

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, December 16, 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: 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 November 18, 2025, Board of Supervisors' Meeting** (*provided under separate cover*)

Business Matters

2. **Ratification of Operation and Maintenance Expenditures Paid in November 2025 in an amount totaling \$28,748.71**
3. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
4. **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 November 18, 2025,
Board of Supervisors' Meeting**
(provided under separate cover)



Greenway Improvement District

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

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

The total items being presented: **\$28,748.71**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 11/1/2025 to 11/30/2025

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
769	11 25	P	PFMGC	PFM Group Consulting	\$3,711.85
770	11 6/25	P	BERMAN	Berman Construction LLC	\$1,859.99
771	11 6/25	P	CEPRA	Cepra Landscape	\$3,896.75
772	11 6/25	P	KUTAK	Kutak Rock	\$452.11
773	11 6/25	P	ORLS	Orlando Sentinel	\$275.68
774	11 12/25	P	DONMC	Donald W. McIntosh Associates	\$3,466.40
775	11 12/25	P	VGLOBA	VGlobalTech	\$145.00
BANK CN1484 REGISTER TOTAL:					\$13,807.78
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70066	11 7/25	M	OCU	Orange County Utilities	\$154.79
70067	11 12/25	M	TRUSTE	US Bank as Trustee for Greenew	\$9,884.33
70068	11 12/25	M	BCID	Boggy Creek Improv. District	\$6,115.11
70069	11 20/25	M	OUC	Orlando Utilities Commission	\$8,568.55
70070	11 20/25	M	OCTC	Scott Randolph, Tax Collector	\$102.48
BANK OM-ACH REGISTER TOTAL:					\$24,825.26
GRAND TOTAL :					\$38,633.04

13,807.78	Checks 3769-3775
9,884.33	Debt Service Wire
154.79	PA 698 - OCU paid online
79.09	PA 701 - Sep. (2) ICM paid to Boggy Creek
6,036.02	PA 701 - Oct. ICM paid to Boggy Creek
8,568.55	PA 701 - OUC paid online
102.48	PA 701 - Property tax paid onlien
38,633.04	Total cash spent
28,748.71	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
November 2025 AP Remittance Report

BANK:	CN1484	CHECK:	3769	AMOUNT:	\$3,711.85	DATE:	11/03/25	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/14/25	138583	PA 698 - Sep. storage facility				\$0.00	\$40.00		
10/01/25	DM-10-2025-19	PA 699 - DM fee: Oct. 2025				\$0.00	\$3,666.67		
10/06/25	OE-EXP-10-2025-11	PA 697 - Sep. postage				\$0.00	\$5.18		
TOTALS:						\$0.00	\$3,711.85		
BANK:	CN1484	CHECK:	3770	AMOUNT:	\$1,859.99	DATE:	11/06/25	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/01/25	91848	PA 696 - Oct. irrigation speci				\$0.00	\$1,033.33		
10/01/25	91848	PA 696 - Oct. administrator ag				\$0.00	\$826.66		
TOTALS:						\$0.00	\$1,859.99		
BANK:	CN1484	CHECK:	3771	AMOUNT:	\$3,896.75	DATE:	11/06/25	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/01/25	O-S8875	PA 696 - Oct. landscaping				\$0.00	\$3,896.75		
TOTALS:						\$0.00	\$3,896.75		
BANK:	CN1484	CHECK:	3772	AMOUNT:	\$452.11	DATE:	11/06/25	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/30/25	3643465	PA 700 - Gen. legal thru 09/30				\$0.00	\$452.11		
TOTALS:						\$0.00	\$452.11		
BANK:	CN1484	CHECK:	3773	AMOUNT:	\$275.68	DATE:	11/06/25	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/19/25	OSC125630354	PA 700 - Ad: 7871205 - FY 2026				\$0.00	\$275.68		
TOTALS:						\$0.00	\$275.68		
BANK:	OM-ACH	CHECK:	70066	AMOUNT:	\$154.79	DATE:	11/07/25	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/16/25	06489-101625-FY2025	PA 698 - 9987 Laur. Blvd. thru				\$0.00	\$66.87		
10/16/25	06489-101625-FY2026	PA 698 - 9987 Laur. Blvd. thru				\$0.00	\$87.92		
TOTALS:						\$0.00	\$154.79		
BANK:	CN1484	CHECK:	3774	AMOUNT:	\$3,466.40	DATE:	11/12/25	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
10/17/25	47967	PA 698 - Eng. srvs. thru 09/26				\$0.00	\$3,466.40		
TOTALS:						\$0.00	\$3,466.40		
BANK:	CN1484	CHECK:	3775	AMOUNT:	\$145.00	DATE:	11/12/25	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/01/25	7901	PA 701 - Nov. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	OM-ACH	CHECK:	70067	AMOUNT:	\$9,884.33	DATE:	11/12/25	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/11/25	2025.11.10	S2023 FY26 DS (236275000) Dist				\$0.00	\$9,884.33		
TOTALS:						\$0.00	\$9,884.33		
BANK:	OM-ACH	CHECK:	70068	AMOUNT:	\$6,115.11	DATE:	11/12/25	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/30/25	ICM2025-12(2)	PA 701 - Sep. ICM (2) - Lighti				\$0.00	\$36.70		
09/30/25	ICM2025-12(2)	PA 701 - Sep. ICM (2) - Water				\$0.00	\$42.39		
10/31/25	ICM2026-01	PA 701 - Oct. ICM - Landscapin				\$0.00	\$5,762.42		
10/31/25	ICM2026-01	PA 701 - Oct. ICM - Aquatics				\$0.00	\$200.40		
10/31/25	ICM2026-01	PA 701 - Oct. ICM - Miscellane				\$0.00	\$73.20		
TOTALS:						\$0.00	\$6,115.11		

Greenway Improvement District
November 2025 AP Remittance Report

BANK:	OM-ACH	CHECK:	70069	AMOUNT:	\$8,568.55	DATE:	11/20/25	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20				\$0.00	\$129.47		
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20				\$0.00	\$1,325.87		
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20				\$0.00	\$2.14		
11/03/25	43030-110325	PA 701 - 10/01/2025 - 11/03/20				\$0.00	\$7,111.07		
TOTALS:						\$0.00	\$8,568.55		

BANK:	OM-ACH	CHECK:	70070	AMOUNT:	\$102.48	DATE:	11/20/25	VEND ID:	OCTC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/01/25	2025TAXYEAR	PA 701 - Acct: 623640				\$0.00	\$100.98		
11/01/25	2025TAXYEAR	PA 701 - Acct: 623640 convenie				\$0.00	\$1.50		
TOTALS:						\$0.00	\$102.48		



Greenway Improvement District

Work Authorizations/Proposed Services *(if applicable)*



Greenway Improvement District

District's Financial Position and Budget to Actual YTD



Greenway Improvement District

November 2025 Financial Package

November 30, 2025

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



Greenway Improvement District
Statement of Financial Position
As of 11/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 253,514.91				\$ 253,514.91
State Board of Administration	1,792.77				1,792.77
Infrastructure Capital Reserve	122,296.34				122,296.34
Interchange Maintenance Reserve	30,365.05				30,365.05
Hurricane Reserve	10.08				10.08
On-Roll Assessments Receivable	639,985.64				639,985.64
Off-Roll Assessments Receivable	7,820.74				7,820.74
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 2,052,970.89			2,052,970.89
Off-Roll Assessments Receivable		38,289.66			38,289.66
Due From Other Funds		150,720.68			150,720.68
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		372,226.25			372,226.25
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,165.83		7,165.83
Acquisition/Construction (Series 2023)			1,079,597.69		1,079,597.69
Total Current Assets	\$ 1,057,411.11	\$ 2,844,943.39	\$ 1,086,763.52	\$ -	\$ 4,989,118.02
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 602,962.16	\$ 602,962.16
Amount To Be Provided				28,772,037.84	28,772,037.84
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Assets	\$ 1,057,411.11	\$ 2,844,943.39	\$ 1,086,763.52	\$ 29,375,000.00	\$ 34,364,118.02



Greenway Improvement District
 Statement of Financial Position
 As of 11/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 199,929.89				\$ 199,929.89
Due To Other Governmental Units	6,077.11				6,077.11
Deferred Revenue	647,806.38				647,806.38
Deferred Revenue		\$ 2,091,260.55			2,091,260.55
Total Current Liabilities	\$ 853,813.38	\$ 2,091,260.55	\$ -	\$ -	\$ 2,945,073.93
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 29,375,000.00	\$ 29,375,000.00
Total Long Term Liabilities	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Liabilities	\$ 853,813.38	\$ 2,091,260.55	\$ -	\$ 29,375,000.00	\$ 32,320,073.93
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 246,026.20				\$ 246,026.20
Current Year Net Assets - General Government	(42,428.47)				(42,428.47)
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		(403,896.15)			(403,896.15)
Net Assets, Unrestricted			\$ 1,083,083.28		1,083,083.28
Current Year Net Assets, Unrestricted			3,680.24		3,680.24
Total Net Assets	\$ 203,597.73	\$ 753,682.84	\$ 1,086,763.52	\$ -	\$ 2,044,044.09
Total Liabilities and Net Assets	\$ 1,057,411.11	\$ 2,844,943.39	\$ 1,086,763.52	\$ 29,375,000.00	\$ 34,364,118.02



Greenway Improvement District
 Statement of Activities
 As of 11/30/2025

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 38,130.13				\$ 38,130.13
Off-Roll Assessments	7,820.72				7,820.72
On-Roll Assessments		\$ 122,315.33			122,315.33
Off-Roll Assessments		38,289.68			38,289.68
Total Revenues	\$ 45,950.85	\$ 160,605.01	\$ -	\$ -	\$ 206,555.86
<u>Expenses</u>					
Supervisor Fees	\$ 800.00				\$ 800.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	7,333.34				7,333.34
Engineering	1,066.25				1,066.25
Postage & Shipping	0.74				0.74
Legal Advertising	333.82				333.82
Bank Fees	1.50				1.50
Property Taxes	100.98				100.98
Web Site Maintenance	290.00				290.00
Dues, Licenses, and Fees	175.00				175.00
Electric	129.47				129.47
Water Reclaimed	2,384.44				2,384.44
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	31,156.66				31,156.66



Greenway Improvement District
 Statement of Activities
 As of 11/30/2025

	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
Streetlights	7,111.07				7,111.07
Personnel Leasing Agreement	3,719.98				3,719.98
Interest Payments (Series 2023)		\$ 568,406.25			568,406.25
Total Expenses	\$ 90,004.31	\$ 568,406.25	\$ -	\$ -	\$ 658,410.56
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 1,624.99				\$ 1,624.99
Dividend Income		\$ 3,905.09			3,905.09
Interest Income			\$ 43.33		43.33
Dividend Income			3,636.91		3,636.91
Total Other Revenues (Expenses) & Gains (Losses)	\$ 1,624.99	\$ 3,905.09	\$ 3,680.24	\$ -	\$ 9,210.32
Change In Net Assets	\$ (42,428.47)	\$ (403,896.15)	\$ 3,680.24	\$ -	\$ (442,644.38)
Net Assets At Beginning Of Year	\$ 246,026.20	\$ 1,157,578.99	\$ 1,083,083.28	\$ -	\$ 2,486,688.47
Net Assets At End Of Year	\$ 203,597.73	\$ 753,682.84	\$ 1,086,763.52	\$ -	\$ 2,044,044.09



Greenway Improvement District
Budget to Actual
For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
Assessments	\$ 45,950.85	\$ 115,626.38	\$ (69,675.53)	\$ 693,758.26	6.62%
Net Revenues	\$ 45,950.85	\$ 115,626.38	\$ (69,675.53)	\$ 693,758.26	6.62%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 800.00	\$ 2,000.00	\$ (1,200.00)	\$ 12,000.00	6.67%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	570.59	2,585.41	3,423.55	92.19%
Trustee Services	5,702.93	950.49	4,752.44	5,702.93	100.00%
Management	7,333.34	7,333.33	0.01	44,000.00	16.67%
Engineering	1,066.25	1,666.67	(600.42)	10,000.00	10.66%
Property Appraiser	-	766.67	(766.67)	4,600.00	0.00%
District Counsel	-	3,333.34	(3,333.34)	20,000.00	0.00%
Assessment Administration	-	1,250.00	(1,250.00)	7,500.00	0.00%
Reamortization Schedules	-	41.67	(41.67)	250.00	0.00%
Audit	-	666.67	(666.67)	4,000.00	0.00%
Arbitrage Calculation	-	83.33	(83.33)	500.00	0.00%
Tax Preparation	-	5.40	(5.40)	32.40	0.00%
Travel and Per Diem	-	66.67	(66.67)	400.00	0.00%
Telephone	-	4.17	(4.17)	25.00	0.00%
Postage & Shipping	0.74	83.33	(82.59)	500.00	0.15%
Copies	-	125.00	(125.00)	750.00	0.00%
Legal Advertising	333.82	1,083.33	(749.51)	6,500.00	5.14%
Bank Fees	1.50	8.00	(6.50)	48.00	3.13%
Miscellaneous	-	25.00	(25.00)	150.00	0.00%
Meeting Room	-	41.67	(41.67)	250.00	0.00%
Office Supplies	-	45.00	(45.00)	270.00	0.00%
Property Taxes	100.98	16.67	84.31	100.00	100.98%
Web Site Maintenance	290.00	490.00	(200.00)	2,940.00	9.86%
Holiday Decorations	-	1,166.67	(1,166.67)	7,000.00	0.00%
Dues, Licenses, and Fees	175.00	29.17	145.83	175.00	100.00%
Total General & Administrative Expenses	\$ 18,960.56	\$ 21,852.84	\$ (2,892.28)	\$ 131,116.88	14.46%



Greenway Improvement District
 Budget to Actual
 For the Month Ending 11/30/2025

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 129.47	\$ 333.33	\$ (203.86)	\$ 2,000.00	6.47%
Water-Sewer Combination Services					
Water Reclaimed	2,384.44	3,333.33	(948.89)	20,000.00	11.92%
Other Physical Environment					
General Insurance	3,549.00	641.70	2,907.30	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	1,634.53	7,007.47	9,807.20	88.12%
Other Insurance	500.00	250.00	250.00	1,500.00	33.33%
Irrigation Repairs	-	3,333.33	(3,333.33)	20,000.00	0.00%
Landscaping Maintenance & Material	31,156.66	33,333.33	(2,176.67)	200,000.00	15.58%
Tree Trimming	-	1,666.67	(1,666.67)	10,000.00	0.00%
Flower & Plant Replacement	-	2,500.00	(2,500.00)	15,000.00	0.00%
Contingency	-	833.33	(833.33)	5,000.00	0.00%
Pest Control	1,738.00	583.33	1,154.67	3,500.00	49.66%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	400.80	424.00	(23.20)	2,544.00	15.75%
IME - Irrigation Repairs	-	400.00	(400.00)	2,400.00	0.00%
IME - Landscaping	11,524.84	11,724.84	(200.00)	70,349.04	16.38%
IME - Lighting	45.28	160.00	(114.72)	960.00	4.72%
IME - Miscellaneous	73.20	800.00	(726.80)	4,800.00	1.53%
IME - Water Reclaimed	69.01	200.00	(130.99)	1,200.00	5.75%
IME - Landscape Improvements	-	1,600.00	(1,600.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	6,666.67	(6,666.67)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	310.00	(310.00)	1,860.00	0.00%
Hardscape Maintenance	-	2,500.00	(2,500.00)	15,000.00	0.00%
Streetlights	7,111.07	14,333.33	(7,222.26)	86,000.00	8.27%
Accent Lighting	-	166.67	(166.67)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	1,653.32	1,653.33	(0.01)	9,920.00	16.67%
Personnel Leasing Agreement - Irrigation Specialist	2,066.66	2,066.67	(0.01)	12,400.00	16.67%
Reserves					
Infrastructure Capital Reserve	-	1,833.33	(1,833.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	325.16	(325.16)	1,950.94	0.00%
Hurricane Reserve	-	833.33	(833.33)	5,000.00	0.00%
Total Field Operations Expenses	\$ 71,043.75	\$ 94,440.21	\$ (23,396.46)	\$ 566,641.38	12.54%
Total Expenses	\$ 90,004.31	\$ 116,293.05	\$ (26,288.74)	\$ 697,758.26	12.90%
Income (Loss) from Operations	\$ (44,053.46)	\$ (666.67)	\$ (43,386.79)	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 1,624.99	\$ 666.67	\$ 958.32	\$ 4,000.00	40.62%
Total Other Income (Expense)	\$ 1,624.99	\$ 666.67	\$ 958.32	\$ 4,000.00	40.62%
Net Income (Loss)	\$ (42,428.47)	\$ -	\$ (42,428.47)	\$ -	



Greenway Improvement District
 Budget to Actual
 For the Month Ending 11/30/2025

	Oct-25	Nov-25	YTD Actual
Revenues			
Assessments	\$ -	\$ 45,950.85	\$ 45,950.85
Net Revenues	\$ -	\$ 45,950.85	\$ 45,950.85
General & Administrative Expenses			
Legislative			
Supervisor Fees	\$ -	\$ 800.00	\$ 800.00
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	7,333.34
District Engineering	-	1,066.25	1,066.25
Property Appraiser	-	-	-
District Counsel	-	-	-
Assessment Administration	-	-	-
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	333.82
Bank Fees	-	1.50	1.50
Miscellaneous	-	-	-
Meeting Room	-	-	-
Office Supplies	-	-	-
Property Taxes	-	100.98	100.98
Website Maintenance	145.00	145.00	290.00
Holiday Decorations	-	-	-
Dues, Licenses, and Fees	175.00	-	175.00
Total General & Administrative Expenses	\$ 13,121.28	\$ 5,839.28	\$ 18,960.56
Field Operations			
Electric Utility Services			
Electric	\$ -	\$ 129.47	\$ 129.47
Water-Sewer Combination Services			
Water Reclaimed	87.92	2,296.52	2,384.44
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	-	-	-
Landscaping Maintenance & Material	3,896.75	27,259.91	31,156.66
Tree Trimming	-	-	-
Flower & Plant Replacement	-	-	-
Contingency	-	-	-
Pest Control	1,738.00	-	1,738.00



Greenway Improvement District
 Budget to Actual
 For the Month Ending 11/30/2025

	Oct-25	Nov-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	-	-	-
Hardscape Maintenance	-	-	-
Streetlights	-	7,111.07	7,111.07
Accent Lighting	-	-	-
Parks & Recreation			
Personnel Leasing Agreement - Administrator	826.66	826.66	1,653.32
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	2,066.66
Reserves			
Infrastructure Capital Reserve	-	-	-
Interchange Maintenance Reserve	-	-	-
Hurricane Reserve	-	-	-
Total Field Operations Expenses	\$ 26,309.68	\$ 44,734.07	\$ 71,043.75
Total Expenses	\$ 39,430.96	\$ 50,573.35	\$ 90,004.31
Income (Loss) from Operations	\$ (39,430.96)	\$ (4,622.50)	\$ (44,053.46)
<u>Other Income (Expense)</u>			
Interest Income	\$ 817.76	\$ 807.23	\$ 1,624.99
Total Other Income (Expense)	\$ 817.76	\$ 807.23	\$ 1,624.99
Net Income (Loss)	\$ (38,613.20)	\$ (3,815.27)	\$ (42,428.47)



Greenway Improvement District
Cash Flow

Beg. Cash		FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
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	-	-	173,439.42	(318,553.63)	108,400.70 as of 12/10/2025
Totals		4,343.48	(38,150.27)	380,684.37	(370,982.02)	