

# Greenway Improvement District

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

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

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The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, 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**  
*(provided under separate cover)*

### Business Matters

2. **Consideration of Fiscal Year 2026 Audit Engagement Letter**
3. **Presentation and Review of 2026 District Infrastructure Assessment Report**
4. **Consideration of 2<sup>nd</sup> Amendment to Personnel Leasing Agreement with Berman**  
*(provided under separate cover)*
5. **Ratification of Operation and Maintenance Expenditures Paid in May 2026 in an amount totaling \$37,005.85** *(provided under separate cover)*
6. **Recommendation of Work Authorizations/Proposed Services** *(if applicable)*
7. **Review of District's Financial Position and Budget to Actual YTD**  
*(provided under separate cover)*

### Other Business

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

### Adjournment



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# **Greenway Improvement District**

**Minutes of the May 19, 2026,  
Board of Supervisors' Meeting**  
*(provided under separate cover)*



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# **Greeneway Improvement District**

**Fiscal Year 2026 Audit Engagement Letter**



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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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](mailto: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



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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

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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



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# **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**

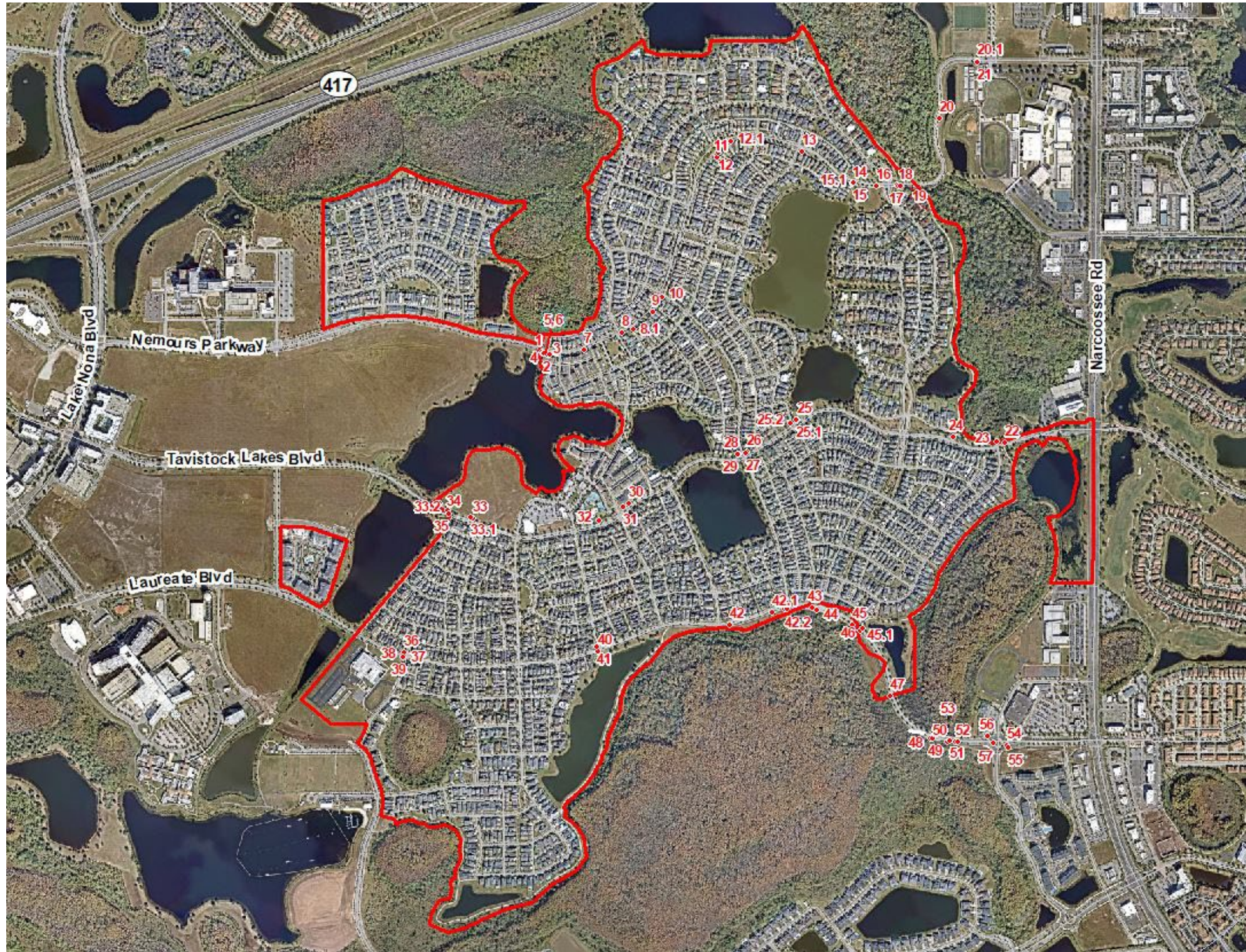
The annual inspection of the Greenway Improvement District's infrastructure and related systems has been completed in accordance with District requirements. This inspection fulfills the objective of ensuring that at least one comprehensive review of District assets is conducted and documented each fiscal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



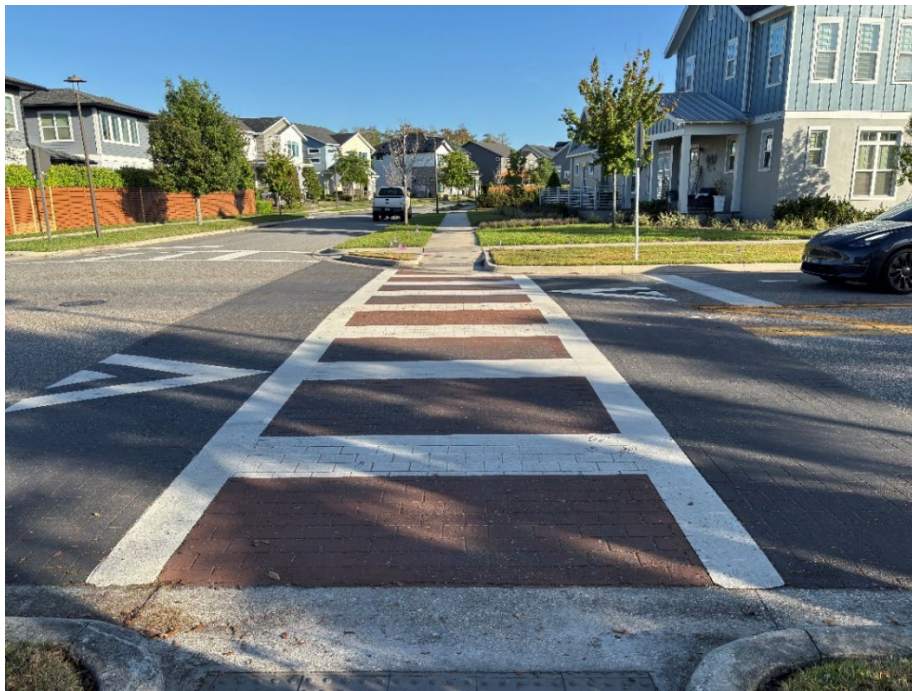
**Photo 5 - Asphalt Pavement Edge Failure (No Observed Changes)  
(Refer to Prior Photo 5 – 2025 Assessment)**



**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)**



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# **Greenway Improvement District**

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



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# **Greenway Improvement District**

**Operation and Maintenance Expenditures Paid in  
May 2026 in an amount totaling \$37,005.85**  
*(provided under separate cover)*



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# Greenway Improvement District

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



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# **Greenway Improvement District**

**District Financial Position and Budget to Actual YTD**  
*(provided under separate cover)*