

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, June 16, 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 May 19, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Fiscal Year 2026 Audit Engagement Letter**
3. **Presentation and Review of 2026 District Infrastructure Assessment Report**
4. **Consideration of 2nd Amendment to Personnel Leasing Agreement with Berman**
(provided under separate cover)
5. **Consideration of Tree Pruning Proposals**
6. **Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$52,515.69**
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 May 19, 2026,
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, May 19, 2026, at 2:30 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson	
Karen Duerr	Vice Chairperson	
Amanda Kost	Assistant Secretary	(via phone)
Matthew Franko	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

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

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
April 21, 2026, Board of Supervisors'
Meeting**

The Board reviewed the minutes of the April 21, 2026, 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 April 21, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2027 DM
Fee Increase Letter**

Ms. Walden noted the District Manager is requesting an increase from \$44,000.00 to \$48,400.00. She noted that the last increase was three years ago.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Fiscal Year 2027 DM Fee Increase Letter.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04,
Approving Proposed Budget for
Fiscal Year 2027 and Setting a Public
Hearing**

Ms. Walden gave an overview of the budget and noted that the recommendation is to have an increase due to rising costs, building up the carry forward funds, and upcoming repairs. She noted that for today, the Board is setting the max O&M budget and the budget can be decreased before formally adopted, but it can not be increased. Additionally, the budget increase would result in increased assessments.

Discussion ensued regarding the increased proposed costs and increased assessment amounts.

Ms. Kost recommended communicating the reasoning to the residents in the assessment letter that goes out.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-04, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for August 18, 2026, at 6:00 p.m., at Dockside, 13623 Sachs Avenue, Orlando, FL 32827.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05,
Setting a Public Hearing Date on
Adoption of Rules of Procedure
a. Rules of Procedure
b. Notice of Rule Development
c. Notice of Rulemaking**

Ms. Walden gave an overview of the Resolution and the notices. The recommendation is to hold the Public Hearing on August 18, 2026, at 6:00 p.m., at Dockside.

Ms. Mackie added this is to update the Rules of Procedure based on changes to Florida Law over the past several years and is required to be done at a Public Hearing. She will also provide a red-lined version of the Rules of Procedure per Mr. Tinetti's request.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-05, Setting a Public Hearing Date on Adoption of Rules of Procedure, with a date of August 18, 2026, at 6:00 p.m., at Dockside, 13623 Sachs Avenue, Orlando, FL 32827.

SEVENTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2025 Audit**

Ms. Walden noted this was a standard and clean audit and it has been reviewed by the Chair.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District accepted the Fiscal Year 2025 Audit.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
April 2026 in an amount totaling
\$38,663.95**

The Board reviewed O&M Expenditures paid in April 2026. Ms. Walden noted these have already been approved and need to be ratified by the Board.

On motion by Mr. Franko, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in April 2026 in an amount totaling \$38,663.95.

NINTH ORDER OF BUSINESS

**Recommendation of Work
Authorizations/Proposed Services**

Ms. Walden reviewed the Work Authorization from Juniper, in the amount of \$1,468.00, to install sod at the main monument and center island.

Mr. Fussell noted this was supposed to be repaired by a previous contractor but was not completed. The District has been issued a credit by that vendor.

There was discussion regarding the work needed and the location.

It was noted that Tavistock will be paying for half of the complete landscaping refurbishment of the main entrance, but this location is not included.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Juniper Work Authorization for sod installation at the monument and center island, in the amount of \$1,468.00.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through the end of April. The District is approximately 58% through the Fiscal Year and has spent approximately 47% of the adopted budget. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- District Counsel – No report.
- District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, June 16, 2026.
- District Engineer – No report.
- Landscape Supervisor – No report.
- Construction Supervisor – No report.
- Irrigation Supervisor – Mr. Fussell noted the monthly landscape report (Minutes Exhibit A) was provided to the Board and will be provided monthly moving forward.

Mr. Padua commented regarding the upcoming repairs are in the works and updates will be provided once available.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the May 19, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

Greenway ID Monthly Landscape Report – April 2026

Maintenance – Mowing completed weekly on all common turf areas except for non-irrigated Bahia turf due to lack of rain. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly this month per the specifications. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed and the report is submitted separately.

Overall – The site is in Good condition overall. The turf, plants and trees are growing and healthy. No indications or reports of debris or trash accumulating. No signs of disease or insect infestations. A few areas need proposed enhancements.

Issues – Quite a few plants and small trees did not weather the cold very well. These areas have proposed extra work to be completed. The irrigation issue that was limiting water to the turf has been identified and repaired.

Looking Ahead – Regular maintenance activities continue as scheduled. Pruning for cold damage should be completed soon. Proposals are being generated to fill in bed areas. Scheduling for enhancements, fertilizer, and pest treatments will be provided once determined.

Submitted by

Pete Fussell

Berman

Greenway ID Monthly Landscape Report – April 2026



Greenway ID Monthly Landscape Report – April 2026



Irrigation Inspection

Job Details

Date:
05/04/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Doisy st

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6	No				No	
7	No				No	
8	No				No	
9	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

9
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10	No				No	
11	No				No	
12	No				No	
13	No				No	
14	No				No	
15	Yes	6" Pop-Up - Premium	1	No	No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:
16 2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
20	Yes	6" Pop-Up - Premium	1	No	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
21	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
22	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
23	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
24	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
25	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
26	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:
26 2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
27	Yes	6" Pop-Up - Premium	1	No	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
28	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
29	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
30	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
31	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
32	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
33	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
34	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
35	Yes	6" Pop-Up - Premium	1	No	No	
35	Yes	MPR Rotator Nozzle	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
36	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
37	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
38	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
39	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
40	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
41	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
42	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
43	Yes	MPR Rotator Nozzle	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
44	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
45	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
46	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
47	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
48	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
49	Yes	MPR Rotator Nozzle	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
50	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
51	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
52	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
53	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
54	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
55	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
56	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
57	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
58	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
59	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
60	No				No	

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards

Irrigation Inspection

Job Details

Date:
04/30/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid 20

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10	Yes	6" Pop-Up - Premium	1	No	No	Yes
10	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

10
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11	Yes	6" Pop-Up - Premium	1	No	No	Yes
11	Yes	1/2" - 3/4" Misc Fittings	3	No	No	Yes

Zone Assessment:

11
2 hours labor lateral line break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12	No				No	

Irrigation Inspection

Zone #	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13	Yes	6" Pop-Up - Premium	1	No	No	Yes
13	Yes	1/2" - 3/4" Misc Fittings	6	No	No	Yes

Zone Assessment:

13
4 hours labor lateral lines break

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14	No				No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15	Yes	MPR Rotator Nozzle	1	No	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16	No				No	

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards

Irrigation Inspection

Job Details

Date:
05/04/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-21

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#2	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#3	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4	Yes	MPR Rotator Nozzle	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10	Yes	6" Pop-Up - Premium	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13	Yes	6" Pop-Up - Premium	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14	Yes	Nozzles	1	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16	Yes	MPR Rotator Nozzle	2	No	No	

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards

Irrigation Inspection

Job Details

Date:
04/14/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-22

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1 rotors	No				No	No
#2 rotors	No				No	No
#3 rotors	No				No	No
#4	No				Yes	Yes

Zone Assessment:

#4
Trouble shooting 2 hours

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#5 spray	Yes	1/2" - 3/4" Misc Fittings	4	Yes	No	No
#6 spray	Yes	6" Pop-Up	2	Yes	No	No
#7 spray	No				No	No
#8 spray	No				No	No
#9 spray	No				No	No
#10 spray	No				No	No

Irrigation Inspection

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Nick Edwards

Is Property fully Inspected: Yes

Supervisor Name: Nick Edwards



Greeneway Improvement District

Fiscal Year 2026 Audit Engagement Letter



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

May 29, 2026

To Board of Supervisors
Greenway Improvement District
3501 Quadrangle Blvd., Ste. 270
Orlando, FL 32817

We are pleased to confirm our understanding of the services we are to provide Greenway Improvement District, City of Orlando, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Greenway Improvement District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. The District will provide a statement describing corrective actions to be taken in response to each of our recommendations included in the audit report, if any, and relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

The auditor agrees and understands that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, the auditor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the auditor must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BLVD., STE 270, ORLANDO, FL 32817, 407-723-5900, RECORDREQUEST@PFM.COM.

Our fee for these services will not exceed \$4,100 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis. We acknowledge that the District must submit its annual Audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year. Accordingly, for fiscal year ended September 30, 2026, we will deliver a draft audit to the District no later than May 1, 2027 and a final audit report no later than June 1, 2027. All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2026 must be provided to us no later than January 15, 2027, in order for us to deliver a draft audit to the District no later than May 1, 2027 and a final audit report no later than June 1, 2027.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Greenway Improvement District and believe this letter accurately summarizes the terms of our engagement. This letter is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Greenway Improvement District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829



Greenway Improvement District

2026 District Infrastructure Assessment Report

DISTRICT INFRASTRUCTURE ASSESSMENT REPORT

GREENEWAY IMPROVEMENT DISTRICT

APRIL 30, 2026

**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

April 30, 2026

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 2026 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 reviewed areas which were observed the previous year, noting areas that have progressed and documented additional 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

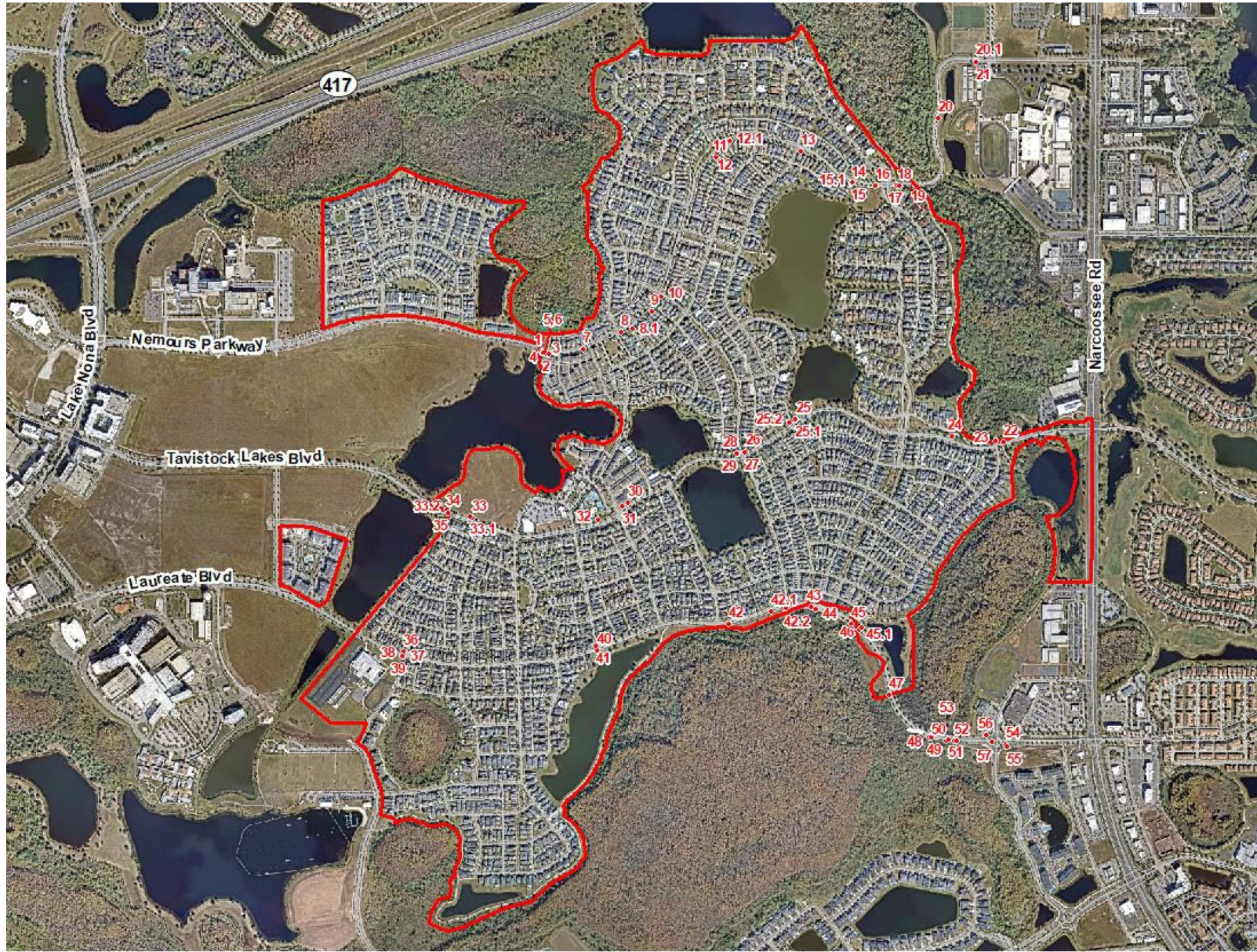
The annual inspection of the Greenway Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal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



Locations shown have been approximated.

GREENWAY IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 1
Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 1 – 2025 Assessment)



Photo 2
Asphalt Pavement Edge Failure (Increasing Edge Failure Observed)
(Refer to Prior Photo 2 – 2025 Assessment)



Photo 3
Valve Cover Approximately 1 inch Reveal (No Observed Changes)
(Refer to Prior Photo 3 – 2025 Assessment)



Photo 4
Asphalt Pavement Edge Failure (Increasing Edge Failure Observed)
(Refer to Prior Photo 4 – 2025 Assessment)



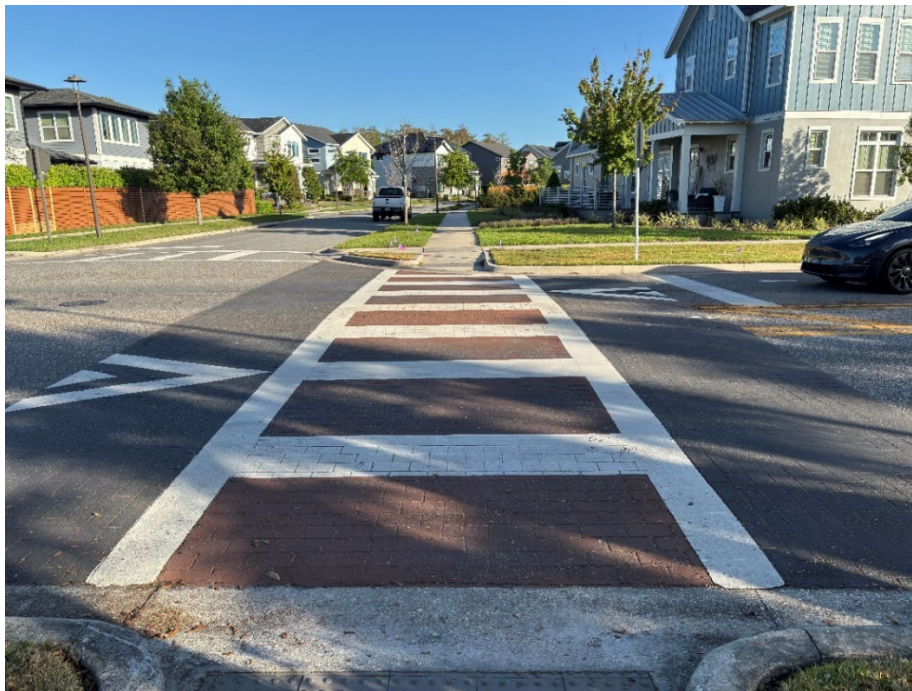
**Photo 5 - Asphalt Pavement Edge Failure (No Observed Changes)
(Refer to Prior Photo 5 – 2025 Assessment)**



**Photo 6 - Asphalt Pavement Edge Failure (No Observed Changes)
(Refer to Prior Photo 6 – 2025 Assessment)**



**Photo 7 - Poor Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 8 – 2025 Assessment)**



**Photo 8
Deterioration of Thermoplastic and Worn Coloration (No Observed Changes)
(Refer to Prior Photo 10 – 2025 Assessment)**



**Photo 8.1 - Cracked Concrete and Base Failure
(New Photo – 2026 Assessment)**



**Photo 9 – Concrete Slab Movement
(Previously Ground Down - Additional Ponding Area Observed)
(Refer to Prior Photo 11 – 2025 Assessment)**



**Photo 10 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 14 – 2025 Assessment)**



**Photo 11
Cracked Concrete and Base Failure at Yard Drain (Base Failure Progressing)
(Refer to Prior Photo 15 – 2025 Assessment)**



Photo 12
Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 16 – 2025 Assessment)



Photo 12.1 – Failing Concrete Edging
(New Photo – 2026 Assessment)



**Photo 13 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 17 – 2025 Assessment)**



**Photo 14 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 18 – 2025 Assessment)**



**Photo 15 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 19 – 2025 Assessment)**



**Photo 15.1 – Concrete Slab Movement
(New Photo – 2026 Assessment)**



**Photo 16 - Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 21 – 2025 Assessment)**



**Photo 17 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 22 – 2025 Assessment)**



**Photo 18 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 23 – 2025 Assessment)**



**Photo 19 - Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 24 – 2025 Assessment)**



**Photo 20 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 27 – 2025 Assessment)**



**Photo 20.1 - Cracked Concrete (Additional Slab Movement Observed)
(New Photo – 2026 Assessment)**



**Photo 21 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 29 – 2025 Assessment)**



**Photo 22 - Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 30 – 2025 Assessment)**



Photo 23
Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 31 – 2025 Assessment)



Photo 24
Poor Quality Asphalt Patch (Asphalt Patch Edge Failure Observed)
(Refer to Prior Photo 33 – 2025 Assessment)



**Photo 25 - Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 34 – 2025 Assessment)**



**Photo 25.1 – Asphalt Damage
(New Photo – 2026 Assessment)**



**Photo 25.2 – Asphalt Raveling and Base Failure
(New Photo – 2026 Assessment)**



**Photo 26
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 35 – 2025 Assessment)**



Photo 27
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 36 – 2025 Assessment)



Photo 28
Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 37 – 2025 Assessment)



**Photo 29 - Poor Quality Asphalt Patch (No Observed Changes)
(Refer to Prior Photo 38 – 2025 Assessment)**



**Photo 30 - Asphalt Edge Failure (No Observed Changes)
(Refer to Prior Photo 39 – 2025 Assessment)**



**Photo 31 - Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 40 – 2025 Assessment)**



**Photo 32 - Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 42 – 2025 Assessment)**



Photo 33
Cracked Asphalt from Side to Side (Increased Cracking Severity Observed)
(Refer to Prior Photo 43 – 2025 Assessment)



Photo 33.1 – Water Ponding
(New Photo – 2026 Assessment)



**Photo 33.2 - Multiple Cracked Asphalt and Asphalt Raveling
(New Photo – 2026 Assessment)**



**Photo 34 - Cracked Asphalt and Asphalt Raveling (No Observed Changes)
(Refer to Prior Photo 47 – 2025 Assessment)**



Photo 35
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 50 – 2025 Assessment)



Photo 36
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 51 – 2025 Assessment)



Photo 37
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 52 – 2025 Assessment)



Photo 38
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 53 – 2025 Assessment)



Photo 39
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 54 – 2025 Assessment)



Photo 40
Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 55 – 2025 Assessment)



Photo 41
Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 56 – 2025 Assessment)



Photo 42
Asphalt Raveling and Base Failure (Further Edge Failure Observed)
(Refer to Prior Photo 57 – 2025 Assessment)



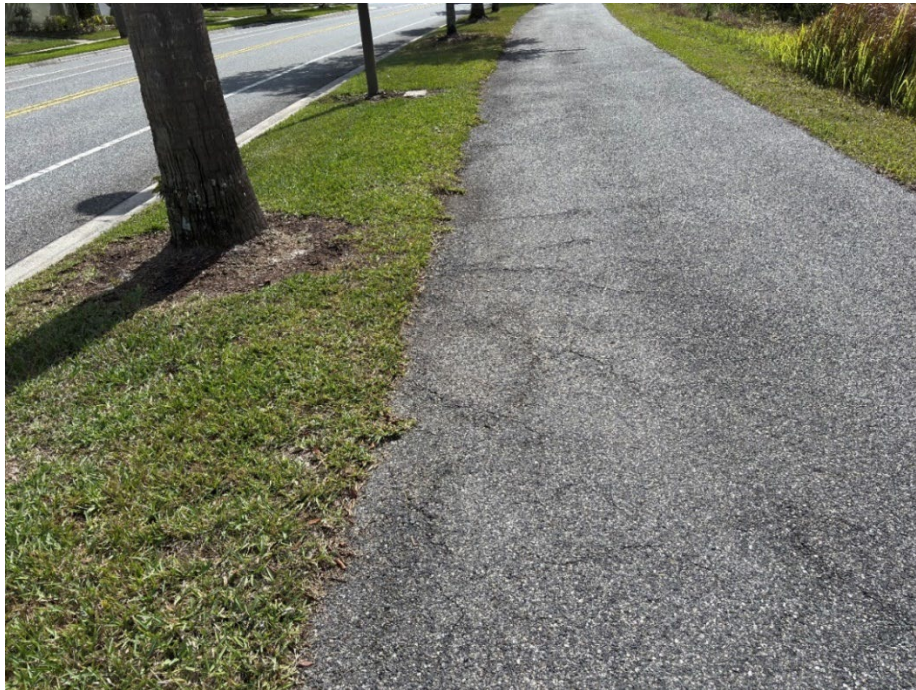
**Photo 42.1 – Water Ponding
(New Photo – 2026 Assessment)**



**Photo 42.2 – Asphalt Spalling
(New Photo – 2026 Assessment)**



**Photo 42.3 – Water Ponding
(New Photo – 2026 Assessment)**



**Photo 43 - Asphalt Raveling and Base Failure (No Observed Changes)
(Refer to Prior Photo 58 – 2025 Assessment)**



**Photo 44 - Damage and Uneven Asphalt (No Observed Changes)
(Refer to Prior Photo 59 – 2025 Assessment)**



**Photo 45
Asphalt Pavement Edge Failure (No Observed Changes)
(Refer to Prior Photo 60 – 2025 Assessment)**



Photo 45.1
Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Deformation
(New Photo – 2026 Assessment)



Photo 46
Deteriorating Thermoplastic, Worn Crosswalk Coloration, and Asphalt Deformation
(Further Deterioration Observed)
(Refer to Prior Photo 62 – 2025 Assessment)



Photo 47
Asphalt Patch Lifting (Cracked Asphalt from Side to Side Observed)
(Refer to Prior Photo 63 – 2025 Assessment)



Photo 48 - Asphalt Edge Failure (No Observed Changes)
(Refer to Prior Photo 66 – 2025 Assessment)



**Photo 49 - Asphalt Edge Failure (No Observed Changes)
(Refer to Prior Photo 67 – 2025 Assessment)**



**Photo 51 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 70 – 2025 Assessment)**



**Photo 51 - Surficial Cracked Concrete (No Observed Changes)
(Refer to Prior Photo 71 – 2025 Assessment)**



**Photo 52 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 72 – 2025 Assessment)**



**Photo 53 - Cracked Concrete and Base Failure (No Observed Changes)
(Refer to Prior Photo 73 – 2025 Assessment)**



**Photo 54
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 74 – 2025 Assessment)**



Photo 55
Deteriorating Thermoplastic and Worn Crosswalk Coloration (No Observed Changes)
(Refer to Prior Photo 75 – 2025 Assessment)



Photo 56
Deteriorating Thermoplastic and Worn Crosswalk Coloration
(Further Deterioration Observed)
(Refer to Prior Photo 76 – 2025 Assessment)



Photo 57
Broken Concrete Pavers on Truck Apron (No Observed Changes)
(Refer to Prior Photo 77 – 2025 Assessment)



Greenway Improvement District

**2nd Amendment to Personnel Leasing Agreement
with Berman**
(provided under separate cover)



Greenway Improvement District

Tree Pruning Proposals

Tree Pruning Proposals Summary

	Paradise Arbor & Outdoors	DWC Outdoors & Hauling
Laureate Blvd.	\$14,892.00	\$8,000.00
Nemours		\$4,500.00
Total	\$14,892.00	\$12,500.00

Paradise Arbor and Outdoors
 1776 Hontoon Rd
 Deland, FL 32720 US
 +14076986465
 paradisearborandoutdoors@gmail.com



Estimate

ADDRESS
 PFM Group
 Lanea@pfm.com

ESTIMATE # 2835
DATE 10/20/2025
EXPIRATION DATE 12/31/2026

JOB NAME:
 Lake Nona Hardwoods - CCD 2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Boggy Creek District: Roads - Laureate Blvd. (Veterans - Medical City) & Lake Nona Blvd. (Nemours - Humboldt) Scope:Trim up Branches over road 15ft, Trim up Branches over sidewalk 12ft. also sign and light clearance MOT Permit & Set Up	1	25,495.00	25,495.00
	Tree Trimming	Midtown District: Roads - Tavistock Lakes Blvd. (Hitchings - Walcott) & Laureate Blvd. (Benavente - Veterans) Scope:Trim up Branches over road 15ft, Trim up Branches over sidewalk 12ft also sign and light clearance MOT Permit & Set Up	1	15,987.00	15,987.00
	Tree Trimming	Poitris East District: Roads - Luminary / Selton / Pearson Scope: Trim Up Branches over road 15ft, Trim up Branches over sidewalk 12ft also sign and light clearance	1	26,352.00	26,352.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		MOT Permit and Set Up			
		- 100 Trees - Structural and Elevation			
		- 23 Transplanted Trees Structural and Elevation			
		- 11 Dead Trees Removed, flush cut only			
	Tree Trimming	Greenway District:	1	14,892.00	14,892.00
		Roads - Laureate Blvd. (Maskawa - Round About) & Nemours (Bovet - Sperry)			
		Scope:Trim up Branches over road 15ft, Trim up Branches over sidewalk 12ft also sign and light clearance			
	Details	MOT Permit and Set Up			
		Myrtle Creek:	1	47,990.00	47,990.00
		Roads - Wellspring Blvd (all trees) Myrtle Creek (Wellspring - Approach)			
		Scope:Trim up Branches over road 15ft, Trim up Branches over sidewalk 12ft also sign and light clearance			
		MOT Permit and Set Up			
					<hr/>
				SUBTOTAL	130,716.00
				TAX	0.00
				TOTAL	\$130,716.00

Accepted By

Accepted Date

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DWC Outdoors & Hauling LLC
 PO BOX 675
 Minneola FL 34755-0675

Proposal #4032
 Created: 10/14/2025
 From: Sierra Cook

Proposal For

Location

PFM

Lake Nona Blvd
 Orlando, FL

Orlando, FL 32827 lanea@pfm.com

Greenway Hardwoods CDD

Terms
 Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Hardwood Pruning CDD Hardwood Pruning. -Elevation over road, 15FT, sidewalk 12FT, light interior. -Sign and light clearance - MOT Permit, and set up required.	1	\$ 8,000.00	\$ 8,000.00

**Flaggers will be required for this section per the city of Orlando.

Greenway-

Laureate BLVD - Granger to Round About

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

SUBTOTAL	\$ 8,000.00
SALES TAX	\$ 0.00
TOTAL	\$ 8,000.00

Signature

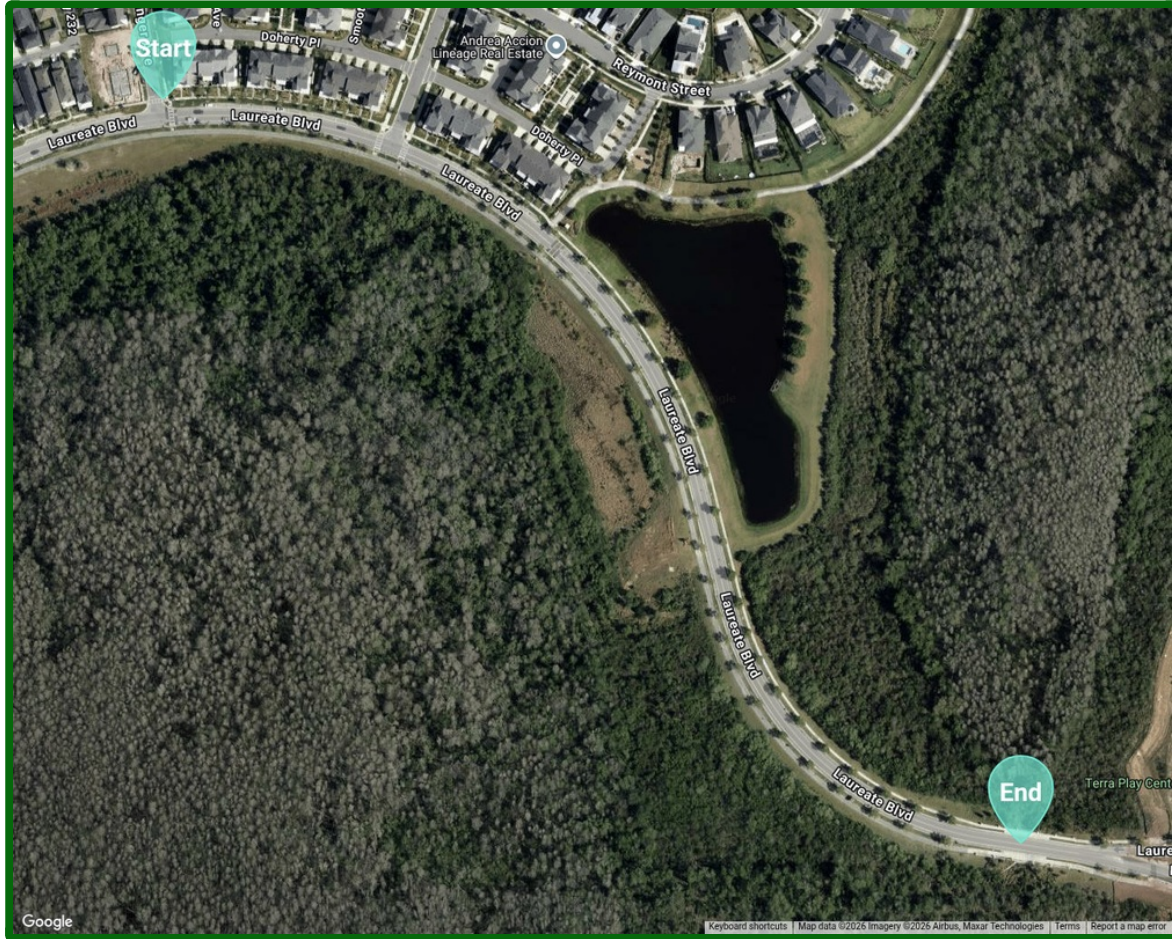
x

Date:

Please sign here to accept the terms and conditions

Sales Reps

Sierra Cook
 Office: [352-396-7711](tel:352-396-7711)
sierra@dwcoutdoors.com



ID	DESCRIPTION	COLOR
End	Both sides of the road	
Start	Both sides of the road	

DWC Outdoors & Hauling LLC. - Terms and Conditions - Updated 7/5/2023

1. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.
2. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.
3. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.
4. If the job site conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.
5. Any requests not in accordance with ISA standards will require a signed waiver of liability.
6. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.
7. Notice of Cancellation of work must be received in writing to a Principle/Management of DWC Outdoors 10 days prior to job scheduled date. Failure to do so will result in a \$250 cancellation fee.
8. Client/Owner shall make payment to Contractor within two (2) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of \$100.00 per month.
9. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.
10. Septic & Drain Field - DWC Outdoors will not be responsible for any unmarked septic tanks or drain fields during time of work. Please have all areas marked prior to scheduled date of work.
11. Oil Dropping – DWC Outdoors will not be responsible for any oil stains on driveways or sidewalks. We have new equipment, but sometimes there may be drops of oil while working on job sites. We do our best to avoid any and all droppings of oil.
12. Heavy Equipment – DWC Outdoors will not be responsible for any damaged and/or cracked concrete areas or for any ruts / lawn damage due to use of any heavy equipment defined as; cranes, bobcats, large trucks and /or chippers, etc.
13. Miscellaneous Items – DWC Outdoors will not be responsible for any items or plants left in working area on day of job. Please have everything moved / relocated before work is started.
14. Irrigation – DWC Outdoors will not be responsible for any irrigation lines, sprinkler heads or anything else buried underground that is not marked. Heavy equipment is sometimes required on the property and it is the responsibility of the customer for possible repairs.
15. Electrical Lines (various) – If lines are not marked, DWC Outdoors will not be responsible for any damage such as cut or crushed lines. Please have all lines (gas line, water, telephone, cable, fiber optics buried) marked prior to date of job. It is the client's responsibility to get all lines marked. You can call Sunshine 811 at 1-800-432-4770 and they will locate most lines.
16. Property & Structural Damage – DWC Outdoors has their own repair service for any damage caused by the company. We will not use outside contractors to do the repair due to previous price gouging and unfair business tactics. If DWC Outdoors cannot repair the damage, we have the right to select a third-party contractor for the repair. We are insured, but because of rate increases, we have the right to repair it at our cost. If property damage occurs DWC Outdoors will make every effort to return the damaged item to the condition that it was prior to the incident. Due to weathering, fading, age, and general wear and tear DWC Outdoors cannot guarantee that the replaced item will match exactly to the damaged item.
17. Tree Removal - Trees removed will be cut close to the ground based on the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. DWC Outdoors is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. DWC Outdoors may repair damaged irrigation lines at the Client/Owner's expense.
18. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore DWC Outdoors will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by DWC Outdoors is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. DWC Outdoors cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.



DWC Outdoors & Hauling LLC
 PO BOX 675
 Minneola FL 34755-0675

Proposal #4528
 Created: 05/05/2026
 From: Sierra Cook

Proposal For

PFM

Orlando, FL 32827 lanea@pfm.com

Location

Lake Nona Blvd
 Orlando, FL

Terms

Due on receipt

Greenway Hardwoods CDD

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Hardwood Pruning CDD Hardwood Pruning. -Elevation over road, 15FT, sidewalk 12FT, light interior. -Sign and light clearance - MOT Permit, and set up required.	1	\$ 4,500.00	\$ 4,500.00

Greenway-

Nemours BLVD - Bovet to Salk / Kocher.

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SUBTOTAL	\$ 4,500.00
SALES TAX	\$ 0.00
TOTAL	\$ 4,500.00

Signature

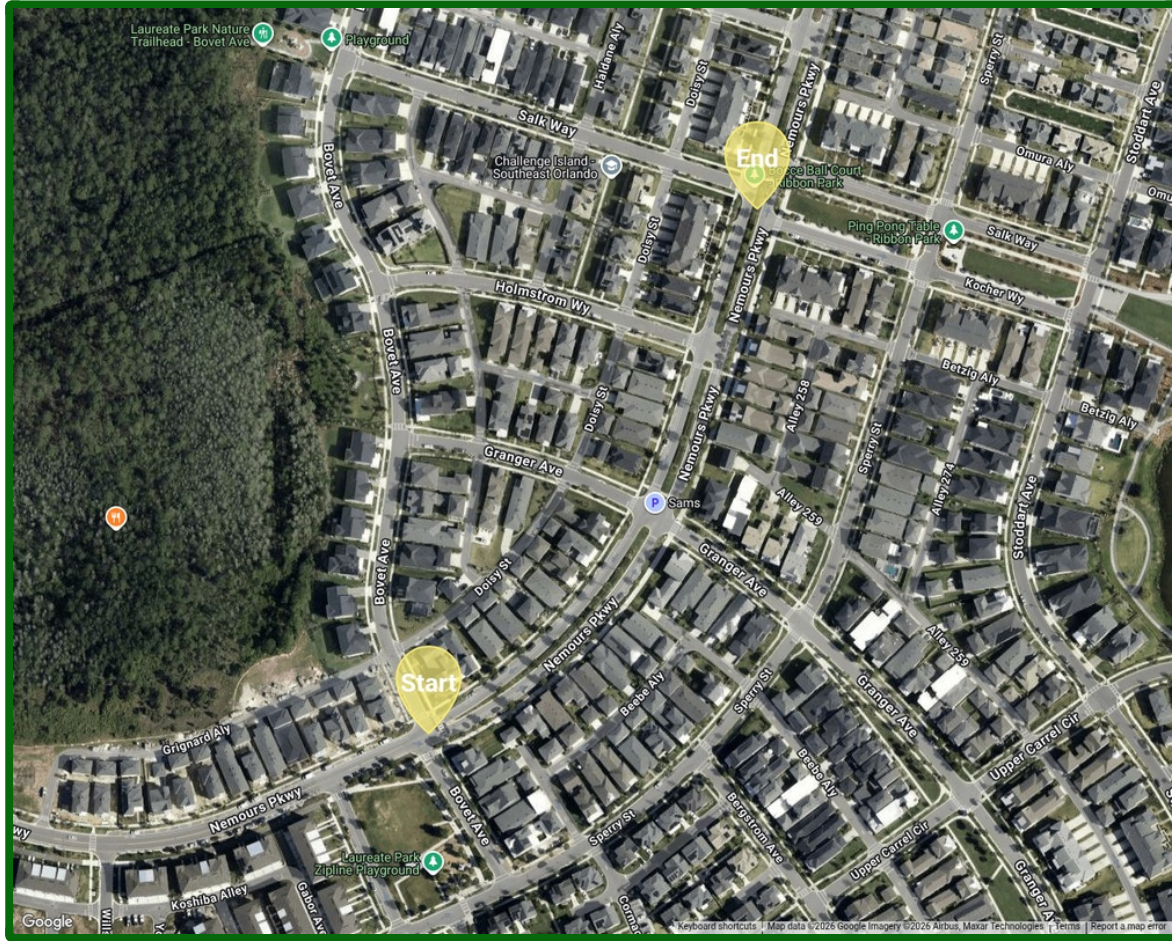
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Sierra Cook
 Office: [352-396-7711](tel:352-396-7711)
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ID	DESCRIPTION	COLOR
Start	Both sides of the road, center median.	
End	Both sides of the road, center median.	

DWC Outdoors & Hauling LLC. - Terms and Conditions - Updated 7/5/2023

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Greenway Improvement District

**Operation and Maintenance Expenditures Paid in
May 2026 in an amount totaling \$52,515.69**

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 May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$52,515.69**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)

Check Dates: 5/1/2026 to 5/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
845	5/04/26	P	AAIKIN	Amanda Aikins	\$200.00
846	5/04/26	P	AMUNRO	Antoinette Munroe	\$200.00
847	5/04/26	P	BERMAN	Berman Construction LLC	\$13,975.00
848	5/04/26	P	FAC	Fire Ant Control	\$1,738.00
849	5/04/26	P	KDUERR	Karen Duerr	\$200.00
850	5/04/26	P	FRANK	atthew Franko	\$200.00
851	5/04/26	P	ORLS	Orlando Sentinel	\$256.84
852	5/04/26	P	PFMGC	PFM Group Consulting	\$54.00
853	5/04/26	P	PFMMS	PFM Management Services	\$3,666.67
854	5/13/26	P	BVLS	BrightView Landscape Services	\$10,599.00
855	5/13/26	P	JLF	Juniper Landscaping of Florida	\$1,076.50
856	5/22/26	P	BCID	Boggy Creek Improv. District	\$56.19
857	5/22/26	P	PFMMS	PFM Management Services	\$3,667.41
858	5/26/26	P	AAIKIN	Amanda Aikins	\$200.00
859	5/26/26	P	AMUNRO	Antoinette Munroe	\$200.00
860	5/26/26	P	KDUERR	Karen Duerr	\$200.00
861	5/26/26	P	FRANK	atthew Franko	\$200.00
862	5/26/26	P	ORLS	Orlando Sentinel	\$256.84
BANK CN1484 REGISTER TOTAL:					\$36,946.45
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70100	5/01/26		VGLOBA	VGlobalTech	\$145.00
70101	5/08/26		TRUSTE	US Bank as Trustee for Greenew	\$19,144.84
70102	5/06/26		OCU	Orange County Utilities	\$822.42
70103	5/12/26		BCID	Boggy Creek Improv. District	\$6,132.58
70104	5/20/26		OUC	Orlando Utilities Commission	\$8,380.43
70105	5/20/26		TRUSTE	US Bank as Trustee for Greenew	\$66,625.85
70106	5/26/26		VGLOBA	VGlobalTech	\$145.00
BANK OM-ACH REGISTER TOTAL:					\$101,396.12
GRAND TOTAL :					\$138,342.57

36,890.26	Checks 3845-3855, 3857-3862
56.19	Check 3856 - Construction legal ad
85,770.69	Debt Service Wires
145.00	PA 721 - VGlobalTech paid online
822.42	PA 721 - OCU paid online
6,132.58	PA 723 - Apr. ICM paid to Boggy Creek
8,380.43	PA 724 - OUC paid online
145.00	PA 726 - VGlobalTech paid online
138,342.57	Total cash spent
52,515.69	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Vid Date) ; "A" - Application ; "E" - EFT

** Denotes broken check sequence.

Greenway Improvement District
May 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70100	AMOUNT:	\$145.00	DATE:	05/01/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/01/26	8427	PA 721 - Apr. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	CN1484	CHECK:	3845	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	AAIKIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 722 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3846	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	AMUNRO
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 722 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3847	AMOUNT:	\$13,975.00	DATE:	05/04/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/12/25	93472	PA 709 - Bridge repair				\$0.00	\$13,975.00		
TOTALS:						\$0.00	\$13,975.00		
BANK:	CN1484	CHECK:	3848	AMOUNT:	\$1,738.00	DATE:	05/04/26	VEND ID:	FAC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/15/26	31603	PA 721 - Fire ant control				\$0.00	\$1,738.00		
TOTALS:						\$0.00	\$1,738.00		
BANK:	CN1484	CHECK:	3849	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 722 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3850	AMOUNT:	\$200.00	DATE:	05/04/26	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/21/26	2026.04.21	PA 722 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3851	AMOUNT:	\$256.84	DATE:	05/04/26	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/20/26	OSA48224	PA 722 - Ad: 35796 ; 04/21/202				\$0.00	\$256.84		
TOTALS:						\$0.00	\$256.84		
BANK:	CN1484	CHECK:	3852	AMOUNT:	\$54.00	DATE:	05/04/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/14/26	141662	PA 722 - Mar. mileage, tolls				\$0.00	\$14.00		
04/14/26	141662	PA 722 - Feb. storage facility				\$0.00	\$40.00		
TOTALS:						\$0.00	\$54.00		
BANK:	CN1484	CHECK:	3853	AMOUNT:	\$3,666.67	DATE:	05/04/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/05/26	DM-04-2026-24	PA 721 - DM fee: Apr. 2026				\$0.00	\$3,666.67		
TOTALS:						\$0.00	\$3,666.67		
BANK:	OM-ACH	CHECK:	70101	AMOUNT:	\$19,144.84	DATE:	05/08/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/07/26	2026.05.06	S2023 FY26 DS (236275000) off-				\$0.00	\$1,316.69		
05/07/26	2026.05.06	S2023 FY26 DS (236275000) off-				\$0.00	\$1,476.37		
05/07/26	2026.05.06	S2023 FY26 DS (236275000) off-				\$0.00	\$1,677.20		
05/07/26	2026.05.06	S2023 FY26 DS (236275000) off-				\$0.00	\$14,674.58		
TOTALS:						\$0.00	\$19,144.84		

Greenway Improvement District
May 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70102	AMOUNT:	\$822.42	DATE:	05/06/26	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/15/26	06489-041526	PA 721 - 9987 Laur. Blvd. thru				\$0.00	\$822.42		
TOTALS:						\$0.00	\$822.42		
BANK:	OM-ACH	CHECK:	70103	AMOUNT:	\$6,132.58	DATE:	05/12/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
04/30/26	ICM2026-07	PA 723 - Apr. ICM - Aquatics				\$0.00	\$200.40		
04/30/26	ICM2026-07	PA 723 - Apr. ICM - Landscapin				\$0.00	\$5,762.42		
04/30/26	ICM2026-07	PA 723 - Apr. ICM - Lighting				\$0.00	\$45.77		
04/30/26	ICM2026-07	PA 723 - Apr. ICM - Miscellane				\$0.00	\$73.20		
04/30/26	ICM2026-07	PA 723 - Apr. ICM - Water recl				\$0.00	\$50.79		
TOTALS:						\$0.00	\$6,132.58		
BANK:	CN1484	CHECK:	3854	AMOUNT:	\$10,599.00	DATE:	05/13/26	VEND ID:	BVLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
09/01/25	9473666	PA 692 - Sep. Sec. 2 landscapi				\$0.00	\$3,231.00		
09/01/25	9473667	PA 692 - Sep. Sec. 3 landscapi				\$0.00	\$3,324.00		
09/01/25	9473712	PA 692 - Sep. Sec. 1 landscapi				\$0.00	\$6,074.00		
10/01/25	9752804-CR	PA 723 - Sec. 2 credit for Sep				\$0.00	(\$2,030.00)		
TOTALS:						\$0.00	\$10,599.00		
BANK:	CN1484	CHECK:	3855	AMOUNT:	\$1,076.50	DATE:	05/13/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/27/26	388320	PA 724 - Mar. irrigation repai				\$0.00	\$959.50		
03/27/26	388321	PA 724 - Mar. irrigation repai				\$0.00	\$117.00		
TOTALS:						\$0.00	\$1,076.50		
BANK:	OM-ACH	CHECK:	70104	AMOUNT:	\$8,380.43	DATE:	05/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/26	43030-050126	PA 724 - 04/01/2026 - 05/01/20				\$0.00	\$127.64		
05/01/26	43030-050126	PA 724 - 04/01/2026 - 05/01/20				\$0.00	\$1,077.98		
05/01/26	43030-050126	PA 724 - 04/01/2026 - 05/01/20				\$0.00	\$2.10		
05/01/26	43030-050126	PA 724 - 04/01/2026 - 05/01/20				\$0.00	\$7,172.71		
TOTALS:						\$0.00	\$8,380.43		
BANK:	OM-ACH	CHECK:	70105	AMOUNT:	\$66,625.85	DATE:	05/20/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/16/26	2026.05.15	S2023 FY26 DS (236275000) Dist				\$0.00	\$66,625.85		
TOTALS:						\$0.00	\$66,625.85		
BANK:	CN1484	CHECK:	3856	AMOUNT:	\$56.19	DATE:	05/22/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/11/26	OSA58544	PA 725 - BCID req 516 ; legal				\$0.00	\$56.19		
TOTALS:						\$0.00	\$56.19		
BANK:	CN1484	CHECK:	3857	AMOUNT:	\$3,667.41	DATE:	05/22/26	VEND ID:	PFMMS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/05/26	DM-05-2026-21	PA 725 - DM fee: May 2026				\$0.00	\$3,666.67		
05/06/26	OE-EXP-05-2026-22	PA 725 - Apr. postage				\$0.00	\$0.74		
TOTALS:						\$0.00	\$3,667.41		
BANK:	OM-ACH	CHECK:	70106	AMOUNT:	\$145.00	DATE:	05/26/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/01/26	8507	PA 726 - May website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		

Greenway Improvement District

May 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3858	AMOUNT:	\$200.00	DATE:	05/26/26	VEND ID:	AAIKIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 726 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3859	AMOUNT:	\$200.00	DATE:	05/26/26	VEND ID:	AMUNRO
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 726 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3860	AMOUNT:	\$200.00	DATE:	05/26/26	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 726 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3861	AMOUNT:	\$200.00	DATE:	05/26/26	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/19/26	2026.05.19	PA 726 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3862	AMOUNT:	\$256.84	DATE:	05/26/26	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
05/18/26	OSA62302	PA 726 - Ad: 54948 ; 05/19/202				\$0.00	\$256.84		
TOTALS:						\$0.00	\$256.84		



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)



Greenway Improvement District

District Financial Position and Budget to Actual YTD



Greenway Improvement District

May 2026 Financial Package

May 31, 2026

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



Greenway Improvement District
Statement of Financial Position
 As of 5/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 405,921.04				\$ 405,921.04
State Board of Administration	1,827.59				1,827.59
Infrastructure Capital Reserve	124,320.35				124,320.35
Interchange Maintenance Reserve	30,867.84				30,867.84
Hurricane Reserve	10.25				10.25
On-Roll Assessments Receivable	50,965.49				50,965.49
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 163,489.05			163,489.05
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		759,797.23			759,797.23
Prepayment (Series 2023)		1,756.96			1,756.96
General Checking Account			\$ 7,284.49		7,284.49
Acquisition/Construction (Series 2023)			1,098,748.06		1,098,748.06
Total Current Assets	\$ 615,538.14	\$ 1,151,825.37	\$ 1,106,032.55	\$ -	\$ 2,873,396.06
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 988,336.32	\$ 988,336.32
Amount To Be Provided				27,226,663.68	27,226,663.68
Total Investments	\$ -	\$ -	\$ -	\$ 28,215,000.00	\$ 28,215,000.00
Total Assets	\$ 615,538.14	\$ 1,151,825.37	\$ 1,106,032.55	\$ 28,215,000.00	\$ 31,088,396.06



Greenway Improvement District
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 27,379.30				\$ 27,379.30
Due To Other Governmental Units	6,055.42				6,055.42
Deferred Revenue - On-Roll	50,965.49				50,965.49
Deferred Revenue - On-Roll		\$ 163,489.05			163,489.05
Total Current Liabilities	<u>\$ 84,400.21</u>	<u>\$ 163,489.05</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 247,889.26</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 28,215,000.00	\$ 28,215,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,215,000.00</u>	<u>\$ 28,215,000.00</u>
Total Liabilities	<u>\$ 84,400.21</u>	<u>\$ 163,489.05</u>	<u>\$ -</u>	<u>\$ 28,215,000.00</u>	<u>\$ 28,462,889.26</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	285,111.73				285,111.73
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		(169,242.67)			(169,242.67)
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			22,949.27		22,949.27
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 531,137.93</u>	<u>\$ 988,336.32</u>	<u>\$ 1,106,032.55</u>	<u>\$ -</u>	<u>\$ 2,625,506.80</u>
Total Liabilities and Net Assets	<u>\$ 615,538.14</u>	<u>\$ 1,151,825.37</u>	<u>\$ 1,106,032.55</u>	<u>\$ 28,215,000.00</u>	<u>\$ 31,088,396.06</u>



Greenway Improvement District
Statement of Activities
 As of 5/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 627,150.28				\$ 627,150.28
Off-Roll Assessments	15,641.44				15,641.44
On-Roll Assessments		\$ 2,011,797.17			2,011,797.17
Off-Roll Assessments		76,579.36			76,579.36
Other Assessments		7,954.17			7,954.17
Total Revenues	\$ 642,791.72	\$ 2,096,330.70	\$ -	\$ -	\$ 2,739,122.42
<u>Expenses</u>					
Supervisor Fees	\$ 4,800.00				\$ 4,800.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	29,333.36				29,333.36
Engineering	11,593.16				11,593.16
District Counsel	3,678.13				3,678.13
Assessment Administration	7,500.00				7,500.00
Audit	4,000.00				4,000.00
Tax Preparation	33.60				33.60
Travel and Per Diem	75.80				75.80
Postage & Shipping	27.53				27.53
Legal Advertising	2,340.93				2,340.93
Bank Fees	1.50				1.50
Miscellaneous	200.00				200.00
Property Taxes	100.98				100.98
Web Site Maintenance	1,760.00				1,760.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	894.27				894.27
Water Reclaimed	13,110.78				13,110.78
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Irrigation	9,709.50				9,709.50
Landscaping Maintenance & Material	122,596.66				122,596.66



Greenway Improvement District
Statement of Activities
 As of 5/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 1,603.20				\$ 1,603.20
IME - Irrigation	360.84				360.84
IME - Landscaping	46,099.36				46,099.36
IME - Lighting	328.80				328.80
IME - Miscellaneous	146.40				146.40
IME - Water Reclaimed	415.38				415.38
Pest Control	3,476.00				3,476.00
Entry and Wall Maintenance	1,500.00				1,500.00
Hardscape Maintenance	16,755.00				16,755.00
Streetlights	50,084.67				50,084.67
Personnel Leasing Agreement	14,879.92				14,879.92
Principal Payments (Series 2023)		\$ 1,160,000.00			1,160,000.00
Interest Payments (Series 2023)		1,136,812.50			1,136,812.50
Total Expenses	\$ 375,130.70	\$ 2,296,812.50	\$ -	\$ -	\$ 2,671,943.20
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 17,450.71				\$ 17,450.71
Dividend Income		\$ 31,239.13			31,239.13
Interest Income			\$ 161.99		161.99
Dividend Income			22,787.28		22,787.28
Total Other Revenues (Expenses) & Gains (Losses)	\$ 17,450.71	\$ 31,239.13	\$ 22,949.27	\$ -	\$ 71,639.11
Change In Net Assets	\$ 285,111.73	\$ (169,242.67)	\$ 22,949.27	\$ -	\$ 138,818.33
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	\$ 531,137.93	\$ 988,336.32	\$ 1,106,032.55	\$ -	\$ 2,625,506.80



Greenway Improvement District
 Budget to Actual
 For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
Assessments	\$ 642,791.72	\$ 462,505.51	\$ 180,286.21	\$ 693,758.26	92.65%
Net Revenues	\$ 642,791.72	\$ 462,505.51	\$ 180,286.21	\$ 693,758.26	92.65%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 4,800.00	\$ 8,000.00	\$ (3,200.00)	\$ 12,000.00	40.00%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	2,282.37	873.63	3,423.55	92.19%
Trustee Services	5,702.93	3,801.95	1,900.98	5,702.93	100.00%
Management	29,333.36	29,333.33	0.03	44,000.00	66.67%
Engineering	11,593.16	6,666.67	4,926.49	10,000.00	115.93%
Property Appraiser	-	3,066.67	(3,066.67)	4,600.00	0.00%
District Counsel	3,678.13	13,333.33	(9,655.20)	20,000.00	18.39%
Assessment Administration	7,500.00	5,000.00	2,500.00	7,500.00	100.00%
Reamortization Schedules	-	166.67	(166.67)	250.00	0.00%
Audit	4,000.00	2,666.67	1,333.33	4,000.00	100.00%
Arbitrage Calculation	-	333.33	(333.33)	500.00	0.00%
Tax Preparation	33.60	21.60	12.00	32.40	103.70%
Travel and Per Diem	75.80	266.67	(190.87)	400.00	18.95%
Telephone	-	16.67	(16.67)	25.00	0.00%
Postage & Shipping	27.53	333.33	(305.80)	500.00	5.51%
Copies	-	500.00	(500.00)	750.00	0.00%
Legal Advertising	2,340.93	4,333.34	(1,992.41)	6,500.00	36.01%
Bank Fees	1.50	32.00	(30.50)	48.00	3.13%
Miscellaneous	200.00	100.00	100.00	150.00	133.33%
Meeting Room	-	166.67	(166.67)	250.00	0.00%
Office Supplies	-	180.00	(180.00)	270.00	0.00%
Property Taxes	100.98	66.67	34.31	100.00	100.98%
Web Site Maintenance	1,760.00	1,960.00	(200.00)	2,940.00	59.86%
Holiday Decorations	6,000.00	4,666.67	1,333.33	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
Total General & Administrative Expenses	\$ 80,478.92	\$ 87,411.28	\$ (6,932.36)	\$ 131,116.88	61.38%



Greenway Improvement District
 Budget to Actual
 For the Month Ending 5/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 894.27	\$ 1,333.33	\$ (439.06)	\$ 2,000.00	44.71%
Water-Sewer Combination Services					
Water Reclaimed	13,110.78	13,333.33	(222.55)	20,000.00	65.55%
Other Physical Environment					
General Insurance	3,549.00	2,566.80	982.20	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	6,538.13	2,103.87	9,807.20	88.12%
Other Insurance	500.00	1,000.00	(500.00)	1,500.00	33.33%
Irrigation Repairs	9,709.50	13,333.33	(3,623.83)	20,000.00	48.55%
Landscaping Maintenance & Material	122,596.66	133,333.33	(10,736.67)	200,000.00	61.30%
Tree Trimming	-	6,666.67	(6,666.67)	10,000.00	0.00%
Flower & Plant Replacement	-	10,000.00	(10,000.00)	15,000.00	0.00%
Contingency	-	3,333.33	(3,333.33)	5,000.00	0.00%
Pest Control	3,476.00	2,333.33	1,142.67	3,500.00	99.31%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,603.20	1,696.00	(92.80)	2,544.00	63.02%
IME - Irrigation	360.84	1,600.00	(1,239.16)	2,400.00	15.04%
IME - Landscaping	46,099.36	46,899.36	(800.00)	70,349.04	65.53%
IME - Lighting	328.80	640.00	(311.20)	960.00	34.25%
IME - Miscellaneous	146.40	3,200.00	(3,053.60)	4,800.00	3.05%
IME - Water Reclaimed	415.38	800.00	(384.62)	1,200.00	34.62%
IME - Landscape Improvements	-	6,400.00	(6,400.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	26,666.67	(26,666.67)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	1,240.00	260.00	1,860.00	80.65%
Hardscape Maintenance	16,755.00	10,000.00	6,755.00	15,000.00	111.70%
Streetlights	50,084.67	57,333.33	(7,248.66)	86,000.00	58.24%
Accent Lighting	-	666.67	(666.67)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	6,613.28	6,613.33	(0.05)	9,920.00	66.67%
Personnel Leasing Agreement - Irrigation Specialist	8,266.64	8,266.67	(0.03)	12,400.00	66.67%
Reserves					
Infrastructure Capital Reserve	-	7,333.33	(7,333.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	1,300.63	(1,300.63)	1,950.94	0.00%
Hurricane Reserve	-	3,333.33	(3,333.33)	5,000.00	0.00%
Total Field Operations Expenses	\$ 294,651.78	\$ 377,760.90	\$ (83,109.12)	\$ 566,641.38	52.00%
Total Expenses	\$ 375,130.70	\$ 465,172.18	\$ (90,041.48)	\$ 697,758.26	53.76%
Income (Loss) from Operations	\$ 267,661.02	\$ (2,666.67)	\$ 270,327.69	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 17,450.71	\$ 2,666.67	\$ 14,784.04	\$ 4,000.00	436.27%
Total Other Income (Expense)	\$ 17,450.71	\$ 2,666.67	\$ 14,784.04	\$ 4,000.00	436.27%
Net Income (Loss)	\$ 285,111.73	\$ -	\$ 285,111.73	\$ -	



Greenway Improvement District
Budget to Actual
For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Revenues									
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 15,475.71	\$ 27,257.42	\$ 24,680.06	\$ 642,791.72
Net Revenues	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 15,475.71	\$ 27,257.42	\$ 24,680.06	\$ 642,791.72
General & Administrative Expenses									
Legislative									
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 4,800.00
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	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	29,333.36
District Engineering	-	1,066.25	266.60	172.50	504.43	449.10	-	9,134.28	11,593.16
Property Appraiser	-	-	-	-	-	-	-	-	-
District Counsel	-	-	759.50	-	807.00	2,111.63	-	-	3,678.13
Assessment Administration	-	-	7,500.00	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	4,000.00	-	4,000.00
Arbitrage Calculation	-	-	-	-	33.60	(33.60)	-	-	-
Tax Preparation	-	-	-	-	-	33.60	-	-	33.60
Travel and Per Diem	-	-	-	40.80	14.00	7.00	14.00	-	75.80
Telephone	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.74	-	0.74	-	25.31	-	0.74	27.53
Copies	-	-	-	-	-	-	-	-	-
Legal Advertising	275.68	58.14	486.65	267.15	47.65	635.79	256.84	313.03	2,340.93
Bank Fees	-	1.50	-	-	-	-	-	-	1.50
Miscellaneous	-	-	-	80.00	40.00	40.00	40.00	-	200.00
Meeting Room	-	-	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-	-	-
Property Taxes	-	100.98	-	-	-	-	-	-	100.98
Website Maintenance	145.00	145.00	145.00	445.00	145.00	145.00	445.00	145.00	1,760.00
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	\$ 5,272.86	\$ 5,858.35	\$ 7,880.50	\$ 9,222.51	\$ 14,059.72	\$ 80,478.92



Greenway Improvement District
Budget to Actual
For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Field Operations									
Electric Utility Services									
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 128.72	\$ 128.02	\$ 126.56	\$ 127.18	\$ 127.64	\$ 894.27
Water-Sewer Combination Services									
Water Reclaimed	87.92	2,296.52	1,620.14	2,376.25	1,396.25	1,488.28	1,958.64	1,886.78	13,110.78
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	3,798.50	1,578.50	1,937.00	-	1,076.50	9,709.50
Landscaping Maintenance & Material	3,896.75	27,259.91	15,578.33	15,578.33	3,896.75	27,259.92	15,578.34	13,548.33	122,596.66
Tree Trimming	-	-	-	-	-	-	-	-	-
Flower & Plant Replacement	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-
Pest Control	1,738.00	-	-	-	-	-	1,738.00	-	3,476.00
Interchange Maintenance Expenses									
IME - Aquatics Maintenance	200.40	200.40	-	400.80	200.40	200.40	200.40	200.40	1,603.20
IME - Irrigation	-	-	-	360.84	-	-	-	-	360.84
IME - Landscaping	5,762.42	5,762.42	-	11,524.84	5,762.42	5,762.42	5,762.42	5,762.42	46,099.36
IME - Lighting	-	45.28	-	98.03	50.15	45.50	45.77	44.07	328.80
IME - Miscellaneous	73.20	-	-	-	-	-	73.20	-	146.40
IME - Water Reclaimed	-	69.01	-	157.04	41.82	48.19	50.79	48.53	415.38
IME - Landscape Improvements	-	-	-	-	-	-	-	-	-
New Operational Expenses									
Trail Repair	-	-	-	-	-	-	-	-	-
Road & Street Facilities									
Entry and Wall Maintenance	-	-	1,500.00	-	-	-	-	-	1,500.00
Hardscape Maintenance	-	-	-	2,780.00	-	-	13,975.00	-	16,755.00
Streetlights	-	7,111.07	7,109.80	7,173.21	7,172.97	7,172.20	7,172.71	7,172.71	50,084.67
Accent Lighting	-	-	-	-	-	-	-	-	-
Parks & Recreation									
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	-	1,653.32	826.66	826.66	826.66	6,613.28
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	-	2,066.66	1,033.33	1,033.33	1,033.33	8,266.64



Greenway Improvement District
Budget to Actual
For the Month Ending 5/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	YTD Actual
Reserves									
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-
Hurricane Reserve	-	-	-	-	-	-	-	-	-
Total Field Operations Expenses	<u>\$ 26,309.68</u>	<u>\$ 44,734.07</u>	<u>\$ 29,113.94</u>	<u>\$ 44,376.56</u>	<u>\$ 23,947.26</u>	<u>\$ 45,900.46</u>	<u>\$ 48,542.44</u>	<u>\$ 31,727.37</u>	<u>\$ 294,651.78</u>
Total Expenses	<u>\$ 39,430.96</u>	<u>\$ 50,573.35</u>	<u>\$ 48,338.36</u>	<u>\$ 49,649.42</u>	<u>\$ 29,805.61</u>	<u>\$ 53,780.96</u>	<u>\$ 57,764.95</u>	<u>\$ 45,787.09</u>	<u>\$ 375,130.70</u>
Income (Loss) from Operations	<u>\$ (39,430.96)</u>	<u>\$ (4,622.50)</u>	<u>\$ 37,602.23</u>	<u>\$ 3,371.06</u>	<u>\$ 360,661.00</u>	<u>\$ (38,305.25)</u>	<u>\$ (30,507.53)</u>	<u>\$ (21,107.03)</u>	<u>\$ 267,661.02</u>
Other Income (Expense)									
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 7,498.14	\$ 1,628.25	\$ 1,608.95	\$ 17,450.71
Total Other Income (Expense)	<u>\$ 817.76</u>	<u>\$ 807.23</u>	<u>\$ 2,560.00</u>	<u>\$ 887.17</u>	<u>\$ 1,643.21</u>	<u>\$ 7,498.14</u>	<u>\$ 1,628.25</u>	<u>\$ 1,608.95</u>	<u>\$ 17,450.71</u>
Net Income (Loss)	<u>\$ (38,613.20)</u>	<u>\$ (3,815.27)</u>	<u>\$ 40,162.23</u>	<u>\$ 4,258.23</u>	<u>\$ 362,304.21</u>	<u>\$ (30,807.11)</u>	<u>\$ (28,879.28)</u>	<u>\$ (19,498.08)</u>	<u>\$ 285,111.73</u>



Greenway Improvement District
Cash Flow

	<u>Beg. Cash</u>	<u>FY 2025 Inflows</u>	<u>FY 2025 Outflows</u>	<u>FY 2026 Inflows</u>	<u>FY 2026 Outflows</u>	<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	-	-	223,556.03	(230,856.70)	110,563.89
2/1/2026	110,563.89	-	-	1,650,876.71	(1,283,606.77)	477,833.83
3/1/2026	477,833.83	-	-	72,186.68	(107,188.15)	442,832.36
4/1/2026	442,832.36	-	-	115,905.01	(126,101.36)	432,636.01
5/1/2026	432,636.01	-	-	111,627.60	(138,342.57)	405,921.04
6/1/2026	405,921.04	-	-	-	(28,584.96)	377,336.08
						as of 06/10/2026
Totals		4,343.48	(38,150.27)	2,745,121.27	(2,466,483.54)	