Greeneway Improvement District

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

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greeneway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, November 17, 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: pfmcdd.webex.com Participant Code: 2531 126 0013#

BOARD OF SUPERVISORS' MEETING AGENDA

Organizational Matters

- Roll Call to Confirm a Quorum
- Public Comment Period

1. **Swearing in Newly Elected Board Members**
2. **Consideration of the Minutes of the October 20, 2026, Board of Supervisors' Meeting**
3. **Consideration of Resolution 2027-01, Declaring Vacancies**
4. **Consideration of Resolution 2027-02, Election of Officers**

Business Matters

5. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**
6. **Consideration of Resolution 2027-03, Adopting an Amended Budget for Fiscal Year 2026**
7. **Review and Acceptance of Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards**
8. **Ratification of Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $31,879.91**
9. **Recommendation of Work Authorizations/Proposed Services *(if applicable)***
10. **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 – Monthly Landscape Report
   6. Irrigation Supervisor

B. Supervisor Requests

Adjournment

Greeneway Improvement District

Oath of Office

GREENEWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF GREENEWAY IMPROVEMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Greeneway Improvement District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Greeneway Improvement District

Minutes of the October 20, 2026, Board of Supervisors' Meeting

GREENEWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES

FIRST ORDER OF BUSINESS **Roll Call to Confirm Quorum**

The Board of Supervisors' Meeting for the Greeneway Improvement District was called to order on Tuesday, October 20, 2026, at 2:30 p.m. at 6900 Tavistock Lakes Boulevard, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Matthew Franko	Assistant Secretary
Amanda Kost	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone)
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Samantha Sharenow	Berman	(via phone)
Pete Fussell	Berman	
Carlos Negron	Berman	
Edgard Morales	Berman	
Will Stafford	Tavistock	
Dan Young	Tavistock	

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Walden called for public comments. She noted there were no public comments at this time.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the September 8, 2026, Special Board of Supervisors' Meeting**

The Board reviewed the minutes of the September 8, 2026, Special Board of Supervisors' Meeting.

On motion by Mr. Tinetti, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greeneway Improvement District approved the Minutes of the September 8, 2026, Special Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates**

Ms. Walden noted that this item was continued to the November 17, 2026, Board Meeting. No action was taken.

FIFTH ORDER OF BUSINESS **Consideration of Cost Share Agreement with Lake Nona Land Company**

Ms. Mackie reviewed the Cost Share Agreement with Lake Nona Land Company. She explained that the Board had previously approved a proposal for landscape enhancements on Tavistock Lakes Boulevard, and Lake Nona Land Company agreed to share the cost of the proposal equally with the District. The Cost Share Agreement memorializes that arrangement.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greeneway Improvement District approved the Cost Share Agreement with Lake Nona Land Company.

SIXTH ORDER OF BUSINESS **Ratification of Egis Insurance Package for FY 2027**

Ms. Walden explained that the Chair executed the Egis insurance package for Fiscal Year 2027 prior to the meeting so that coverage would not lapse, and that the Board was requested to ratify that action. She added that the total cost was $14,738.00, compared to the budgeted amount of $18,224.05.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greeneway Improvement District ratified the Chair's execution of the Egis Insurance Package for Fiscal Year 2027 in the amount of $14,738.00.

SEVENTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $59,443.68**

The Board reviewed O&M Expenditures paid in September 2026. Ms. Walden noted these expenditures were previously approved for payment and needed to be ratified by the Board.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greeneway Improvement District ratified Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling $59,443.68.

EIGHTH ORDER OF BUSINESS **Recommendation of Work Authorization/Proposed Services**

Ms. Walden reviewed the Work Authorization from Berman for holiday decorations. She added that the scope includes installing, removing, and storing the decorations until the following holiday season.

There was discussion regarding the cost, which was higher than last year. Ms. Sharenow agreed to honor last year's pricing of $6,000.00.

Discussion ensued regarding timing of installation. Berman agreed to install the holiday decorations the week following Halloween.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greeneway Improvement District approved the Work Authorization from Berman for holiday decorations in an amount not to exceed $6,000.00.

Ms. Walden reviewed the proposal from Juniper in the amount of $9,767.25 for plant replacement and re-sodding areas along Nemours Parkway.

Discussion ensued regarding the materials, pricing, and budgeted amount for this item. Mr. Fussell recommended deferring action while staff verifies the itemized pricing. No action was taken.

Mr. Franko asked that Juniper review the mid-block crosswalk near Nemours Parkway and Sachs Avenue, as the landscaping appears to obstruct visibility between pedestrians and drivers.

NINTH ORDER OF BUSINESS **Review of District's Financial Position and Budget to Actual YTD**

Ms. Walden stated that the financials are updated through September 30, 2026, and that the District spent approximately 89% of the adopted Fiscal Year 2026 budget. No action was required.

TENTH ORDER OF BUSINESS **Staff Reports**

District Counsel –	No report.
District Manager –	Ms. Walden noted that the next meeting is scheduled for Tuesday, November 17, 2026.
District Engineer –	Not present.
Construction Supervisor –	No report.
Landscape Supervisor –	Mr. Fussell noted the monthly landscape report was included in the agenda, and the vendor is providing services per the contract without any major issues.
Irrigation Supervisor –	No report.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

Ms. Kost noted that the trail on Laureate Boulevard near Granger Avenue consistently has pooled water that makes the trail impassable. Discussion ensued. Mr. Morales stated that Berman will review the area and provide recommendations to the District to resolve the issue.

Mr. Tinetti noted that there are lights out on the bridge on Tavistock Lakes Boulevard. He also noted that on Laureate Boulevard, between the pathway and Laureate Park, there are excessive weeds and three broken irrigation boxes.

Mr. Franko noted that there are several areas with excessive weeds on Bovet Avenue at the south entrance to the preserve, and on Nemours Parkway at the trail crossing near the high school.

Mr. Franko noted that several residents have requested a raised crosswalk or stop sign at Bovet Avenue and Sachs Avenue near the playground, and he inquired about the process to request one. Mr. Young replied that the best course of action is to contact the City of Orlando and the District Commissioner.

TWELFTH ORDER OF BUSINESS **Adjournment**

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the October 20, 2026, Meeting of the Board of Supervisors for the Greeneway Improvement District was adjourned.

_____ _____

Secretary/Assistant Secretary **Chair/Vice Chair**

Greeneway Improvement District

Resolution 2027-01,
Declaring Vacancies

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT DECLARING VACANCIES IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Greeneway Improvement District (**"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there was one Qualified Elector who qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the one seat vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seat within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat #2 (currently held by Chad Tinetti)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of

this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of November, 2026.

ATTEST: **GREENEWAY IMPROVEMENT DISTRICT**

_____ _____

Print Name:_____ Chairperson, Board of Supervisors

Greeneway Improvement District

Resolution 2027-02,
Election of Officers

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the **GREENEWAY IMPROVEMENT DISTRICT** (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to elect the Officers of the District.

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

Section 1. _____ is elected Chair.

Section 2. _____ is elected Vice Chair.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

_____ is elected Assistant Treasurer.

Section 7. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY of November 2026.

ATTEST: **GREENEWAY IMPROVEMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair

Greeneway Improvement District

Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates

ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT BY AND AMONG GREENEWAY IMPROVEMENT DISTRICT, DONALD W. McINTOSH ASSOCIATES, INC., AND LJA, INC.

THIS ASSIGNMENT, ASSUMPTION, AND CONSENT AGREEMENT (this "**Assignment**") is made and entered into as of the ____ day of _____, 2026 (the "**Effective Date**"), by and among:

GREENEWAY IMPROVEMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Orlando, Orange County, Florida, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (the "**District**");

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation, whose mailing address is 101 Southall Lane, Suite 100, Maitland, Florida 32751 ("**DWMA**" or "**Assignor**"), by and through **LJA, INC.**, as its successor by merger; and

LJA, INC., a Texas corporation registered to conduct business in the State of Florida as **LJA SERVICES, INC.**, whose local address is 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810 ("**LJA**" or "**Assignee**").

The District, Assignor, and Assignee are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, and is authorized to plan, finance, construct, acquire, operate, and/or maintain improvements, facilities, and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms to provide professional engineering services to the District on a continuing basis, and the District's Board of Supervisors (the "**Board**") selected DWMA as the most qualified firm to provide such services; and

WHEREAS, the District and DWMA entered into that certain Agreement for Engineering Services, dated August 19, 2003, as amended (together with all work authorizations issued and outstanding thereunder, the "**Agreement**"), under which DWMA serves as District Engineer; and

WHEREAS, LJA acquired DWMA as a wholly-owned subsidiary on or about August 24, 2023, and, effective as of June 27, 2026 (the "**Merger Effective Date**"), DWMA merged with and into LJA, with LJA being the surviving entity (the "**Merger**") and DWMA thereafter conducting business under the name LJA, Inc.; and

WHEREAS, as a result of the Merger, the personnel, assets, records, and engineering practice of DWMA, including the professional staff who provide services to the District, are now part of LJA; and

WHEREAS, Article 16 of the Agreement provides that neither party shall assign, sublet, or transfer any rights under or interest in the Agreement without the express written consent of the other party, and that any purported assignment without such consent is void; and

WHEREAS, Assignor and Assignee have requested that the District consent to the assignment of the Agreement to Assignee, and Assignee desires to assume all of Assignor's rights, duties, obligations, and liabilities under the Agreement; and

WHEREAS, the Board has determined that consenting to the assignment of the Agreement on the terms set forth herein is in the best interests of the District, will provide continuity of engineering services, and is consistent with the District's prior selection of DWMA.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The recitals stated above are true and correct and are incorporated herein by reference as a material part of this Assignment.

2. **Assignment.** Assignor hereby assigns, transfers, and conveys to Assignee all of Assignor's rights, title, interest, duties, obligations, and liabilities in, to, and under the Agreement, effective as of the Effective Date. To the extent any rights or obligations under the Agreement vested in Assignee by operation of law as of the Merger Effective Date, this Assignment confirms such vesting.

3. **Assumption.** Assignee hereby accepts the foregoing assignment and expressly assumes, and agrees to timely pay, perform, and discharge, all duties, obligations, and liabilities of Assignor under the Agreement, whether arising or accruing before, on, or after the Effective Date, including, without limitation, all obligations relating to (a) services performed by Assignor prior to the Merger Effective Date; (b) the standard of care, correction of errors, conflicts, and omissions, indemnification, and insurance; (c) the ownership and delivery of Work Product (as defined in the Agreement), plans, drawings, specifications, and certifications; and (d) the maintenance, retention, and production of books, records, and public records. Assignee shall be bound by all terms and conditions of the Agreement as though Assignee were the original contracting party.

4. **District Consent and Acknowledgment.** Subject to the terms and conditions of this Assignment, the District hereby consents to the assignment of the Agreement from Assignor to Assignee and acknowledges Assignee as the "Engineer" and District Engineer under the Agreement. The District's consent is expressly limited to the assignment described herein and shall not be deemed (a) a consent to any further assignment, subcontracting, or transfer of the Agreement, each of which shall remain subject to the District's prior written consent; (b) a waiver, release, or discharge of any claim, right, or remedy of the District arising under the Agreement or applicable law, whether known or unknown, including any claim relating to services performed before the Effective Date; (c) an acknowledgment by the District that Assignor is not in default under the Agreement; or (d) an amendment of any term of the Agreement except as expressly provided in Section 6.

5. **Ratification of Interim Services.** The District ratifies the services rendered by Assignee under the Agreement from the Merger Effective Date through the Effective Date, provided that

such services were rendered and invoiced in accordance with the terms of the Agreement and applicable work authorizations. Any payments made by the District to Assignor or Assignee for services under the Agreement prior to the Effective Date shall be credited against amounts owed under the Agreement, and Assignee shall not seek duplicate payment for any such services.

6. **Notice Address; No Other Amendment.** The notice provision of the Agreement is hereby amended to provide that notices to the Engineer shall be delivered to: LJA, Inc., 1950 Summit Park Drive, Suite 600, Orlando, Florida 32810, Attn: Robert A. Schanck, P.E. Except as expressly provided in this Section 6, the terms, conditions, compensation, and hourly rate schedule of the Agreement remain unchanged and in full force and effect. Any adjustment to compensation, rates, or staff classifications shall require a separate written amendment approved by the Board.

7. **Representations and Warranties of Assignor and Assignee.** Assignor and Assignee, jointly and severally, represent and warrant to the District, as of the Effective Date, that:

(a) the Merger was duly authorized and became effective as of the Merger Effective Date in accordance with applicable law, and Assignee is the surviving entity of the Merger and the successor to all rights and liabilities of Assignor;

(b) each of Assignor and Assignee has full power and authority to enter into and perform this Assignment, and the individuals executing this Assignment on their behalf are duly authorized to do so;

(c) Assignee is duly organized, validly existing, and in good standing under the laws of its state of organization, is authorized to transact business in the State of Florida, and holds all licenses, registrations, and certificates of authorization required to provide professional engineering services in the State of Florida, including under Chapter 471, Florida Statutes;

(d) Robert A. Schanck, P.E., or another Florida-licensed professional engineer acceptable to the District, will continue to serve as the District's primary engineering representative, and Assignee shall not change such representative without prior written notice to the District;

(e) to the knowledge of Assignor and Assignee, no event has occurred that constitutes, or with notice or the passage of time would constitute, a default by the Engineer under the Agreement, and there are no claims, demands, or disputes pending or threatened relating to the services performed under the Agreement, except as disclosed in writing to the District prior to the Effective Date; and

(f) all Work Product, records, and public records relating to the Agreement that were in Assignor's possession are in the possession or control of Assignee and will be maintained, retained, and made available to the District in accordance with the Agreement and Florida law.

8. **Insurance.** Within ten (10) days after the Effective Date, and as a condition to payment of any invoice submitted thereafter, Assignee shall deliver to the District certificates of insurance evidencing that Assignee maintains all insurance coverages required by the Agreement, issued in Assignee's name and naming the District and the District's officers, supervisors, agents, staff, and representatives as additional insureds to the extent required by the Agreement. Assignee shall

ensure that professional liability coverage applicable to services performed by Assignor prior to the Merger Effective Date remains in effect, whether through continuation of prior acts coverage, tail coverage, or otherwise, for the period required by the Agreement or applicable law.

9. **Statutory Compliance.** Assignee shall comply with all statutory requirements applicable to the Agreement and, by its execution of this Assignment, makes each certification required of the Engineer under the Agreement as of the Effective Date. Without limiting the foregoing, Assignee: (a) shall comply with Section 448.095, *Florida Statutes*, including registration with and use of the E-Verify system, and represents that no public employer has terminated a contract with Assignee under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the Effective Date; (b) certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not on any list maintained pursuant to such section; (c) represents that it has not been placed on the convicted vendor list under Section 287.133, *Florida Statutes*; (d) shall comply with Section 20.055(5), *Florida Statutes*; (e) has executed and delivered to the District the affidavit required by Section 787.06(13), *Florida Statutes*; and (f) shall comply with Chapter 119, *Florida Statutes*, including Section 119.0701, *Florida Statutes*, with respect to all public records relating to the Agreement. IF ASSIGNEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE DISTRICT'S PUBLIC RECORDS CUSTODIAN, JENNIFER WALDEN, AT (407) 723-5900, RECORDREQUEST@PFM.COM, 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

10. **Indemnification.** To the fullest extent permitted by law, Assignee shall indemnify, defend, and hold harmless the District and its officers, supervisors, agents, staff, and representatives from and against any and all liabilities, damages, losses, and costs, including reasonable attorneys' fees, arising out of or relating to (a) any inaccuracy or breach of the representations and warranties in Section 7, or (b) any claim by Assignor, its former shareholders, creditors, or any other person relating to the Merger or the assignment of the Agreement. This Section is in addition to, and not in limitation of, the indemnification obligations of the Engineer under the Agreement.

11. **Sovereign Immunity.** Nothing in this Assignment shall be deemed a waiver of the District's sovereign immunity or of the limitations on liability set forth in Section 768.28, *Florida Statutes*, or other applicable law, and nothing herein shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of the Parties and their respective successors and permitted assigns; provided, however, that neither Assignee nor any successor of Assignee may further assign, sublet, or transfer the Agreement or any interest therein, whether by merger, conversion, sale of assets, change of control, operation of law, or otherwise, without the prior written consent of the District, and any purported assignment in violation of this Section shall be void.

13. **No Third-Party Beneficiaries.** This Assignment is solely for the benefit of the Parties, and no right or cause of action shall accrue upon or by reason hereof to or for the benefit of any third party, including any affiliate, shareholder, or creditor of Assignor or Assignee.

14. **Governing Law; Venue.** This Assignment shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising under this Assignment shall be in Orange County, Florida.

15. **Enforcement.** In the event any Party is required to enforce this Assignment by court proceedings or otherwise, the substantially prevailing party shall be entitled to recover from the non-prevailing party all costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs at all judicial levels.

16. **Conflict; Agreement in Full Force and Effect.** In the event of any conflict between the terms of this Assignment and the terms of the Agreement, the terms of this Assignment shall control. Except as expressly provided herein, the Agreement remains unmodified and in full force and effect, and the Agreement is hereby ratified and confirmed.

17. **Further Assurances.** Assignor and Assignee shall execute and deliver such further instruments, and take such further actions, as the District may reasonably request to evidence the Merger, the assignment, and the assumption contemplated hereby, including delivery of a copy of the certificate or articles of merger filed with the applicable state authorities.

18. **Severability; Amendments; Arm's Length.** The invalidity or unenforceability of any provision of this Assignment shall not affect the validity or enforceability of the remaining provisions. This Assignment may be amended only by a written instrument executed by all Parties. This Assignment reflects the negotiated agreement of the Parties, each represented by or having the opportunity to consult competent legal counsel, and shall be construed as if all Parties jointly prepared it.

19. **Counterparts; Electronic Signatures.** This Assignment may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and all of which together shall constitute one and the same instrument. Signatures delivered by facsimile, portable document format (PDF), or electronic signature in accordance with Chapter 668, *Florida Statutes*, shall be deemed original signatures for all purposes.

20. **Effectiveness.** This Assignment shall become effective upon the later of (a) approval by the Board and (b) execution by all Parties, and the Effective Date shall be the date first written above.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have caused this Assignment to be executed by their duly authorized representatives as of the Effective Date.

GREENEWAY IMPROVEMENT DISTRICT

ATTEST:

_____
Secretary / Assistant Secretary
Print Name: _____

_____
Chairperson / Vice Chairperson,
Board of Supervisors
Print Name: _____
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

DONALD W. McINTOSH ASSOCIATES, INC., a Florida corporation

By: LJA, Inc., its successor by merger

By: _____
Name: Robert A. Schanck
Its: Representative
Date: _____

WITNESSES:

_____
Print Name: _____

_____
Print Name: _____

LJA, INC.,
a Texas corporation

By: _____
Name: Robert A. Schanck
Its: Senior Vice President
Date: _____

Greeneway Improvement District

Resolution 2027-03,
Adopting an Amended Budget for Fiscal Year 2026

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GREENEWAY IMPROVEMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 19, 2025, the Board of Supervisors of Greeneway Improvement District ("**Board**"), adopted Resolution 2025-06 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-06 authorize the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for the Greeneway Improvement District for the fiscal year ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 17, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Greeneway Improvement District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-06, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-06 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17, 2026.

Introduced, considered favorably, and adopted this 17th day of November 2026.

ATTEST:	**GREENEWAY IMPROVEMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A
Amended Fiscal Year 2025/2026 Budget

Greeneway Improvement District

FY 2026 Proposed Revised Budget

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

Greeneway Improvement District

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Revenues			
On-Roll / Off-Roll Assessments	694,729.04	$ 693,758.26	$ 693,758.26
Net Revenues	**$ 694,729.04**	**$ 693,758.26**	**$ 693,758.26**
General & Administrative Expenses			
Legislative			
Supervisor Fees	$ 7,000.00	$ 12,000.00	$ 12,000.00
Financial & Administrative			
Public Officials' Liability Insurance	3,156.00	3,423.55	3,423.55
Trustee Services	8,566.13	5,702.93	8,566.13
Management	44,000.00	44,000.00	44,000.00
Engineering	16,249.16	10,000.00	16,249.16
Property Appraiser	-	4,600.00	4,600.00
District Counsel	12,668.07	20,000.00	20,000.00
Assessment Administration	7,500.00	7,500.00	7,500.00
Reamortization Schedules	125.00	250.00	250.00
Audit	4,000.00	4,000.00	4,000.00
Arbitrage Calculation	-	500.00	500.00
Tax Preparation	33.60	32.40	33.60
Travel and Per Diem	170.48	400.00	400.00
Telephone	-	25.00	25.00
Postage & Shipping	2,363.79	500.00	2,363.79
Copies	2,421.46	750.00	2,421.46
Legal Advertising	8,621.72	6,500.00	8,621.72
Bank Fees	1.50	48.00	48.00
Miscellaneous	499.00	150.00	499.00
Meeting Room	500.00	250.00	500.00
Office Supplies	-	270.00	270.00
Property Taxes	100.98	100.00	100.98
Web Site Maintenance	2,940.00	2,940.00	2,940.00
Holiday Decorations	6,000.00	7,000.00	7,000.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	**$ 127,091.89**	**$ 131,116.88**	**$ 146,487.39**

Greeneway Improvement District

FY 2026 Proposed Revised O&M Budget

	Actual Through 9/30/2026	FY 2026 Adopted Budget	FY 2026 Proposed Revised Budget
Field Operations			
Electric Utility Services			
Electric	$ 1,535.02	$ 2,000.00	$ 2,000.00
Water-Sewer Combination Services			
Water Reclaimed	23,796.08	20,000.00	23,796.08
Other Physical Environment			
General Insurance	3,549.00	3,850.20	3,850.20
Property & Casualty Insurance	8,642.00	9,807.20	9,807.20
Other Insurance	500.00	1,500.00	1,500.00
Irrigation Repairs	26,360.37	20,000.00	26,360.37
Landscaping Maintenance & Material	184,910.00	200,000.00	198,710.98
Tree Trimming	12,500.00	10,000.00	12,500.00
Flower & Plant Replacement	27,046.00	15,000.00	27,046.00
Contingency	-	5,000.00	5,000.00
Pest Control	3,476.00	3,500.00	3,500.00
Interchange Maintenance Expenses			
IME - Aquatics Maintenance	2,404.80	2,544.00	2,404.80
IME - Irrigation Repairs	688.92	2,400.00	688.92
IME - Landscaping	69,149.04	70,349.04	69,149.04
IME - Lighting	550.19	960.00	550.19
IME - Miscellaneous	146.40	4,800.00	146.40
IME - Water Reclaimed	791.39	1,200.00	791.39
IME - Landscape Improvements	1,560.00	9,600.00	1,560.00
New Operational Expenses			
Trail Repair	-	40,000.00	40,000.00
Road & Street Facilities			
Entry and Wall Maintenance	1,500.00	1,860.00	1,500.00
Hardscape Maintenance	17,927.83	15,000.00	17,927.83
Streetlights	85,949.20	86,000.00	85,949.20
Accent Lighting	-	1,000.00	1,000.00
Parks & Recreation			
Personnel Leasing Agreement - Administrator	9,919.92	9,920.00	9,919.92
Personnel Leasing Agreement - Irrigation Specialist	12,399.96	12,400.00	12,399.96
Reserves		.	
Infrastructure Capital Reserve	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	1,950.94	1,950.94	1,950.94
Hurricane Reserve	5,000.00	5,000.00	5,000.00
Total Field Operations Expenses	**$ 513,253.06**	**$ 566,641.38**	**$ 576,009.42**
Total Expenses	**$ 640,344.95**	**$ 697,758.26**	**$ 722,496.81**
Income (Loss) from Operations	**$ 54,384.09**	**$ (4,000.00)**	**$ (28,738.55)**
Other Income (Expense)			
Interest Income	$ 28,738.55	$ 4,000.00	$ 28,738.55
Total Other Income (Expense)	**$ 28,738.55**	**$ 4,000.00**	**$ 28,738.55**
Net Income (Loss)	**$ 83,122.64**	**$ -**	**$ -**

Greeneway Improvement District

Fiscal Year 2026 Goals, Objectives, and Performance Measures and Standards

Greeneway Improvement District
Goals, Objectives and Annual Reporting Form

Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ✓ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ✓ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

District Manager:_____ Date:_____

Print Name:_____

Greeneway Improvement District

Operation and Maintenance Expenditures Paid in October 2026 in an amount totaling $61,370.80

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

The total items being presented: **$61,370.80**

Approval of Expenditures:

_____

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greeneway Improvement District

AP Check Register (Current by Bank)

Check Dates: 10/1/2026 to 10/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name		Amount
BANK ID: CN1484 - VALLEY BANK						**001-101-0000-00-01**
924	10/05/26	P	CEPRA	Cepra Landscape		$6,590.00
925	10/05/26	P	DWC	DWC Outdoors & Hauling		$8,000.00
926	10/05/26	P	JLF	Juniper Landscaping of Florida		$2,626.18
927	10/05/26	P	KUTAK	Kutak Rock		$2,501.98
928	10/05/26	P	LJA	LJA Engineering		$810.00
929	10/05/26	P	PFMMS	PFM Management Services		$2,321.79
930	10/13/26	P	BVLS	BrightView Landscape Services		$1,624.00
931	10/13/26	P	CEPRA	Cepra Landscape		$2,421.00
932	10/13/26	P	PFMMS	PFM Management Services		$3,724.56
933	10/23/26	P	BCID	Boggy Creek Improv. District		$64.61
934	10/23/26	P	PFMMS	PFM Management Services		$92.67
					BANK CN1484 REGISTER TOTAL:	**$30,776.79**
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES						**001-101-0000-00-01**
70127	10/12/26	M	VGLOBA	VGlobalTech		$145.00
70128	10/12/26	M	FLOCOM	FloridaCommerce		$175.00
70129	10/06/26	M	OCU	Orange County Utilities		$628.84
70130	10/13/26	M	BCID	Boggy Creek Improv. District		$6,067.46
70131	10/13/26	M	EGIS	Egis Insurance Advisors LLC		$14,738.00
70132	10/22/26	M	VGLOBA	VGlobalTech		$145.00
70133	10/22/26	M	VGLOBA	VGlobalTech		$300.00
70134	10/28/26	M	OUC	Orlando Utilities Commission		$8,394.71
					BANK OM-ACH REGISTER TOTAL:	**$30,594.01**
					GRAND TOTAL :	**$61,370.80**

30,776.79	Checks 3924-3934
145.00	PA 743 - VGlobalTech paid online
175.00	PA 744 - FloridaCommerce paid online
628.84	PA 742 - OCU paid online
6,067.46	PA 743 - Sep. ICM paid to Boggy Creek
14,738.00	PA 743 - Egis paid online
145.00	PA 745 - VGlobalTech paid online
300.00	PA 745 - VGlobalTech paid online
8,394.71	PA 745 - OUC paid online
61,370.80	O&M cash spent

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

**** Denotes broken check sequence.**

Greeneway Improvement District

October 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3924	AMOUNT:	$6,590.00	DATE:	10/05/26	VEND ID:	CEPRA	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
08/25/26	O-S10683			PA 742 - Dead Sable replacemen					$0.00	$2,430.00
03/24/26	O-S9802			PA 742 - Oak and Sable Palm re					$0.00	$4,160.00
				TOTALS:					**$0.00**	**$6,590.00**
BANK:	**CN1484**	**CHECK:**	**3925**	**AMOUNT:**	**$8,000.00**	**DATE:**	**10/05/26**	**VEND ID:**	**DWC**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/07/26	4032			PA 742 - Hardwood pruning at L					$0.00	$8,000.00
				TOTALS:					**$0.00**	**$8,000.00**
BANK:	**CN1484**	**CHECK:**	**3926**	**AMOUNT:**	**$2,626.18**	**DATE:**	**10/05/26**	**VEND ID:**	**JLF**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
08/31/26	413818			PA 742 - Aug. 6-inch pop up in					$0.00	$138.00
08/31/26	413819			PA 742 - Aug. irrigation Doisy					$0.00	$1,564.39
08/31/26	413820			PA 742 - Aug. 6-inch pop up in					$0.00	$138.00
08/31/26	413821			PA 742 - Aug. irrigation repai					$0.00	$530.79
08/31/26	416868			PA 742 - Aug. Rain Bird pop up					$0.00	$117.00
08/31/26	416869			PA 742 - Aug. 6-inch pop up in					$0.00	$138.00
				TOTALS:					**$0.00**	**$2,626.18**
BANK:	**CN1484**	**CHECK:**	**3927**	**AMOUNT:**	**$2,501.98**	**DATE:**	**10/05/26**	**VEND ID:**	**KUTAK**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/08/26	3811076			PA 742 - Gen. legal thru 07/31					$0.00	$782.50
09/24/26	3815283			PA 742 - Gen. legal thru 08/31					$0.00	$1,719.48
				TOTALS:					**$0.00**	**$2,501.98**
BANK:	**CN1484**	**CHECK:**	**3928**	**AMOUNT:**	**$810.00**	**DATE:**	**10/05/26**	**VEND ID:**	**LJA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/11/26	202645325			PA 742 - Eng. srvs. thru 08/28					$0.00	$810.00
				TOTALS:					**$0.00**	**$810.00**
BANK:	**CN1484**	**CHECK:**	**3929**	**AMOUNT:**	**$2,321.79**	**DATE:**	**10/05/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/17/26	OE-EXP-09-2026-14			PA 742 - Aug. postage					$0.00	$2,321.79
				TOTALS:					**$0.00**	**$2,321.79**
BANK:	**OM-ACH**	**CHECK:**	**70127**	**AMOUNT:**	**$145.00**	**DATE:**	**10/12/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/01/26	8859			PA 743 - Sep. website maintena					$0.00	$145.00
				TOTALS:					**$0.00**	**$145.00**
BANK:	**OM-ACH**	**CHECK:**	**70128**	**AMOUNT:**	**$175.00**	**DATE:**	**10/12/26**	**VEND ID:**	**FLOCOM**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	94885			PA 744 - FY 2027 special distr					$0.00	$175.00
				TOTALS:					**$0.00**	**$175.00**
BANK:	**OM-ACH**	**CHECK:**	**70129**	**AMOUNT:**	**$628.84**	**DATE:**	**10/06/26**	**VEND ID:**	**OCU**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/15/26	06489-091526			PA 742 - 9987 Laur. Blvd. thru					$0.00	$628.84
				TOTALS:					**$0.00**	**$628.84**
BANK:	**CN1484**	**CHECK:**	**3930**	**AMOUNT:**	**$1,624.00**	**DATE:**	**10/13/26**	**VEND ID:**	**BVLS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/25	9530294			PA 743 - Turf replacement due					$0.00	$1,624.00
				TOTALS:					**$0.00**	**$1,624.00**

Greeneway Improvement District

October 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3931	AMOUNT:	$2,421.00	DATE:	10/13/26	VEND ID:	CEPRA	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/18/26	O-S10850			PA 744 - Sep. controller 25 ir					$0.00	$671.00
09/29/26	O-S10911			PA 744 - Sep. valve replacemen					$0.00	$1,470.00
09/29/26	O-S10912			PA 744 - Sep. controller 26 zo					$0.00	$280.00
				TOTALS:					**$0.00**	**$2,421.00**
BANK:	**CN1484**	**CHECK:**	**3932**	**AMOUNT:**	**$3,724.56**	**DATE:**	**10/13/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/28/26	144102			PA 744 - Aug., Sep. mileage, t					$0.00	$57.93
09/01/26	DM-09-2026-21			PA 743 - DM fee: Sep. 2026					$0.00	$3,666.63
				TOTALS:					**$0.00**	**$3,724.56**
BANK:	**OM-ACH**	**CHECK:**	**70130**	**AMOUNT:**	**$6,067.46**	**DATE:**	**10/13/26**	**VEND ID:**	**BCID**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	ICM2026-12			PA 743 - Sep. ICM - Aquatics					$0.00	$200.40
09/30/26	ICM2026-12			PA 743 - Sep. ICM - Landscapin					$0.00	$5,762.42
09/30/26	ICM2026-12			PA 743 - Sep. ICM - Lighting					$0.00	$43.11
09/30/26	ICM2026-12			PA 743 - Sep. ICM - Water recl					$0.00	$61.53
				TOTALS:					**$0.00**	**$6,067.46**
BANK:	**OM-ACH**	**CHECK:**	**70131**	**AMOUNT:**	**$14,738.00**	**DATE:**	**10/13/26**	**VEND ID:**	**EGIS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
09/30/26	35002			PA 743 - FY 2027 P&C insurance					$0.00	$7,030.00
09/30/26	35002			PA 743 - FY 2027 crime insuran					$0.00	$500.00
09/30/26	35002			PA 743 - FY 2027 GL insurance					$0.00	$3,815.00
09/30/26	35002			PA 743 - FY 2027 POL insurance					$0.00	$3,393.00
				TOTALS:					**$0.00**	**$14,738.00**
BANK:	**OM-ACH**	**CHECK:**	**70132**	**AMOUNT:**	**$145.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	8998			PA 745 - Oct. website maintena					$0.00	$145.00
				TOTALS:					**$0.00**	**$145.00**
BANK:	**OM-ACH**	**CHECK:**	**70133**	**AMOUNT:**	**$300.00**	**DATE:**	**10/22/26**	**VEND ID:**	**VGLOBA**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/01/26	9017			PA 745 - Jul. - Sep. ADA audit					$0.00	$300.00
				TOTALS:					**$0.00**	**$300.00**
BANK:	**CN1484**	**CHECK:**	**3933**	**AMOUNT:**	**$64.61**	**DATE:**	**10/23/26**	**VEND ID:**	**BCID**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/05/26	OSA148527			PA 745 - BCID CPA 7 ; legal ad					$0.00	$64.61
				TOTALS:					**$0.00**	**$64.61**
BANK:	**CN1484**	**CHECK:**	**3934**	**AMOUNT:**	**$92.67**	**DATE:**	**10/23/26**	**VEND ID:**	**PFMMS**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/13/26	144490			PA 745 - Aug. storage facility					$0.00	$46.33
10/13/26	144490			PA 745 - Sep. storage facility					$0.00	$46.34
				TOTALS:					**$0.00**	**$92.67**
BANK:	**OM-ACH**	**CHECK:**	**70134**	**AMOUNT:**	**$8,394.71**	**DATE:**	**10/28/26**	**VEND ID:**	**OUC**	
Date	**Invoice Number**			**Invoice Description**					**Discount Taken**	**Amount Paid**
10/06/26	43030-100626			PA 745 - 09/01/2026 - 10/02/20					$0.00	$128.00
10/06/26	43030-100626			PA 745 - 09/01/2026 - 10/02/20					$0.00	$1,091.63
10/06/26	43030-100626			PA 745 - 09/01/2026 - 10/02/20					$0.00	$2.11
10/06/26	43030-100626			PA 745 - 09/01/2026 - 10/02/20					$0.00	$7,172.97
				TOTALS:					**$0.00**	**$8,394.71**

Greeneway Improvement District

Work Authorizations/Proposed Services

(if applicable)

November 16, 2026

Contract No. - 416122

Greeneway Improvement District - Maintenance

GREENEWAY ENHANCEMENT

REMOVE AND REPLACE BEDS OF SCHEFFLERAS TRINETTE AND RE-SOD AREAS ALONG NEMOURS PKWY

TWO MEDIAN BEDS WITH LIRIOPE, REMOVE JASMINE BEDS











ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bed Prep - Plant Removal/Sod Cutter	90.00	$55.00	$4,950.00
Trinette Arboricola, 03 gallon - 03G	242.00	$17.00	$4,114.00
Empire Zoysia, 01 Square Foot - 01SF	800.00	$1.57	$1,253.25
Emerald Goddess, 3 GAL	54.00	$17.00	$918.00
			$11,235.25

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Site Prep	$0.00	$4,950.00
Landscape Material	$0.00	$6,285.25
	$0.00	**$11,235.25**

Sale	$11,235.25
Sales Tax	$0.00
Total	**$11,235.25**

By _____

BRUNO MEDINA ALVA

Date 11/16/2026

Juniper Landscaping of Florida LLC

By _____

Date _____

Greeneway Improvement District - Maintenance

Greeneway Improvement District

District’s Financial Position and Budget to Actual YTD

Greeneway Improvement District

October 2026 Financial Package

October 31, 2026

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

Greeneway Improvement District

Statement of Financial Position
As of 10/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
		Assets			
Current Assets					
General Checking Account	$ 159,919.64				$ 159,919.64
State Board of Administration	1,857.66				1,857.66
Infrastructure Capital Reserve	137,113.13				137,113.13
Interchange Maintenance Reserve	33,259.25				33,259.25
Hurricane Reserve	5,038.65				5,038.65
On-Roll Assessments Receivable	757,516.89				757,516.89
Off-Roll Assessments Receivable	17,418.83				17,418.83
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		$ 2,170,852.43			2,170,852.43
Off-Roll Assessments Receivable		76,477.33			76,477.33
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		942,155.39			942,155.39
Prepayment (Series 2023)		13,107.04			13,107.04
General Checking Account			$ 7,385.83		7,385.83
Acquisition/Construction (Series 2023)			1,114,943.65		1,114,943.65
Total Current Assets	$ 1,113,749.63	$ 3,429,374.32	$ 1,122,329.48	$ -	$ 5,665,453.43
Investments					
Amount Available in Debt Service Funds				$ 1,182,044.56	$ 1,182,044.56
Amount To Be Provided				27,032,955.44	27,032,955.44
Total Investments	$ -	$ -	$ -	$ 28,215,000.00	$ 28,215,000.00
Total Assets	$ 1,113,749.63	$ 3,429,374.32	$ 1,122,329.48	$ 28,215,000.00	$ 33,880,453.43

Greeneway Improvement District

Statement of Financial Position
As of 10/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
		Liabilities and Net Assets			
Current Liabilities					
Accounts Payable	$ 28,094.49				$ 28,094.49
Due To Other Governmental Units	6,196.87				6,196.87
On-Roll Deferred Revenue	757,516.89				757,516.89
Off-Roll Deferred Revenue	17,418.83				17,418.83
On-Roll Deferred Revenue		$ 2,170,852.43			2,170,852.43
Off-Roll Deferred Revenue		76,477.33			76,477.33
Total Current Liabilities	$ 809,227.08	$ 2,247,329.76	$ -	$ -	$ 3,056,556.84
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 28,215,000.00	$ 28,215,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 28,215,000.00	$ 28,215,000.00
Total Liabilities	$ 809,227.08	$ 2,247,329.76	$ -	$ 28,215,000.00	$ 31,271,556.84
Net Assets					
Net Assets, Unrestricted	$ 347,099.78				$ 347,099.78
Current Year Net Assets - General Government	(42,577.23)				(42,577.23)
Net Assets, Unrestricted		$ 1,182,044.56			1,182,044.56
Current Year Net Assets, Unrestricted		-			-
Net Assets, Unrestricted			$ 1,122,307.59		1,122,307.59
Current Year Net Assets, Unrestricted			21.89		21.89
Total Net Assets	$ 304,522.55	$ 1,182,044.56	$ 1,122,329.48	$ -	$ 2,608,896.59
Total Liabilities and Net Assets	$ 1,113,749.63	$ 3,429,374.32	$ 1,122,329.48	$ 28,215,000.00	$ 33,880,453.43

Greeneway Improvement District

Statement of Activities

As of 10/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Revenues					
Total Revenues	$ -	$ -	$ -	$ -	$ -
Expenses					
Supervisor Fees	$ 400.00				$ 400.00
Public Officials' Liability Insurance	3,393.00				3,393.00
Trustee Services	5,702.93				5,702.93
Legal Advertising	383.24				383.24
Web Site Maintenance	145.00				145.00
Dues, Licenses, and Fees	175.00				175.00
Water Reclaimed	334.27				334.27
General Insurance	3,815.00				3,815.00
Property & Casualty	7,030.00				7,030.00
Other Insurance	500.00				500.00
Landscaping Maintenance & Material	12,032.00				12,032.00
IME - Aquatics Maintenance	200.40				200.40
IME - Landscaping	5,862.42				5,862.42
Pest Control	1,738.00				1,738.00
Personnel Leasing Agreement	1,934.40				1,934.40
Total Expenses	$ 43,645.66	$ -	$ -	$ -	$ 43,645.66
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 1,068.43				$ 1,068.43
Interest Income			$ 21.89		21.89
Total Other Revenues (Expenses) & Gains (Losses)	$ 1,068.43	$ -	$ 21.89	$ -	$ 1,090.32
Change In Net Assets	$ (42,577.23)	$ -	$ 21.89	$ -	$ (42,555.34)
Net Assets At Beginning Of Year	$ 347,099.78	$ 1,182,044.56	$ 1,122,307.59	$ -	$ 2,651,451.93
Net Assets At End Of Year	$ 304,522.55	$ 1,182,044.56	$ 1,122,329.48	$ -	$ 2,608,896.59

Greeneway Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Revenues					
Assessments	$ -	$ 64,578.48	$ (64,578.48)	$ 774,941.76	0.00%
Net Revenues	**$ -**	**$ 64,578.48**	**$ (64,578.48)**	**$ 774,941.76**	**0.00%**
General & Administrative Expenses					
Legislative					
Supervisor Fees	$ 400.00	$ 1,000.00	$ (600.00)	$ 12,000.00	3.33%
Financial & Administrative					
Public Officials' Liability Insurance	3,393.00	302.45	3,090.55	3,629.40	93.49%
Trustee Services	5,702.93	713.84	4,989.09	8,566.13	66.58%
Management	-	4,033.33	(4,033.33)	48,400.00	0.00%
Engineering	-	1,458.33	(1,458.33)	17,500.00	0.00%
District Counsel	-	1,666.67	(1,666.67)	20,000.00	0.00%
Assessment Administration	-	625.00	(625.00)	7,500.00	0.00%
Reamortization Schedules	-	20.86	(20.86)	250.00	0.00%
Audit	-	341.67	(341.67)	4,100.00	0.00%
Arbitrage Calculation	-	41.67	(41.67)	500.00	0.00%
Tax Preparation	-	3.33	(3.33)	40.00	0.00%
Travel and Per Diem	-	33.33	(33.33)	400.00	0.00%
Telephone	-	2.08	(2.08)	25.00	0.00%
Postage & Shipping	-	41.67	(41.67)	500.00	0.00%
Copies	-	62.50	(62.50)	750.00	0.00%
Legal Advertising	383.24	541.67	(158.43)	6,500.00	5.90%
Bank Fees	-	4.00	(4.00)	48.00	0.00%
Miscellaneous	-	12.50	(12.50)	150.00	0.00%
Meeting Room	-	20.83	(20.83)	250.00	0.00%
Office Supplies	-	22.50	(22.50)	270.00	0.00%
Property Taxes	-	8.33	(8.33)	100.00	0.00%
Web Site Maintenance	145.00	245.00	(100.00)	2,940.00	4.93%
Holiday Decorations	-	583.33	(583.33)	7,000.00	0.00%
Dues, Licenses, and Fees	175.00	14.58	160.42	175.00	100.00%
Total General & Administrative Expenses	**$ 10,199.17**	**$ 11,799.47**	**$ (1,600.30)**	**$ 141,593.53**	**7.20%**

Greeneway Improvement District
Budget to Actual
For the Month Ending 10/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2027 Adopted Budget	Percentage
Field Operations					
Electric Utility Services					
Electric	$ -	$ 166.67	$ (166.67)	$ 2,000.00	0.00%
Water-Sewer Combination Services					
Water Reclaimed	334.27	2,053.07	(1,718.80)	24,636.80	1.36%
Other Physical Environment					
General Insurance	3,815.00	340.11	3,474.89	4,081.35	93.47%
Property & Casualty Insurance	7,030.00	828.19	6,201.81	9,938.30	70.74%
Other Insurance	500.00	47.92	452.08	575.00	86.96%
Irrigation Repairs	-	2,050.00	(2,050.00)	24,600.00	0.00%
Landscaping Maintenance & Material	12,032.00	16,083.33	(4,051.33)	193,000.00	6.23%
Tree Trimming	-	833.33	(833.33)	10,000.00	0.00%
Flower & Plant Replacement	-	1,250.00	(1,250.00)	15,000.00	0.00%
Contingency	-	1,250.00	(1,250.00)	15,000.00	0.00%
Pest Control	1,738.00	291.67	1,446.33	3,500.00	49.66%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	200.40	212.00	(11.60)	2,544.00	7.88%
IME - Irrigation	-	200.00	(200.00)	2,400.00	0.00%
IME - Landscaping	5,862.42	5,862.42	-	70,349.04	8.33%
IME - Lighting	-	80.00	(80.00)	960.00	0.00%
IME - Miscellaneous	-	400.00	(400.00)	4,800.00	0.00%
IME - Water Reclaimed	-	100.00	(100.00)	1,200.00	0.00%
IME - Landscape Improvements	-	800.00	(800.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	5,000.00	(5,000.00)	60,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	-	166.67	(166.67)	2,000.00	0.00%
Hardscape Maintenance	-	2,083.33	(2,083.33)	25,000.00	0.00%
Streetlights	-	8,333.33	(8,333.33)	100,000.00	0.00%
Accent Lighting	-	83.33	(83.33)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	859.73	859.73	-	10,316.80	8.33%
Personnel Leasing Agreement - Irrigation Specialist	1,074.67	1,074.67	-	12,896.00	8.33%
Reserves				.	
Infrastructure Capital Reserve	-	2,083.33	(2,083.33)	25,000.00	0.00%
Interchange Maintenance Reserve	-	162.58	(162.58)	1,950.94	0.00%
Hurricane Reserve	-	833.33	(833.33)	10,000.00	0.00%
Total Field Operations Expenses	**$ 33,446.49**	**$ 53,529.01**	**$ (20,082.52)**	**$ 642,348.23**	**5.21%**
Total Expenses	**$ 43,645.66**	**$ 65,328.48**	**$ (21,682.82)**	**$ 783,941.76**	**5.57%**
Income (Loss) from Operations	**$ (43,645.66)**	**$ (750.00)**	**$ (42,895.66)**	**$ (9,000.00)**	
Other Income (Expense)					
Interest Income	$ 1,068.43	$ 750.00	$ 318.43	$ 9,000.00	11.87%
Total Other Income (Expense)	**$ 1,068.43**	**$ 750.00**	**$ 318.43**	**$ 9,000.00**	**11.87%**
Net Income (Loss)	**$ (42,577.23)**	**$ -**	**$ (42,577.23)**	**$ -**	

Greeneway Improvement District
Cash Flow

	Beg. Cash	FY 2026 Inflows	FY 2026 Outflows	FY 2027 Inflows	FY 2027 Outflows	End. Cash	
10/1/2025	132,505.14	327.97	(17,905.00)	-	-	85,230.97	
11/1/2025	85,230.97	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	81,590.38	(145,709.79)	-	-	341,801.63	
7/1/2026	341,801.63	31,322.81	(72,601.94)	-	(5,702.93)	294,819.57	
8/1/2026	294,819.57	92,134.62	(113,675.84)	-	-	273,278.35	
9/1/2026	273,278.35	22,964.19	(75,494.28)	-	-	220,748.26	
10/1/2026	220,748.26	-	(44,624.19)	542.18	(16,746.61)	159,919.64	
11/1/2026	159,919.64	-	(338.13)	39,327.25	(45,911.29)	152,997.47	as of 11/13/2026
	Totals	2,973,133.27	(2,890,342.75)	39,869.43	(68,360.83)		

Greeneway Improvement District

Monthly Landscape Report

BERMAN

TASK SERVICE REPORT

Greeneway Improvement District

United States

ASSET DETAILS

Asset

Asset Address

TASK NO. 91216

Service Date	10/06/2026
Service Time	8:00:00AM
Task Type	Site Walk
Technician	Pete Fussell
Actions Taken	

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

Landscape management throughout the Greeneway Improvement District focused on maintaining established landscape standards, addressing irrigation system concerns, coordinating turf and ornamental plant replacements, and preparing landscape improvements for district review. Attention was directed toward landscape conditions along Nemours Parkway, including declining Trinette arboricola plantings and turf areas requiring restoration. Contractor proposals were reviewed and additional cost breakdowns requested to support accurate evaluation and potential Board consideration. Irrigation management was another priority. District correspondence identified concerns regarding elevated water consumption and potential irrigation breaks. Subsequent communication indicated that several irrigation system deficiencies had been identified and repaired, with water consumption expected to return toward normal operating levels. October also included coordination of irrigation troubleshooting, landscape contractor inspections, and enhancement proposals. Overall, the district demonstrated continued landscape management activity, with priorities centered on plant health, irrigation efficiency, restoration of deficient landscape areas, and contractor accountability.

OBSERVATIONS / FINDINGS

Turfgrass maintenance and appearance - Routine landscape maintenance should continue to emphasize consistent mowing, edging, string trimming, and detailing of roadway corridors, medians, and entrance features. Seasonal turf growth and rainfall patterns should guide mowing frequency, particularly as Central Florida transitions toward cooler and drier conditions. Areas of thin, damaged, or declining turf along Nemours Parkway were identified for potential sod replacement. Restoration of these locations will help improve landscape uniformity and reduce exposed soil and weed intrusion. Ornamental shrubs and planting beds- Declining Trinette arboricola was identified in five planting beds along Nemours Parkway. The plant material was reported as not recovering satisfactorily, prompting a replacement proposal. The proposed work includes replacement of affected ornamental shrubs and related turf restoration. Management requested that the contractor provide a more detailed scope identifying site preparation, labor, demolition and debris removal, equipment, and plant and turf pricing according to the contract rate schedule. Irrigation system performance - On October 21, correspondence regarding potential irrigation breaks addressed unusually high water consumption within the district. The response indicated that several irrigation issues had been identified and addressed and that consumption should improve following those repairs. Separate irrigation troubleshooting documentation identified GID Controller 21, including Zones 17 and 20, as requiring additional investigation. Water consumption reports were distributed during October for management review. The available reports principally concerned September usage and should be treated as historical baseline information rather than confirmation of October consumption. Landscape enhancement coordination - The Trinette and sod replacement proposal was advanced through management review in October. Correspondence indicated that the proposal could proceed for Board consideration, subject to clarification of pricing and scope. This coordination supports a more transparent approval process and helps establish consistent contractor pricing for future landscape restoration projects.

AREAS OF CONCERN

Irrigation water consumption and potential leaks - Elevated irrigation water usage requires continued monitoring despite the repairs reported in October. Follow-up consumption data will be necessary to establish whether the corrective work has successfully reduced unnecessary water use. Declining Trinette arboricola - The five affected planting beds along Nemours Parkway remain a landscape restoration priority. Continued plant decline can negatively affect uniformity, expose planting-bed soil, and diminish the visual appearance of this prominent corridor. Turf restoration - Areas identified for sod replacement should be evaluated for underlying causes of deterioration, including irrigation distribution, soil compaction, drainage, and construction-related disturbance. Replacement without addressing the contributing conditions could result in recurring turf loss. Proposal documentation and project closeout - Contractor proposals and invoices should be reconciled against approved scopes, completed work, and applicable contract pricing. October correspondence raised questions about supporting documentation for invoices, making confirmation of work completion and authorization particularly important.

RECOMMENDED ACTIONS

To maintain district landscape standards and improve operational efficiency, the following actions are recommended: Continue routine maintenance: Maintain biweekly mowing where appropriate for seasonal growth, with non-mowing weeks dedicated to detailed edging, shrub pruning, weed management, and landscape cleanup. Prioritize Nemours Parkway improvements: Finalize the Trinette and sod replacement scope, verify quantities and unit pricing, and present the revised proposal for Board consideration. Verify irrigation repairs: Conduct follow-up inspections of previously identified deficiencies, including Controller 21, and document repairs, zone operation, coverage, and system pressure. Monitor water consumption: Compare subsequent utility and irrigation reports against previous usage to determine whether the reported repairs have corrected excessive consumption. Maintain contractor accountability: Requires detailed service records, photographs, completion dates, and clear pricing documentation for enhancement and irrigation work.

ADDITIONAL NOTES

As the district enters November, landscape maintenance will transition further into seasonal operating practices appropriate for Central Florida. A contractor report distributed November 3 stated that districts had moved to biweekly mowing, with non-mowing weeks dedicated to detailing, weed control, and seasonal projects. This schedule should be monitored to ensure that landscape appearance remains consistent throughout the district. The contractor will continue coordinating outstanding landscape enhancement proposals, monitoring irrigation consumption, and ensuring that contractor documentation is complete before project closeout.

Greeneway ID Monthly Landscape Report – October 2026









CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Greeneway Improvement District Section 3 (65)	Oct 25, 2026 7:58:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP-LXME2

SYSTEM STATUS

CLOCK STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Screen is Bad
- ☐ Turn Dials Not Operational
- ☐ Buttons Not Operational
- ☐ Bug Infestation
- ☐ Door Does Not Lock
- ☐ Missing or Damaged Door

CLOCK COMMENTS

WEATHER SENSOR

- ■ Operational
- ☐ Not Operational
- ☐ Weather Station Controlled
- ☐ Installation is in an Incorrect Location
- ☐ Needs Wireless Rain Sensor Device
- ☐ Rain Sensor is ON
- ☐ Rain Sensor is OFF

POC INFORMATION

MAINLINE BREAK?

MAINLINE BREAK PHOTO

N/A

PUMP TYPE

- ■ Pressurized
- ☐ Pump Start
- ☐ Centrifugal
- ☐ Submersible
- ☐ VFD Drive

PUMP STATUS

- ■ Operational
- ☐ Not Operational
- ☐ Pressure Gauge Not Operational
- ☐ Bug Infestation of Control Box
- ☐ Bug Infestation of Pressure Switch
- ☐ Leaks or Drips in System
- ☐ Control Box is in Poor Condition
- ☐ Exposed Electrical Parts
- ☐ Pressure Tank Will Not Maintain Correct Pressure
- ☐ Bladder is Waterlogged
- ☐ Ohms are Not in Proper Range
- ☐ Amperage of Motor is Not in Range
- ☐ Pressure Relief Valve is Not Operational
- ☐ Pressure Switch is Not Operational

PROGRAM INFORMATION

	Program A	Program B	Program C	Program D	Program E	Program F
Start Time	11:00 PM					
Seasonal Adjust						
Run Days	Monday, Wednesday, Thursday, Saturday					

ADDITIONAL COMMENTS

Repairs/Faults and Upgrades cells: **repaired** (left) / **not repaired** (right). – = none in that zone.

ZONE INFORMATION	ZONES 9 TO 12–NAN											
Item / Zone →	**9 to 12**	**1 to 8**	**13**	**14 to 20**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**	**NaN**
Zone Type	Sprays	Sprays	Bubbler	Sprays								
Prog A Run Time	20 min	15 min	10 min	20 min								
Prog B Run Time	–	–	–	–								
Prog C Run Time	–	–	–	–								
Prog D Run Time	–	–	–	–								
Prog E Run Time	–	–	–	–								
Prog F Run Time	–	–	–	–								
Primary Plant Material	–	–	–	–								
Secondary Plant Material	–	–	–	–								
Third Plant Material	–	–	–	–								
MAINTENANCE ITEMS												
Adjust Arc / Radius	–	–	–	–								
Unclog Nozzle	–	–	–	–								
Straighten Head	–	–	–	–								
Misc Repair	–	–	–	–								
REPAIRS & FAULTS												
Faults on Zone	–	–	–	–								
Rain Sensor	–	–	–	–								
Raise Head in Turf	–	–	–	–								
Lower Head in Turf	–	–	–	–								
Microjet Nozzle	–	–	–	–								
Broken Nozzle	–	–	–	–								
Broken MP Rotator	–	–	–	–								
Broken Riser	–	–	–	–								
Broken Tree Bubbler	–	–	–	–								
Broken SQQTR Nozzle	–	–	–	–								
Broken 6" Spray Head	–	–	–	–								
Broken 12" Spray Head	–	–	–	–								
Broken 6" Rotor	–	–	–	–								
Broken 12" Rotor	–	–	–	–								
Leaking 6" Spray Head	–	–	–	–								
Leaking 12" Spray Head	–	–	–	–								
Leaking 6" Rotor	–	–	–	–								
Leaking 12" Rotor	–	–	–	–								
Broken Drip Line	–	–	–	–								
Broken Lateral Line	–	–	–	–								
Solenoid	–	–	–	–								
Broken Valve	–	–	–	–								
Broken Valve Box	–	–	–	–								
UPGRADES												
Add 6" Spray Head <10'	–	–	–	–								
Add 12" Spray Head <10'	–	–	–	–								
Add 6" Rotor <10'	–	–	–	–								
Add 12" Rotor <10'	–	–	–	–								
Add Tree Bubbler	–	–	–	–								
Relocate Head	–	–	–	–								
Shrub Riser/Exist. Nozzle	–	–	–	–								
Shrub Riser/New Nozzle	–	–	–	–								
4" to 6" Spray Head	–	–	–	–								
6" to 12" Spray Head	–	–	–	–								
Battery Pack	–	–	–	–								
Battery Pack RSD	–	–	–	–								
Other	–	–	–	–								
ZONE COMMENTS												
Comments	–	–	–	–								

Left = repaired on-site **Right** = not repaired – = none in that zone

CEPRA LANDSCAPE

Irrigation Maintenance & Inspection

2026 Field Inspection Report

PROPERTY NAME / CONTROLLER NAME	INSPECTION DATE	TECHNICIAN NAME	CONTROLLER MAKE & MODEL
Greeneway Improvement District Section 3 (65)	Oct 25, 2026 7:58:00 PM EDT	Dino Porcella (dino.porcella)	Rainbird ESP-LXME2

INSPECTION SUMMARY — ALL ZONES

28
TOTAL BROKEN ITEMS

28
REPAIRED ON-SITE

0
STILL NEEDS REPAIR

REPAIRS & FAULTS

Item	Broken	Repaired	Needs Repair
Microjet Nozzle	1	1	
Broken Nozzle	12	12	
Broken Tree Bubbler	3	3	
Broken 6" Spray Head	8	8	
Broken 12" Spray Head	2	2	
Broken Lateral Line	2	2	

MAINTENANCE PERFORMED

No maintenance recorded.

UPGRADES

Item	Repaired	Not Repaired
No upgrades recorded.		

ZONE COMMENTS

No zone comments recorded.

DOCUMENTATION PHOTOS

No documentation photos submitted.

TECHNICIAN SIGNATURE



Dino Porcella (dino.porcella)

ACCOUNT MANAGER REVIEW

Date / Signature