TURF PERENNIAL PEANUT, LIGUSTRUM

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bed Prep - Plant, Sod, Debris Removal	128.00	\$55.00	\$7,040.00
Enhancement Labor	185.00	\$55.00	\$10,175.00
Dwarf Yellow Ixora, 03 gallon - 03G	50.00	\$17.00	\$850.00
Dwarf Red Ixora, 03 gallon - 03G	35.00	\$17.00	\$595.00
Focal Trees provided by Greeneway (Date Palms)	8.00	\$0.00	\$0.00
Pine Bark Mulch 2 cu. ft. Bag	840.00	\$3.70	\$3,108.00
Empire Zoysia, 01 Square Foot - 01SF Includes Rolling	12,800.00	\$1.45	\$18,560.00
White Muhly Grass, 03 gallon - 03G	50.00	\$17.00	\$850.00
Southern Magnolia, Brackens, 12-14' x 5-6', 2.5-3" cal - 65G	6.00	\$900.00	\$5,400.00
Perennial Peanut, 01 gallon - 01G	80.00	\$7.00	\$560.00
Parsonii Juniper, 03 gallon - 03G	145.00	\$17.00	\$2,465.00
Emerald Green Goddess, Liriope, 01 gallon - 01G	80.00	\$7.00	\$560.00

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Contract No. - 375461	Greeneway Improvement District - Maintenance	January 07, 2026	
Ligustrum, 4-5' x 4-5' - 15G	64.00	\$112.00	\$7,168.00
Farfugium Japonicum Firefly Leopard Plant 3 gallon	60.00	\$17.00	\$1,020.00
Japanese Blueberry, Full To Ground, 12-14' x 5-6', 2.5-3" cal. FTG - 65G	14.00	\$1,200.00	\$16,800.00
Auntie Lou Ti Plant, 03 gallon - 03G	36.00	\$17.00	\$612.00
Canary Island Date Palm, 12-15' oa - 100G	3.00	\$3,750.00	\$11,250.00
Mexican Heather, Purple, 01 gallon - 01G	50.00	\$7.00	\$350.00
Petra Croton, 03 gallon - 03G	48.00	\$17.00	\$816.00
Fakahatchee Grass, 03 gallon - 03G	480.00	\$17.00	\$8,160.00
Confederate Jasmine Bush, 01 gallon - 01G	160.00	\$7.00	\$1,120.00
			\$97,459.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Site Prep	\$0.00	\$7,040.00
Landscape Material	\$0.00	\$90,419.00
		\$0.00
		\$97,459.00

Sale	\$97,459.00
Sales Tax	\$0.00
Total	\$97,459.00

By _____ By _____
BRUNO MEDINA ALVA

Date 1/7/2026 Date _____
Juniper Landscaping of Florida LLC Greeneway Improvement District - Maintenance

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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



Greenway Improvement District

**Operation and Maintenance Expenditures Paid in
December 2025 in an amount totaling \$72,922.71**

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

The total items being presented: **\$72,922.71**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
 Check Dates: 12/1/2025 to 12/31/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
3776	12/08/25	P	IKIN	manda ikins	\$200.00
3777	12/08/25	P	MUNRO	ntoinette Munroe	\$200.00
3778	12/08/25	P	BCID	Boggy Creek Improv. District	\$58.14
3779	12/08/25	P	BERMAN	Berman Construction LLC	\$1,859.99
3780	12/08/25	P	BVLS	BrightView Landscape Services	\$900.00
3781	12/08/25	P	CEPRA	Cepra Landscape	\$3,896.75
3782	12/08/25	P	DONMC	Donald W. McIntosh ssociates	\$1,066.25
3783	12/08/25	P	JLF	Juniper Landscaping of Florida	\$23,363.16
3784	12/08/25	P	KDUERR	Karen Duerr	\$200.00
3785	12/08/25	P	MFRANK	Matthew Franko	\$200.00
3786	12/08/25	P	PFMGC	PFM Group Consulting	\$3,667.41
3787	12/16/25	P	BCID	Boggy Creek Improv. District	\$47.65
3788	12/16/25	P	ORLS	Orlando Sentinel	\$219.50
3789	12/16/25	P	PFMGC	PFM Group Consulting	\$11,166.67
3790	12/16/25	P	VGLOBA	VGlobalTech	\$145.00
3791	12/18/25	P	BERMAN	Berman Construction LLC	\$6,000.00
3792	12/18/25	P	JLF	Juniper Landscaping of Florida	\$1,319.00
3793	12/26/25	P	MUNRO	ntoinette Munroe	\$200.00
3794	12/26/25	P	BERMAN	Berman Construction LLC	\$1,500.00
3795	12/26/25	P	DONMC	Donald W. McIntosh ssociates	\$266.60
3796	12/26/25	P	KDUERR	Karen Duerr	\$200.00
3797	12/26/25	P	KUTK	Kutak Rock	\$759.50
BANK CN1484 REGISTER TOTAL:					\$57,435.62
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70071	12/02/25	M	TRUSTE	US Bank as Trustee for Greenew	\$112,431.00
70072	12/08/25	M	TRUSTE	US Bank as Trustee for Greenew	\$132,221.25
70073	12/10/25	M	TRUSTE	US Bank as Trustee for Greenew	\$38,289.68
70074	12/08/25	M	OCU	Orange County Utilities	\$968.51
70075	12/17/25	M	BCID	Boggy Creek Improv. District	\$6,077.11
70076	12/17/25	M	TRUSTE	US Bank as Trustee for Greenew	\$38,766.04
70077	12/18/25	M	OUC	Orlando Utilities Commission	\$8,489.12
70078	12/29/25	M	TRUSTE	US Bank as Trustee for Greenew	\$104,696.31
BANK OM-ACH REGISTER TOTAL:					\$441,939.02
GRAND TOTAL :					\$499,374.64

57,387.97	Checks 3776-3786, 3789-3797
47.65	Check 3787 - Construction legal ad
426,404.28	Debt Service Wires
968.51	PA 703 - OCU paid online
6,077.11	PA 704 - Nov. ICM paid to Boggy Creek
8,489.12	PA 704 - OUC paid online
499,374.64	Total cash spent
72,922.71	O&M cash spent

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

Greenway Improvement District
December 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70071	AMOUNT:	\$112,431.00	DATE:	12/02/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/21/25	2025.11.20	S2023 FY26 DS (236275000) Dist				\$0.00	\$16,710.03		
11/26/25	2025.11.25	S2023 FY26 DS (236275000) Dist				\$0.00	\$95,720.97		
TOTALS:						\$0.00	\$112,431.00		
BANK:	CN1484	CHECK:	3776	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	AAIKIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/18/25	2025.11.18	PA 703 - Supervisor fee 2025.1				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3777	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	AMUNRO
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/18/25	2025.11.18	PA 703 - Supervisor fee 2025.1				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3778	AMOUNT:	\$58.14	DATE:	12/08/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/31/25	OSC126433594	PA 702 - BCID req 502 ; legal				\$0.00	\$58.14		
TOTALS:						\$0.00	\$58.14		
BANK:	CN1484	CHECK:	3779	AMOUNT:	\$1,859.99	DATE:	12/08/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/01/25	92667	PA 701 - Nov. irrigation speci				\$0.00	\$1,033.33		
11/01/25	92667	PA 701 - Nov. administrator ag				\$0.00	\$826.66		
TOTALS:						\$0.00	\$1,859.99		
BANK:	CN1484	CHECK:	3780	AMOUNT:	\$900.00	DATE:	12/08/25	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/25/25	9520221	PA 701 - Dead tree removal				\$0.00	\$900.00		
TOTALS:						\$0.00	\$900.00		
BANK:	CN1484	CHECK:	3781	AMOUNT:	\$3,896.75	DATE:	12/08/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/01/25	O-S9057	PA 701 - Nov. Sec. 1 landscapi				\$0.00	\$3,896.75		
TOTALS:						\$0.00	\$3,896.75		
BANK:	CN1484	CHECK:	3782	AMOUNT:	\$1,066.25	DATE:	12/08/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/21/25	48123	PA 703 - Eng. srvs. thru 10/31				\$0.00	\$1,066.25		
TOTALS:						\$0.00	\$1,066.25		
BANK:	CN1484	CHECK:	3783	AMOUNT:	\$23,363.16	DATE:	12/08/25	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/03/25	361173	PA 701 - Oct. Sec. 1 landscapi				\$0.00	\$5,563.58		
10/03/25	361173	PA 701 - Oct. Sec. 2 landscapi				\$0.00	\$6,118.00		
11/01/25	366757	PA 701 - Nov. Sec. 1 landscapi				\$0.00	\$5,563.58		
11/01/25	366757	PA 701 - Nov. Sec. 2 landscapi				\$0.00	\$6,118.00		
TOTALS:						\$0.00	\$23,363.16		
BANK:	CN1484	CHECK:	3784	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/18/25	2025.11.18	PA 703 - Supervisor fee 2025.1				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3785	AMOUNT:	\$200.00	DATE:	12/08/25	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/18/25	2025.11.18	PA 703 - Supervisor fee 2025.1				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		

Greenway Improvement District
December 2025 AP Remittance Report

BANK:	CN1484	CHECK:	3786	AMOUNT:	\$3,667.41	DATE:	12/08/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/06/25	DM-11-2025-21	PA 702 - DM fee: Nov. 2025				\$0.00	\$3,666.67		
11/04/25	OE-EXP-11-2025-20	PA 701 - Oct. postage				\$0.00	\$0.74		
TOTALS:						\$0.00	\$3,667.41		
BANK:	OM-ACH	CHECK:	70072	AMOUNT:	\$132,221.25	DATE:	12/08/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/06/25	2025.12.05	S2023 FY26 DS (236275000) Dist				\$0.00	\$132,221.25		
TOTALS:						\$0.00	\$132,221.25		
BANK:	OM-ACH	CHECK:	70073	AMOUNT:	\$38,289.68	DATE:	12/10/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/19/25	2025.11.18	S2023 FY26 DS (236275000) off-				\$0.00	\$2,633.38		
11/19/25	2025.11.18	S2023 FY26 DS (236275000) off-				\$0.00	\$2,952.74		
11/19/25	2025.11.18	S2023 FY26 DS (236275000) off-				\$0.00	\$3,354.40		
11/19/25	2025.11.18	S2023 FY26 DS (236275000) off-				\$0.00	\$29,349.16		
TOTALS:						\$0.00	\$38,289.68		
BANK:	OM-ACH	CHECK:	70074	AMOUNT:	\$968.51	DATE:	12/08/25	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/17/25	06489-111725	PA 703 - 9987 Laur. Blvd. thru				\$0.00	\$968.51		
TOTALS:						\$0.00	\$968.51		
BANK:	CN1484	CHECK:	3787	AMOUNT:	\$47.65	DATE:	12/16/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/30/25	OSC128495275	PA 705 - BCID req 504 ; legal				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	CN1484	CHECK:	3788	AMOUNT:	\$219.50	DATE:	12/16/25	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/16/25	OSC127290225	PA 704 - Ad: 7882596 - 11/18/2				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	CN1484	CHECK:	3789	AMOUNT:	\$11,166.67	DATE:	12/16/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/24/25	139308	PA 704 - FY 2026 tax roll prep				\$0.00	\$7,500.00		
12/01/25	DM-12-2025-22	PA 704 - DM fee: Dec. 2025				\$0.00	\$3,666.67		
TOTALS:						\$0.00	\$11,166.67		
BANK:	CN1484	CHECK:	3790	AMOUNT:	\$145.00	DATE:	12/16/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	8035	PA 704 - Dec. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	OM-ACH	CHECK:	70075	AMOUNT:	\$6,077.11	DATE:	12/17/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/30/25	ICM2026-02	PA 704 - Nov. ICM - Landscaping				\$0.00	\$5,762.42		
11/30/25	ICM2026-02	PA 704 - Nov. ICM - Aquatics				\$0.00	\$200.40		
11/30/25	ICM2026-02	PA 704 - Nov. ICM - Lighting				\$0.00	\$45.28		
11/30/25	ICM2026-02	PA 704 - Nov. ICM - Reclaimed				\$0.00	\$69.01		
TOTALS:						\$0.00	\$6,077.11		
BANK:	OM-ACH	CHECK:	70076	AMOUNT:	\$38,766.04	DATE:	12/17/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/16/25	2025.12.15	S2023 FY26 DS (236275000) Dist				\$0.00	\$38,766.04		
TOTALS:						\$0.00	\$38,766.04		

Greenway Improvement District
December 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70077	AMOUNT:	\$8,489.12	DATE:	12/18/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/02/25	43030-120225	PA 704 - 11/03/2025 - 12/01/20				\$0.00	\$126.68		
12/02/25	43030-120225	PA 704 - 11/03/2025 - 12/01/20				\$0.00	\$1,250.57		
12/02/25	43030-120225	PA 704 - 11/03/2025 - 12/01/20				\$0.00	\$2.07		
12/02/25	43030-120225	PA 704 - 11/03/2025 - 12/01/20				\$0.00	\$7,109.80		
TOTALS:						\$0.00	\$8,489.12		
BANK:	CN1484	CHECK:	3791	AMOUNT:	\$6,000.00	DATE:	12/18/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/11/25	93427	PA 705 - Holiday decor				\$0.00	\$6,000.00		
TOTALS:						\$0.00	\$6,000.00		
BANK:	CN1484	CHECK:	3792	AMOUNT:	\$1,319.00	DATE:	12/18/25	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/30/25	371036	PA 704 - Nov. irrigation enhan				\$0.00	\$1,319.00		
TOTALS:						\$0.00	\$1,319.00		
BANK:	CN1484	CHECK:	3793	AMOUNT:	\$200.00	DATE:	12/26/25	VEND ID:	AMUNRO
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/16/25	2025.12.16	PA 706 - Supervisor fee 2025.1				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3794	AMOUNT:	\$1,500.00	DATE:	12/26/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/11/25	93423	PA 706 - Monument pressure was				\$0.00	\$1,500.00		
TOTALS:						\$0.00	\$1,500.00		
BANK:	CN1484	CHECK:	3795	AMOUNT:	\$266.60	DATE:	12/26/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/19/25	48285	PA 706 - Eng. srvs. thru 11/28				\$0.00	\$266.60		
TOTALS:						\$0.00	\$266.60		
BANK:	CN1484	CHECK:	3796	AMOUNT:	\$200.00	DATE:	12/26/25	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/16/25	2025.12.16	PA 706 - Supervisor fee 2025.1				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3797	AMOUNT:	\$759.50	DATE:	12/26/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/17/25	3673865	PA 706 - Gen. legal thru 11/30				\$0.00	\$759.50		
TOTALS:						\$0.00	\$759.50		
BANK:	OM-ACH	CHECK:	70078	AMOUNT:	\$104,696.31	DATE:	12/29/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/23/25	2025.12.22	S2023 FY26 DS (236275000) Dist				\$0.00	\$104,696.31		
TOTALS:						\$0.00	\$104,696.31		



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)

RECOMMENDATION FOR WORK AUTHORIZATION / PROPOSED SERVICES

DATE:
January 13th, 2026

TO: Greeneway
Improvement District

PROJECT NAME
Centerline Drive, Segment C&D Pipe Endwall

BY: 
Dan Young, Chairman
PECDD Construction Committee

DESCRIPTION	YES	NO
Is work pursuant to an existing agreement?	X	
Name of Agreement?		
Project included in District Capital Improvement Plan?	X	
Are services required contemplated in Capital Improvement Plan?	X	
Is this a continuation of previously authorized work?	X	
Proposal attached?	X	
Form of Agreement Utilized? Proposal		
Amount of Services? \$2,360		
Recommendation to Approve?	X	

CC: JENNIFER WALDEN, TUCKER MACKIE, JEFFREY NEWTON, LYNNE MULLINS



January 12, 2026

Jeffrey J. Newton, P.E.
District Engineer
Greenway Improvement District
12051 Corporate Boulevard
Orlando, FL 32817

Via email: jjnewton@lja.com

**Subject: Centerline Drive Segments A-D – Segment D Pipe Endwall Add Service
Greenway Improvement District**

Dear Chairman, Board of Supervisors:

This letter documents additional post-design services requested by the Owner beyond the two (2) periodic site visits included in our existing Structural Engineering Services Agreement dated October 19, 2021. The Contractor anticipates a total of four (4) site visits will be needed to fully inspect the two pipe headwalls during construction.

At the Owner's request, two (2) additional site visits will be performed by the Engineer or the Engineer's authorized representative to observe construction of the two (2) pipe headwalls.

Scope of Additional Site Visits

The additional site visits will be limited to periodic observations of the following items at the time of the visit only:

- A. Installed reinforcing steel for the pipe headwalls
- B. Reinforcing bar size, spacing, layout, and general configuration
- C. Clear cover, clear spacing, and overall reinforcing dimensions
- D. General conformance with the structural drawings and details prepared by the Engineer of Record

Upon completion of the site visits, the Engineer will provide a written report summarizing the observations made during the visits.

Limitations of Services

The additional site visits and resulting reports are subject to the following limitations:

- A. Observations are periodic and not continuous or full-time inspections.
- B. The Engineer does not direct, control, or have responsibility for construction means, methods, sequencing, safety procedures, or contractor workmanship.
- C. Observations are based solely on conditions visible at the time of each visit; no representations are made regarding work performed before or after the visit.
- D. No special inspections, materials testing, or verification of concealed conditions are included unless specifically authorized in writing.
- E. Responsibility for compliance with the Contract Documents remains with the Contractor.



Final Structural Certification

As part of the requested Additional Services, the Engineer will provide a final structural certification letter for the multi-pipe concrete headwall upon completion of construction.

The certification will be based upon the Engineer's professional services for the referenced project, which included periodic site visits, review of material and shop drawing submittals, and review of the Contractor's as-built record drawings submitted at project completion.

Compensation:

Greenway Improvement District will compensate AVCON, Inc. pursuant to the hourly rate schedule contained in the Structural Engineering Agreement. An estimated hourly schedule is attached. The total add-service lump sum fee is **Two Thousand Three Hundred and Sixty Dollars (\$2,360.00)**. The District will reimburse AVCON, Inc. all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Structural Engineering Agreement.

Thank you for considering **AVCON** for your consulting needs, we look forward to helping you complete this quality project.

Sincerely,
AVCON, Inc.

Dominick Fiorentino III, P.E.
Structures Design Manager

Attachments: Approved Hourly Rates
Manhour Fee Estimate

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Greenway Improvement District

Date: _____



EXHIBIT B

**AVCON, INC.
ENGINEERS & PLANNERS**

5555 F Michigan Street, Suite 200
Orlando, Florida 32822-2779
Phone: (407) 599-1122
Fax: (407) 599-1133
www.avconinc.com

**Greenway
Improvement District
HOURLY RATE
COMPENSATION**

<u>Position Description</u>	<u>2019 Contract Billing Rate</u>
Principal	\$250.00
Project Manager	\$200.00
Senior Engineer	\$175.00
Engineer	\$150.00
Technician	\$100.00
Clerical	\$60.00

DATE: 9/26/2019

Estimator : Dominick Fiorentino
12-Jan-26

Proposal to: Greenway Improvement District

Consultant: AVCON, INC.

Centerline Drive Segment-D Pipe Endwall Add Service

No./ACTIVITY	Principal		Project Manager		Senior Engineer		Engineer		Clerical		Man-hours By Activity	Salary By Activity
	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate	Man Hours	Hourly Rate		
Pipe Endwall Design Phase												
Meeting Attendance (1)	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Roadway/Geotechnical Design Coordination	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
90% CDs Submittal	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
90% CDs Review Comments	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
100% CDs Submittal	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
QA/QC	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Sub-Total											0.00	\$0.00
Pipe Endwall Post Design Phase												
Response to Contractor RFIs	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Review Shop Drawings	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Site Visits (2)	0.00	250.00	0.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	0.00	0.00
Additional Site Visits (2)	0.00	250.00	4.00	200.00	4.00	175.00	0.00	150.00	0.00	60.00	8.00	1,500.00
Review Contractor provided As-builts/Documents	0.00	250.00	3.00	200.00	0.00	175.00	0.00	150.00	0.00	60.00	3.00	600.00
Project Closeout Certification Letter	0.00	250.00	1.00	200.00	0.00	175.00	0.00	150.00	1.00	60.00	2.00	260.00
Sub-Total											13.00	\$2,360.00
Total Salary [(MHxHR)]	0.00		8.00		4.00		0.00		1.00		13.00	\$2,360.00

Total hours



Greenway Improvement District

District Financial Position and Budget to Actual YTD



Greenway Improvement District

December 2025 Financial Package

December 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 12/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
Current Assets					
General Checking Account	\$ 117,864.56				\$ 117,864.56
State Board of Administration	1,798.84				1,798.84
Infrastructure Capital Reserve	122,659.88				122,659.88
Interchange Maintenance Reserve	30,455.31				30,455.31
Hurricane Reserve	10.11				10.11
On-Roll Assessments Receivable	554,045.05				554,045.05
Off-Roll Assessments Receivable	7,820.74				7,820.74
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 1,777,287.29			1,777,287.29
Off-Roll Assessments Receivable		38,289.66			38,289.66
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		800,590.69			800,590.69
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,187.14		7,187.14
Acquisition/Construction (Series 2023)			1,082,920.92		1,082,920.92
Total Current Assets	\$ 836,280.07	\$ 2,846,903.55	\$ 1,090,108.06	\$ -	\$ 4,773,291.68
Investments					
Amount Available in Debt Service Funds				\$ 1,031,326.60	\$ 1,031,326.60
Amount To Be Provided				28,343,673.40	28,343,673.40
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Assets	\$ 836,280.07	\$ 2,846,903.55	\$ 1,090,108.06	\$ 29,375,000.00	\$ 34,148,291.68



Greenway Improvement District
Statement of Financial Position
As of 12/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 30,654.32				\$ 30,654.32
Deferred Revenue - On-Roll	554,045.05				554,045.05
Deferred Revenue - Off-Roll	7,820.74				7,820.74
Deferred Revenue - On-Roll		\$ 1,777,287.29			1,777,287.29
Deferred Revenue - Off-Roll		38,289.66			38,289.66
Total Current Liabilities	<u>\$ 592,520.11</u>	<u>\$ 1,815,576.95</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,408,097.06</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>\$ 592,520.11</u>	<u>\$ 1,815,576.95</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 31,783,097.06</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 68,372.19				\$ 68,372.19
Net Assets - General Government	177,654.01				177,654.01
Current Year Net Assets - General Government	(2,266.24)				(2,266.24)
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		(126,252.39)			(126,252.39)
Net Assets, Unrestricted			\$ (10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,633,987.90		1,633,987.90
Current Year Net Assets, Unrestricted			7,024.78		7,024.78
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 243,759.96</u>	<u>\$ 1,031,326.60</u>	<u>\$ 1,090,108.06</u>	<u>\$ -</u>	<u>\$ 2,365,194.62</u>
Total Liabilities and Net Assets	<u>\$ 836,280.07</u>	<u>\$ 2,846,903.55</u>	<u>\$ 1,090,108.06</u>	<u>\$ 29,375,000.00</u>	<u>\$ 34,148,291.68</u>



Greenway Improvement District
Statement of Activities
As of 12/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 124,070.72				\$ 124,070.72
Off-Roll Assessments	7,820.72				7,820.72
On-Roll Assessments		\$ 397,998.93			397,998.93
Off-Roll Assessments		38,289.68			38,289.68
Total Revenues	<u>\$ 131,891.44</u>	<u>\$ 436,288.61</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 568,180.05</u>
<u>Expenses</u>					
Supervisor Fees	\$ 1,200.00				\$ 1,200.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	11,000.01				11,000.01
Engineering	1,332.85				1,332.85
District Counsel	759.50				759.50
Assessment Administration	7,500.00				7,500.00
Postage & Shipping	0.74				0.74
Legal Advertising	820.47				820.47
Bank Fees	1.50				1.50
Property Taxes	100.98				100.98
Web Site Maintenance	435.00				435.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	256.15				256.15
Water Reclaimed	4,004.58				4,004.58
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Irrigation	1,319.00				1,319.00
Landscaping Maintenance & Material	46,734.99				46,734.99



Greenway Improvement District
 Statement of Activities
 As of 12/31/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 400.80				\$ 400.80
IME - Landscaping	11,524.84				11,524.84
IME - Lighting	45.28				45.28
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	69.01				69.01
Pest Control	1,738.00				1,738.00
Entry and Wall Maintenance	1,500.00				1,500.00
Streetlights	14,220.87				14,220.87
Personnel Leasing Agreement	5,579.97				5,579.97
Interest Payments (Series 2023)		\$ 568,406.25			\$ 568,406.25
Total Expenses	<u>\$ 138,342.67</u>	<u>\$ 568,406.25</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 706,748.92</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 4,184.99				\$ 4,184.99
Dividend Income		\$ 5,865.25			5,865.25
Interest Income			\$ 64.64		64.64
Dividend Income			6,960.14		6,960.14
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$ 4,184.99</u>	<u>\$ 5,865.25</u>	<u>\$ 7,024.78</u>	<u>\$ -</u>	<u>\$ 17,075.02</u>
Change In Net Assets	\$ (2,266.24)	\$ (126,252.39)	\$ 7,024.78	\$ -	\$ (121,493.85)
Net Assets At Beginning Of Year	<u>\$ 246,026.20</u>	<u>\$ 1,157,578.99</u>	<u>\$ 1,083,083.28</u>	<u>\$ -</u>	<u>\$ 2,486,688.47</u>
Net Assets At End Of Year	<u><u>\$ 243,759.96</u></u>	<u><u>\$ 1,031,326.60</u></u>	<u><u>\$ 1,090,108.06</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 2,365,194.62</u></u>



Greenway Improvement District
 Budget to Actual
 For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
Assessments	\$ 131,891.44	\$ 173,439.57	\$ (41,548.13)	\$ 693,758.26	19.01%
Net Revenues	\$ 131,891.44	\$ 173,439.57	\$ (41,548.13)	\$ 693,758.26	19.01%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,200.00	\$ 3,000.00	\$ (1,800.00)	\$ 12,000.00	10.00%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	855.89	2,300.11	3,423.55	92.19%
Trustee Services	5,702.93	1,425.73	4,277.20	5,702.93	100.00%
Management	11,000.01	11,000.00	0.01	44,000.00	25.00%
Engineering	1,332.85	2,500.00	(1,167.15)	10,000.00	13.33%
Property Appraiser	-	1,150.00	(1,150.00)	4,600.00	0.00%
District Counsel	759.50	5,000.00	(4,240.50)	20,000.00	3.80%
Assessment Administration	7,500.00	1,875.00	5,625.00	7,500.00	100.00%
Reamortization Schedules	-	62.50	(62.50)	250.00	0.00%
Audit	-	1,000.00	(1,000.00)	4,000.00	0.00%
Arbitrage Calculation	-	125.00	(125.00)	500.00	0.00%
Tax Preparation	-	8.10	(8.10)	32.40	0.00%
Travel and Per Diem	-	100.00	(100.00)	400.00	0.00%
Telephone	-	6.25	(6.25)	25.00	0.00%
Postage & Shipping	0.74	125.00	(124.26)	500.00	0.15%
Copies	-	187.50	(187.50)	750.00	0.00%
Legal Advertising	820.47	1,625.00	(804.53)	6,500.00	12.62%
Bank Fees	1.50	12.00	(10.50)	48.00	3.13%
Miscellaneous	-	37.50	(37.50)	150.00	0.00%
Meeting Room	-	62.50	(62.50)	250.00	0.00%
Office Supplies	-	67.50	(67.50)	270.00	0.00%
Property Taxes	100.98	25.00	75.98	100.00	100.98%
Web Site Maintenance	435.00	735.00	(300.00)	2,940.00	14.80%
Holiday Decorations	6,000.00	1,750.00	4,250.00	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	43.75	131.25	175.00	100.00%
Total General & Administrative Expenses	\$ 38,184.98	\$ 32,779.22	\$ 5,405.76	\$ 131,116.88	29.12%



Greenway Improvement District
Budget to Actual
For the Month Ending 12/31/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 256.15	\$ 500.00	\$ (243.85)	\$ 2,000.00	12.81%
Water-Sewer Combination Services					
Water Reclaimed	4,004.58	5,000.00	(995.42)	20,000.00	20.02%
Other Physical Environment					
General Insurance	3,549.00	962.55	2,586.45	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	2,451.80	6,190.20	9,807.20	88.12%
Other Insurance	500.00	375.00	125.00	1,500.00	33.33%
Irrigation Repairs	1,319.00	5,000.00	(3,681.00)	20,000.00	6.60%
Landscaping Maintenance & Material	46,734.99	50,000.00	(3,265.01)	200,000.00	23.37%
Tree Trimming	-	2,500.00	(2,500.00)	10,000.00	0.00%
Flower & Plant Replacement	-	3,750.00	(3,750.00)	15,000.00	0.00%
Contingency	-	1,250.00	(1,250.00)	5,000.00	0.00%
Pest Control	1,738.00	875.00	863.00	3,500.00	49.66%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	400.80	636.00	(235.20)	2,544.00	15.75%
IME - Irrigation Repairs	-	600.00	(600.00)	2,400.00	0.00%
IME - Landscaping	11,524.84	17,587.26	(6,062.42)	70,349.04	16.38%
IME - Lighting	45.28	240.00	(194.72)	960.00	4.72%
IME - Miscellaneous	73.20	1,200.00	(1,126.80)	4,800.00	1.53%
IME - Water Reclaimed	69.01	300.00	(230.99)	1,200.00	5.75%
IME - Landscape Improvements	-	2,400.00	(2,400.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	10,000.00	(10,000.00)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	465.00	1,035.00	1,860.00	80.65%
Hardscape Maintenance	-	3,750.00	(3,750.00)	15,000.00	0.00%
Streetlights	14,220.87	21,500.00	(7,279.13)	86,000.00	16.54%
Accent Lighting	-	250.00	(250.00)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	2,479.98	2,480.00	(0.02)	9,920.00	25.00%
Personnel Leasing Agreement - Irrigation Specialist	3,099.99	3,100.00	(0.01)	12,400.00	25.00%
Reserves					
Infrastructure Capital Reserve	-	2,750.00	(2,750.00)	11,000.00	0.00%
Interchange Maintenance Reserve	-	487.74	(487.74)	1,950.94	0.00%
Hurricane Reserve	-	1,250.00	(1,250.00)	5,000.00	0.00%
Total Field Operations Expenses	\$ 100,157.69	\$ 141,660.35	\$ (41,502.66)	\$ 566,641.38	17.68%
Total Expenses	\$ 138,342.67	\$ 174,439.57	\$ (36,096.90)	\$ 697,758.26	19.83%
Income (Loss) from Operations	\$ (6,451.23)	\$ (1,000.00)	\$ (5,451.23)	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 4,184.99	\$ 1,000.00	\$ 3,184.99	\$ 4,000.00	104.62%
Total Other Income (Expense)	\$ 4,184.99	\$ 1,000.00	\$ 3,184.99	\$ 4,000.00	104.62%
Net Income (Loss)	\$ (2,266.24)	\$ -	\$ (2,266.24)	\$ -	



Greenway Improvement District
Budget to Actual
For the Month Ending 12/31/2025

	Oct-25	Nov-25	Dec-25	YTD Actual
Revenues				
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 131,891.44
Net Revenues	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 131,891.44
General & Administrative Expenses				
Legislative				
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 1,200.00
Financial & Administrative				
Public Officials' Liability Insurance	3,156.00	-	-	3,156.00
Trustee Fees	5,702.93	-	-	5,702.93
Management	3,666.67	3,666.67	3,666.67	11,000.01
District Engineering	-	1,066.25	266.60	1,332.85
Property Appraiser	-	-	-	-
District Counsel	-	-	759.50	759.50
Assessment Administration	-	-	7,500.00	7,500.00
Reamortization Schedules	-	-	-	-
Audit	-	-	-	-
Arbitrage Calculation	-	-	-	-
Tax Preparation	-	-	-	-
Travel and Per Diem	-	-	-	-
Telephone	-	-	-	-
Postage & Shipping	-	0.74	-	0.74
Copies	-	-	-	-
Legal Advertising	275.68	58.14	486.65	820.47
Bank Fees	-	1.50	-	1.50
Miscellaneous	-	-	-	-
Meeting Room	-	-	-	-
Office Supplies	-	-	-	-
Property Taxes	-	100.98	-	100.98
Website Maintenance	145.00	145.00	145.00	435.00
Holiday Decorations	-	-	6,000.00	6,000.00
Dues, Licenses, and Fees	175.00	-	-	175.00
Total General & Administrative Expenses	\$ 13,121.28	\$ 5,839.28	\$ 19,224.42	\$ 38,184.98
Field Operations				
Electric Utility Services				
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 256.15
Water-Sewer Combination Services				
Water Reclaimed	87.92	2,296.52	1,620.14	4,004.58
Other Physical Environment				
General Insurance	3,549.00	-	-	3,549.00
Property & Casualty Insurance	8,642.00	-	-	8,642.00
Other Insurance	500.00	-	-	500.00
Irrigation Repairs	-	-	1,319.00	1,319.00
Landscaping Maintenance & Material	3,896.75	27,259.91	15,578.33	46,734.99
Tree Trimming	-	-	-	-
Flower & Plant Replacement	-	-	-	-
Contingency	-	-	-	-
Pest Control	1,738.00	-	-	1,738.00



Greenway Improvement District
 Budget to Actual
 For the Month Ending 12/31/2025

	Oct-25	Nov-25	Dec-25	YTD Actual
Interchange Maintenance Expenses				
IME - Aquatics Maintenance	200.40	200.40	-	400.80
IME - Irrigation	-	-	-	-
IME - Landscaping	5,762.42	5,762.42	-	11,524.84
IME - Lighting	-	45.28	-	45.28
IME - Miscellaneous	73.20	-	-	73.20
IME - Water Reclaimed	-	69.01	-	69.01
IME - Landscape Improvements	-	-	-	-
New Operational Expenses				
Trail Repair	-	-	-	-
Road & Street Facilities				
Entry and Wall Maintenance	-	-	1,500.00	1,500.00
Hardscape Maintenance	-	-	-	-
Streetlights	-	7,111.07	7,109.80	14,220.87
Accent Lighting	-	-	-	-
Parks & Recreation				
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	2,479.98
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	3,099.99
Reserves				
Infrastructure Capital Reserve	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-
Hurricane Reserve	-	-	-	-
Total Field Operations Expenses	\$ 26,309.68	\$ 44,734.07	\$ 29,113.94	\$ 100,157.69
Total Expenses	\$ 39,430.96	\$ 50,573.35	\$ 48,338.36	\$ 138,342.67
Income (Loss) from Operations	\$ (39,430.96)	\$ (4,622.50)	\$ 37,602.23	\$ (6,451.23)
Other Income (Expense)				
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 4,184.99
Total Other Income (Expense)	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 4,184.99
Net Income (Loss)	\$ (38,613.20)	\$ (3,815.27)	\$ 40,162.23	\$ (2,266.24)



Greenway Improvement District
Cash Flow

	<u>Beg. Cash</u>	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	<u>End. Cash</u>
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	-	(4,109.65)	206,916.98	(34,523.39)	253,514.91
12/1/2025	253,514.91	-	-	363,724.29	(499,374.64)	117,864.56
1/1/2026	117,864.56	-	-		(17,657.82)	100,206.74 as of 1/19/2026
Totals		4,343.48	(38,150.27)	570,969.24	(569,460.85)	