

Greenway Improvement District

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

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, March 10, 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 February 17, 2026, Board of Supervisors' Meeting**

Business Matters

2. **Consideration of Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp**
3. **Consideration of Proposals for Trail Repairs** (*provided under separate cover*)
4. **Ratification of Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$24,404.08**
5. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
6. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

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

Adjournment



Greenway Improvement District

**Minutes of the February 17, 2026,
Board of Supervisors' Meeting**

**GREENWAY IMPROVEMENT DISTRICT
BOARD OF SUPERVISORS' MEETING MINUTES**

FIRST ORDER OF BUSINESS

Roll Call to Confirm Quorum

The Board of Supervisors' Meeting for the Greenway Improvement District was called to order on Tuesday, February 17, 2026, at 2:33 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

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

Also attending:

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. There were no public comments at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
January 20, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the January 20, 2026, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Mr. Franco, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the January 20, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden stated there was a recommendation to nominate Mr. Howard Williams to fill the vacancy.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District appointed Mr. Howard Williams to the Construction Committee.

FIFTH ORDER OF BUSINESS

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

Mr. Stafford gave an overview. He noted the Developer will fund 50% of the revamp. The total cost of the project is approximately \$89,000.00.

There was brief discussion regarding the landscaping within the revamp proposal. It was noted the flags and signage will be removed from the center median and relocated but it will not eliminate the knee wall.

There was also discussion regarding the budget and the upcoming replacement cost of landscaping from the freeze. This included discussion of completing the revamp in phases. It was noted the replacement cost for the landscaping that was frozen will not be known until April or May.

The Board would like more information on the budget so this item was tabled.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Trail
Repairs**

Mr. Padua gave an update that the request for proposals was sent to five vendors but none were able to submit their proposal in time for today's meeting. These items will be brought to the Board at the March meeting. He noted that any urgent items will be addressed with the District Manager and the Chair.

SEVENTH ORDER OF BUSINESS

**Consideration of District Engineer Fee
Schedule Increase Letter**

Mr. Newton gave an overview of the letter and fee schedule. He noted the last fee increase was in 2021 and the increase is approximately 15%.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the District Engineer Schedule Increase Letter.

EIGHTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
January 2026 in an amount totaling
\$60,727.87**

The Board reviewed O&M Expenditures paid in January 2026.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$60,727.87.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Cepra, in the amount of \$4,160.00, for Oak and Sable Palm replacement. It was noted the proposed services are for three trees.

There was discussion regarding other options for replacement and location. It was noted that the trees have fallen more than once. The Board requested the trees be moved farther down so the crosswalk isn't blocked, if possible.

Berman will follow up with Cepra on the new location.

On motion by Mr. Tinetti, seconded by Ms. Kost, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Cepra, with a not-to-exceed amount of \$4,160.00, for Oak and Sable Palm replacements, pending final location approval, and authorized the Chair to execute.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through January 2026. The District has spent approximately 29% of the budget so far. No action was required.

ELEVENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for March 10, 2026.

District Engineer – No report.

Landscape Supervisor – No report.

Construction Supervisor – Berman noted a site survey was completed for the monuments and the GID bridge lighting. There were several lights that were out and wires were exposed. The previous vendor is not willing to fix the wiring. Berman will have new proposals forthcoming.

Irrigation Supervisor – There was brief discussion regarding the irrigation on Bovet Ave. It was shut down, and the valve is being replaced.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Mr. Tinetti, with all in favor, the February 17, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Greenway Improvement District

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

Cost/Proposal



January 30, 2026
Greeneway Improvement District - Maintenance

Contract No. - 375461

GREENWAY IMPROVEMENT DISTRICT

TAVISTOCKBLVD ENHANCEMENT

- FOLLOW ENHANCEMENT REVAMP RENDERING 01/27
- REMOVAL OF EXISTING PLANT MATERIAL RIGHT SIDE BED, MIDDLE ISLAND AND MONUMENTS
- TRANSPLANT 3 HONG KONG ORCHID AND 3 CANARY ISLAND DATE PALM FROM TAVISTOCKNURCERY (NO WARRANTY)
- 6 SOUTHERN MAGNOLIAS: 4 LEFT SIDE ENTRANCE, ONE BEHIND RIGHT SIDE MONUMENT, ONE LEFT SIDE FAKAHATCHEE BED
- 3 CANARY ISLAND DATE PALMS (3 RIGHT SIDE AND 3 LEFT SIDE)
- REMOVE ALL PLANT MATERIAL FROM LEFT BEDS AND REPLACE IT WITH FAKAHATCHEE GRASS
- REPLACE MAIN MONUMENT CIRCLE ZOYSIA SOD
- MEXICAN HEATHER ARROUND MAIN MONUMENT
- SIDEWALKS WITH TRIANGLE AREAS PLANT PERENNIAL PEUNUT
- MULCH NEW BEDS
- MONUMENTS WITH ASIATIC JASMINE, DWARF YELLOW IXORAS, ECO-TURF PERENNIAL PEANUT, LIGUSTRUM

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bed Prep - Plant, Sod, Debris Removal	120.00	\$55.00	\$6,600.00
Enhancement Labor	170.00	\$55.00	\$9,350.00
Dwarf Yellow Ixora, 03 gallon - 03G	25.00	\$17.00	\$425.00
Dwarf Red Ixora, 03 gallon - 03G	20.00	\$17.00	\$340.00
Trees provided by Greeneway (Date Palms-Hong Kong Orchid)	6.00	\$0.00	\$0.00
Pine Bark Mulch 2 cu. ft. Bag	560.00	\$3.70	\$2,072.00
Empire Zoysia, 01 Square Foot - 01SF Includes Rolling	12,800.00	\$1.45	\$18,560.00
White Muhly Grass, 03 gallon - 03G	60.00	\$17.00	\$1,020.00
Southern Magnolia, Brackens, 12-14' x 5-6', 2.5-3' cal - 65G	6.00	\$900.00	\$5,400.00
Perennial Peanut, 01 gallon - 01G	42.00	\$7.00	\$294.00

Contract No. - 375461	Greeneway Improvement District - Maintenance	January 30, 2026	
Parsonii Juniper, 03 gallon - 03G	30.00	\$17.00	\$510.00
Emerald Green Goddess, Liriope, 01 gallon - 01G	64.00	\$7.00	\$448.00
Ligustrum, 4-5' x 4-5' - 15G	58.00	\$112.00	\$6,496.00
Farfuglum Japonicum Firefly Leopard Plant 3 gallon	40.00	\$17.00	\$680.00
Japanese Blueberry, Full To Ground, 12-14' x 5-6', 2.5-3' cal. FTG - 65G	16.00	\$1,050.00	\$16,800.00
Canary Island Date Palm, 12-15' oa - 100G	3.00	\$3,750.00	\$11,250.00
Mexican Heather, Purple, 01 gallon - 01G	48.00	\$7.00	\$336.00
Fakahatchee Grass, 03 gallon - 03G	380.00	\$17.00	\$6,460.00
Gardenia Grafted, Miami Supreme, 03 gallon - 03G	62.00	\$17.00	\$1,054.00
Alpinia Purpurata, Red Ginger 3 g	22.00	\$17.00	\$374.00
Minima Jasmine, 01 gallon	70.00	\$7.00	\$490.00
			\$88,959.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Site Prep	\$0.00	\$6,600.00
Landscape Material	\$0.00	\$82,359.00
		\$0.00
		\$88,959.00
Sale		\$88,959.00
Sales Tax		\$0.00
Total		\$88,959.00

By _____
BRUNO MEDINA ALVA
Date 1/30/2026
Juniper Landscaping of Florida LLC

By _____
Greeneway Improvement District - Maintenance
Date _____



Elaeocarpus
Decipiens-65G/32"

Canary Island Date Palm-
FG/9-18 CT



Ligustrum Multi
trunk- 30G

Muhlenbergia capillaris 'White
Cloud- 3G

Emerald Goodness - Liriope
1G

Gardenia jasminoides 'Radicans -3G

Farfugium japonicum - 3G

Hong Kong Orchid - 45G



Asiatic Jasmine - 4"
Trays

Canary Island Date Palm-
FG/9-18 CT

Southern Magnolia
- 65G

Elaeocarpus
Decipiens-65G/32"



Emerald Goodness - Liriope
1G

Parsons Juniper -3G

Gardenia Jasminoids

Muhlenbergia capillaris 'White
Cloud- 3G

Ligustrum Multi
trunk- 30G

Ligustrum- 15G



Eco-Turf Perennial Peanut

Ixora Tawanensis
Dwarf yellow

Southern
Magnolia - 65G



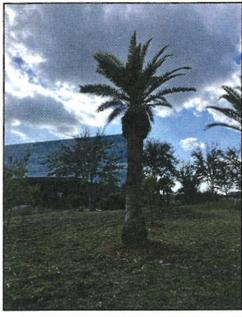
Asiatic
Jasmine - 4"

Dwarf Ixora-
65G

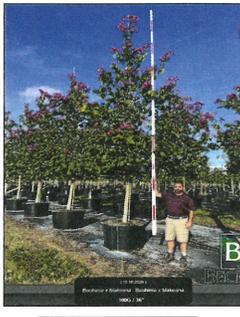
Plant Material



Elaeocarpus



Canary Island Date Palm



Hong Kong Orchid



Southern Magnolia



Ligustrum



Ixora Tawanensis Dwarf -Yellow



Farugium



Parsons Juniper



Liriope muscari 'Emerald Goddess' Lilyturf



Muhlenbergia Capillaris



Super Dwarf Mondo Grass



Eco-Turf



Gardenia Jasminoides Radicans



Alpinia purpurata Red Ginger



Dwarf Ixora-Yellow/Red



Greenway Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Greenway Improvement District

**Operation and Maintenance Expenditures Paid in
February 2026 in an amount totaling \$24,404.08**

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 February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,404.08**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 2/1/2026 to 2/28/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
3813	02/05/26	P	ORLS	Orlando Sentinel	\$219.50
3814	02/09/26	P	BERMAN	Berman Construction LLC	\$1,859.99
3815	02/09/26	P	KUTAK	Kutak Rock	\$807.00
3816	02/09/26	P	PFMGC	PFM Group Consulting	\$3,740.67
3817	02/24/26	P	BCID	Boggy Creek Improv. District	\$47.65
3818	02/24/26	P	AAIKIN	Amanda Aikins	\$200.00
3819	02/24/26	P	DONMC	Donald W. McIntosh Associates	\$504.43
3820	02/24/26	P	JLF	Juniper Landscaping of Florida	\$1,578.50
3821	02/24/26	P	KDUERR	Karen Duerr	\$200.00
3822	02/24/26	P	MFRANK	Matthew Franko	\$200.00
BANK CN1484 REGISTER TOTAL:					\$9,357.74
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70083	02/04/26	M	TRUSTE	US Bank as Trustee for Greenew	\$19,144.84
70084	02/05/26	M	VGLOBA	VGlobalTech	\$145.00
70085	02/08/26	M	OCU	Orange County Utilities	\$395.38
70086	02/09/26	M	BCID	Boggy Creek Improv. District	\$6,065.34
70087	02/17/26	M	TRUSTE	US Bank as Trustee for Greenew	\$1,240,010.20
70088	02/19/26	M	OUC	Orlando Utilities Commission	\$8,343.27
70089	02/23/26	M	VGLOBA	VGlobalTech	\$145.00
BANK OM-ACH REGISTER TOTAL:					\$1,274,249.03
GRAND TOTAL :					\$1,283,606.77

9,310.09	Checks 3813-3816, 3818-3822
47.65	Check 3817 - Construction legal ad
1,259,155.04	Debt Service Wires
145.00	PA 711 - VGlobalTech paid online
395.38	PA 710 - OCU paid online
6,065.34	PA 712 - Jan. ICM paid to Boggy Creek
8,343.27	PA 712 - OUC paid online
145.00	PA 713 - VGlobalTech paid online
1,283,606.77	Total cash spent
24,404.08	O&M cash spent

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

Greenway Improvement District
February 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70083	AMOUNT:	\$19,144.84	DATE:	02/04/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/03/26	2026.02.02	S2023 FY26 DS (236275000) off-				\$0.00	\$1,316.69		
02/03/26	2026.02.02	S2023 FY26 DS (236275000) off-				\$0.00	\$1,476.37		
02/03/26	2026.02.02	S2023 FY26 DS (236275000) off-				\$0.00	\$1,677.20		
02/03/26	2026.02.02	S2023 FY26 DS (236275000) off-				\$0.00	\$14,674.58		
TOTALS:						\$0.00	\$19,144.84		
BANK:	OM-ACH	CHECK:	70084	AMOUNT:	\$145.00	DATE:	02/05/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	8125	PA 711 - Jan. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	CN1484	CHECK:	3813	AMOUNT:	\$219.50	DATE:	02/05/26	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/18/26	OSC131023414	PA 711 - Ad: 7905118 - 01/20/2				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	OM-ACH	CHECK:	70085	AMOUNT:	\$395.38	DATE:	02/08/26	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/16/26	06489-011626	PA 710 - 9987 Laur. Blvd. thru				\$0.00	\$395.38		
TOTALS:						\$0.00	\$395.38		
BANK:	OM-ACH	CHECK:	70086	AMOUNT:	\$6,065.34	DATE:	02/09/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/31/26	ICM2026-04	PA 712 - Jan. ICM - Aquatics				\$0.00	\$200.40		
01/31/26	ICM2026-04	PA 712 - Jan. ICM - Landscapin				\$0.00	\$5,762.42		
01/31/26	ICM2026-04	PA 712 - Jan. ICM - Lighting				\$0.00	\$51.61		
01/31/26	ICM2026-04	PA 712 - Jan. ICM - Water recl				\$0.00	\$50.91		
TOTALS:						\$0.00	\$6,065.34		
BANK:	CN1484	CHECK:	3814	AMOUNT:	\$1,859.99	DATE:	02/09/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	93923	PA 712 - Jan. administrator ag				\$0.00	\$826.66		
01/01/26	93923	PA 712 - Jan. irrigation speci				\$0.00	\$1,033.33		
TOTALS:						\$0.00	\$1,859.99		
BANK:	CN1484	CHECK:	3815	AMOUNT:	\$807.00	DATE:	02/09/26	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/29/26	3690221	PA 712 - Gen. legal thru 12/31				\$0.00	\$807.00		
TOTALS:						\$0.00	\$807.00		
BANK:	CN1484	CHECK:	3816	AMOUNT:	\$3,740.67	DATE:	02/09/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/14/26	140435	PA 711 - Dec. mileage, tolls				\$0.00	\$34.00		
01/14/26	140435	PA 711 - Nov. storage facility				\$0.00	\$40.00		
02/05/26	DM-02-2026-20	PA 712 - DM fee: Feb. 2026				\$0.00	\$3,666.67		
TOTALS:						\$0.00	\$3,740.67		
BANK:	OM-ACH	CHECK:	70087	AMOUNT:	\$1,240,010.20	DATE:	02/17/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/14/26	2026.02.13	S2023 FY26 DS (236275000) Dist				\$0.00	\$1,240,010.20		
TOTALS:						\$0.00	\$1,240,010.20		

Greenway Improvement District
February 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70088	AMOUNT:	\$8,343.27	DATE:	02/19/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/02/26	43030-020226	PA 712 - 01/02/2026 - 02/02/20				\$0.00	\$128.02		
02/02/26	43030-020226	PA 712 - 01/02/2026 - 02/02/20				\$0.00	\$1,040.18		
02/02/26	43030-020226	PA 712 - 01/02/2026 - 02/02/20				\$0.00	\$2.10		
02/02/26	43030-020226	PA 712 - 01/02/2026 - 02/02/20				\$0.00	\$7,172.97		
TOTALS:						\$0.00	\$8,343.27		
BANK:	OM-ACH	CHECK:	70089	AMOUNT:	\$145.00	DATE:	02/23/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	8205	PA 713 - Feb. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	CN1484	CHECK:	3817	AMOUNT:	\$47.65	DATE:	02/24/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/31/26	OSC132234456	PA 713 - BCID req 510 ; legal				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	CN1484	CHECK:	3818	AMOUNT:	\$200.00	DATE:	02/24/26	VEND ID:	AAIKIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 714 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3819	AMOUNT:	\$504.43	DATE:	02/24/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/20/26	48540	PA 714 - Eng. srvs. thru 01/31				\$0.00	\$504.43		
TOTALS:						\$0.00	\$504.43		
BANK:	CN1484	CHECK:	3820	AMOUNT:	\$1,578.50	DATE:	02/24/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/28/26	379029	PA 714 - Dec. irrigation repai				\$0.00	\$596.00		
01/28/26	379030	PA 714 - Dec. irrigation repai				\$0.00	\$117.00		
01/28/26	379031	PA 714 - Dec. irrigation repai				\$0.00	\$865.50		
TOTALS:						\$0.00	\$1,578.50		
BANK:	CN1484	CHECK:	3821	AMOUNT:	\$200.00	DATE:	02/24/26	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 714 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3822	AMOUNT:	\$200.00	DATE:	02/24/26	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/17/26	2026.02.17	PA 714 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)



February 26, 2026

Contract No. - 387691

Greeneway Improvement District - Maintenance

TAVISTOCK AND GABOR INTERSECTION

REMOVE SCHILLINGS-DURANTA AND REPLACE WITH GREEN GODDESS LIRIOPE PLANT MATERIAL

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Enhancement Labor	55.00	\$55.00	\$3,025.00
Emerald Green Goddess, Liriope, 01 gallon - 01G	125.00	\$7.00	\$875.00
			\$3,900.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Material	\$0.00	\$3,900.00
		\$0.00
		\$3,900.00

Sale	\$3,900.00
Sales Tax	\$0.00
Total	\$3,900.00

By _____
BRUNO MEDINA ALVA

Date 2/26/2026

Juniper Landscaping of Florida
LLC

By _____

Date _____

Greeneway Improvement District -
Maintenance



SPEED
LIMIT
25



SPEED
LIMIT
25

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WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This Work Authorization (the "Work Authorization"), dated 3/6/, 2026, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE GREENEWAY IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the "Agreement"), dated August 18, 2020, by and between:

Greenway Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District"); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter "Contractor", together with District the "Parties").

Section 1. Scope of Services. Contractor shall provide Electrical maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the "Services").

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

GREENEWAY IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edward Padua

Witness

By: **General Manager**
Its: Eddie Padua

Exhibit A: Proposal/Scope of Services

Project : GID – Bridge and Monument Uplighting Repairs

Proposal Date: 03/04/2026

Project Name: GID Bridge and Monument Uplighting Repairs

Client Contact: GID CDD, agent for owner

Project Scope

Proposal for 10% Management Fee

This proposal recommends including an optional 10% management fee within the vendor submission. The fee would cover essential internal functions such as project oversight, vendor coordination, administrative support, and compliance tracking, Including this fee ensures proper governance, maintains quality and efficiency, and offsets internal resource demands.

Services will be performed on a time and materials basis with a Not-To-Exceed (NTE) amount of \$5,000 on finalized invoice. While the total cost is expected to come in well below this amount, the NTE allows adequate coverage due to the level of troubleshooting required.

Estimated Time of Completion

Work will be completed in the most expedient time frame as possible. All work will be performed during working hours.

Payment Schedule – Net 30 days from completion.

Payment Terms

Total Project Costs: : NTE \$5,000.00 on finalized invoice plus 10% Management Fee added for oversight (this includes during normal business hours additional cost applied if overnight or holidays).

Project : GID – Bridge and Monument Uplighting Repairs

Additional Notes

Please contact our office upon receipt and approval of this contract, and any questions you might have. Should you accept the terms outlined above please sign below and return.

We can then schedule your services at that time. This proposal will become binding once executed by both parties.

Thank You

We appreciate your business and look forward to our continued partnership. Please don't hesitate to reach out with any questions.

Approvals

GID CDD

By:

Berman

By: Eddie Padua, GM

About Berman

Berman is a national full-service property management, security and facility services company based in Lake Nona, Florida. Our team is highly skilled in providing dependable, professional and cost-effective solutions across facility, janitorial, on-demand repairs, maintenance staffing, security and all other ancillary facility services to help you run your facility as smoothly as possible.

We pride ourselves on being a single point for all facility and property needs. Quality and integrity are at the heart of what we do.

We are a tech-forward team, serving our clients with swift and diligent work, to ensure our client properties are well taken care of. We embrace problems quickly and tackle solutions intelligently in a unique, customized manner for each clients' needs.

Our Services

- ✓ Property & Facility Management
- ✓ Property Maintenance
- ✓ 24/7 Emergency Repairs
- ✓ General Construction
- ✓ Janitorial Services
- ✓ Security
- ✓ Pressure Washing
- ✓ Landscaping
- ✓ Disaster Response

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Juniper

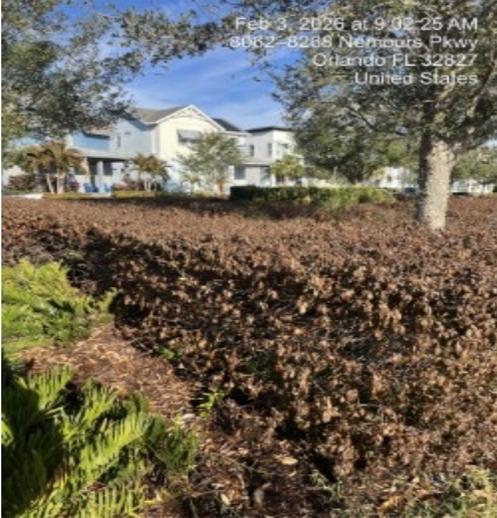
Proposal

Proposal No.: 388769

Proposed Date: 03/04/26

PROPERTY:	FOR:
Greenway Improvement District - Maintenance Jennifer Walden Tavistock Lakes, Laureate Blvd, Nemours Parkway Orlando, FL	Remove Dead Plant Material





REMOVAL OF ALL DEAD MATERIAL IN NEMOURS AND TAVISTOCK
INCLUDES PICKING UP ALL DEBRIS FROM BEDS, TURF AREA AND STREET USING
DUMP TRUCKS

ITEM	QTY	UOM	TOTAL
Removal Dead Plant Material			
Site Prep			\$4,400.00
Bed Prep - Dead Plant Removal	80.00	HR	
Total:			\$4,400.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Greenway Improvement District

District's Financial Position and Budget to Actual YTD



Greenway Improvement District

February 2026 Financial Package

February 28, 2026

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



Greenway Improvement District
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 477,833.83				\$ 477,833.83
State Board of Administration	1,810.08				1,810.08
Infrastructure Capital Reserve	123,308.48				123,308.48
Interchange Maintenance Reserve	30,616.36				30,616.36
Hurricane Reserve	10.17				10.17
On-Roll Assessments Receivable	114,468.32				114,468.32
Off-Roll Assessments Receivable	3,910.38				3,910.38
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 367,195.91			367,195.91
Off-Roll Assessments Receivable		19,144.82			19,144.82
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		2,235,695.23			2,235,695.23
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,225.14		7,225.14
Acquisition/Construction (Series 2023)			1,089,435.38		1,089,435.38
Total Current Assets	\$ 753,583.20	\$ 2,852,771.87	\$ 1,096,660.52	\$ -	\$ 4,703,015.59
 <u>Investments</u>					
Amount Available in Debt Service Funds				\$ 2,466,431.14	\$ 2,466,431.14
Amount To Be Provided				26,908,568.86	26,908,568.86
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Assets	\$ 753,583.20	\$ 2,852,771.87	\$ 1,096,660.52	\$ 29,375,000.00	\$ 34,078,015.59



Greenway Improvement District
Statement of Financial Position
As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 18,827.31				\$ 18,827.31
Due To Other Governmental Units	6,054.79				6,054.79
Deferred Revenue - On-Roll	114,468.32				114,468.32
Deferred Revenue - Off-Roll	3,910.38				3,910.38
Deferred Revenue - On-Roll		\$ 367,195.91			367,195.91
Deferred Revenue - Off-Roll		19,144.82			19,144.82
Total Current Liabilities	<u>\$ 143,260.80</u>	<u>\$ 386,340.73</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 529,601.53</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 29,375,000.00	\$ 29,375,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,375,000.00</u>
Total Liabilities	<u>\$ 143,260.80</u>	<u>\$ 386,340.73</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,904,601.53</u>
<u>Net Assets</u>					
Net Assets, Unrestricted	\$ 68,372.19				\$ 68,372.19
Net Assets - General Government	177,654.01				177,654.01
Current Year Net Assets - General Government	364,296.20				364,296.20
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		1,308,852.15			1,308,852.15
Net Assets, Unrestricted			\$ (10,264,278.80)		(10,264,278.80)
Net Assets, Unrestricted			1,633,987.90		1,633,987.90
Current Year Net Assets, Unrestricted			13,577.24		13,577.24
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 610,322.40</u>	<u>\$ 2,466,431.14</u>	<u>\$ 1,096,660.52</u>	<u>\$ -</u>	<u>\$ 4,173,414.06</u>
Total Liabilities and Net Assets	<u>\$753,583.20</u>	<u>\$2,852,771.87</u>	<u>\$1,096,660.52</u>	<u>\$29,375,000.00</u>	<u>\$34,078,015.59</u>



Greenway Improvement District
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 563,647.45				\$ 563,647.45
Off-Roll Assessments	11,731.08				11,731.08
On-Roll Assessments		\$ 1,808,090.31			1,808,090.31
Off-Roll Assessments		57,434.52			57,434.52
Total Revenues	<u>\$ 575,378.53</u>	<u>\$ 1,865,524.83</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,440,903.36</u>
<u>Expenses</u>					
Supervisor Fees	\$ 2,400.00				\$ 2,400.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	18,333.35				18,333.35
Engineering	2,009.78				2,009.78
District Counsel	1,566.50				1,566.50
Assessment Administration	7,500.00				7,500.00
Tax Preparation	33.60				33.60
Travel and Per Diem	54.80				54.80
Postage & Shipping	1.48				1.48
Legal Advertising	1,135.27				1,135.27
Bank Fees	1.50				1.50
Miscellaneous	120.00				120.00
Property Taxes	100.98				100.98
Web Site Maintenance	1,025.00				1,025.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	512.89				512.89
Water Reclaimed	7,777.08				7,777.08
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Irrigation	6,696.00				6,696.00
Landscaping Maintenance & Material	66,210.07				66,210.07



Greenway Improvement District
Statement of Activities
As of 2/28/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 1,002.00				\$ 1,002.00
IME - Irrigation	360.84				360.84
IME - Landscaping	28,812.10				28,812.10
IME - Lighting	193.46				193.46
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	267.87				267.87
Pest Control	1,738.00				1,738.00
Entry and Wall Maintenance	1,500.00				1,500.00
Hardscape Maintenance	2,780.00				2,780.00
Streetlights	28,567.05				28,567.05
Personnel Leasing Agreement	9,299.95				9,299.95
Interest Payments (Series 2023)		\$ 568,406.25			568,406.25
Total Expenses	\$ 217,797.70	\$ 568,406.25	\$ -	\$ -	\$ 786,203.95
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 6,715.37				\$ 6,715.37
Dividend Income		\$ 11,733.57			11,733.57
Interest Income			\$ 102.64		102.64
Dividend Income			13,474.60		13,474.60
Total Other Revenues (Expenses) & Gains (Losses)	\$ 6,715.37	\$ 11,733.57	\$ 13,577.24	\$ -	\$ 32,026.18
Change In Net Assets	\$ 364,296.20	\$ 1,308,852.15	\$ 13,577.24	\$ -	\$ 1,686,725.59
Net Assets At Beginning Of Year	\$ 246,026.20	\$ 1,157,578.99	\$ 1,083,083.28	\$ -	\$ 2,486,688.47
Net Assets At End Of Year	\$ 610,322.40	\$ 2,466,431.14	\$ 1,096,660.52	\$ -	\$ 4,173,414.06



Greenway Improvement District
Budget to Actual
For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
Revenues					
Assessments	\$ 575,378.53	\$ 289,065.94	\$ 286,312.59	\$ 693,758.26	82.94%
Net Revenues	\$ 575,378.53	\$ 289,065.94	\$ 286,312.59	\$ 693,758.26	82.94%
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 2,400.00	\$ 5,000.00	\$ (2,600.00)	\$ 12,000.00	20.00%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	1,426.48	1,729.52	3,423.55	92.19%
Trustee Services	5,702.93	2,376.22	3,326.71	5,702.93	100.00%
Management	18,333.35	18,333.33	0.02	44,000.00	41.67%
Engineering	2,009.78	4,166.67	(2,156.89)	10,000.00	20.10%
Property Appraiser	-	1,916.67	(1,916.67)	4,600.00	0.00%
District Counsel	1,566.50	8,333.33	(6,766.83)	20,000.00	7.83%
Assessment Administration	7,500.00	3,125.00	4,375.00	7,500.00	100.00%
Reamortization Schedules	-	104.17	(104.17)	250.00	0.00%
Audit	-	1,666.67	(1,666.67)	4,000.00	0.00%
Arbitrage Calculation	-	208.33	(208.33)	500.00	0.00%
Tax Preparation	33.60	13.50	20.10	32.40	103.70%
Travel and Per Diem	54.80	166.67	(111.87)	400.00	13.70%
Telephone	-	10.42	(10.42)	25.00	0.00%
Postage & Shipping	1.48	208.33	(206.85)	500.00	0.30%
Copies	-	312.50	(312.50)	750.00	0.00%
Legal Advertising	1,135.27	2,708.34	(1,573.07)	6,500.00	17.47%
Bank Fees	1.50	20.00	(18.50)	48.00	3.13%
Miscellaneous	120.00	62.50	57.50	150.00	80.00%
Meeting Room	-	104.17	(104.17)	250.00	0.00%
Office Supplies	-	112.50	(112.50)	270.00	0.00%
Property Taxes	100.98	41.67	59.31	100.00	100.98%
Web Site Maintenance	1,025.00	1,225.00	(200.00)	2,940.00	34.86%
Holiday Decorations	6,000.00	2,916.67	3,083.33	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	72.92	102.08	175.00	100.00%
Total General & Administrative Expenses	\$ 49,316.19	\$ 54,632.06	\$ (5,315.87)	\$ 131,116.88	37.61%



Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 512.89	\$ 833.33	\$ (320.44)	\$ 2,000.00	25.64%
Water-Sewer Combination Services					
Water Reclaimed	7,777.08	8,333.33	(556.25)	20,000.00	38.89%
Other Physical Environment					
General Insurance	3,549.00	1,604.25	1,944.75	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	4,086.33	4,555.67	9,807.20	88.12%
Other Insurance	500.00	625.00	(125.00)	1,500.00	33.33%
Irrigation Repairs	6,696.00	8,333.33	(1,637.33)	20,000.00	33.48%
Landscaping Maintenance & Material	66,210.07	83,333.33	(17,123.26)	200,000.00	33.11%
Tree Trimming	-	4,166.67	(4,166.67)	10,000.00	0.00%
Flower & Plant Replacement	-	6,250.00	(6,250.00)	15,000.00	0.00%
Contingency	-	2,083.33	(2,083.33)	5,000.00	0.00%
Pest Control	1,738.00	1,458.33	279.67	3,500.00	49.66%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,002.00	1,060.00	(58.00)	2,544.00	39.39%
IME - Irrigation	360.84	1,000.00	(639.16)	2,400.00	15.04%
IME - Landscaping	28,812.10	29,312.10	(500.00)	70,349.04	40.96%
IME - Lighting	193.46	400.00	(206.54)	960.00	20.15%
IME - Miscellaneous	73.20	2,000.00	(1,926.80)	4,800.00	1.53%
IME - Water Reclaimed	267.87	500.00	(232.13)	1,200.00	22.32%
IME - Landscape Improvements	-	4,000.00	(4,000.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	16,666.67	(16,666.67)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	775.00	725.00	1,860.00	80.65%
Hardscape Maintenance	2,780.00	6,250.00	(3,470.00)	15,000.00	18.53%
Streetlights	28,567.05	35,833.33	(7,266.28)	86,000.00	33.22%
Accent Lighting	-	416.67	(416.67)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	4,133.30	4,133.33	(0.03)	9,920.00	41.67%
Personnel Leasing Agreement - Irrigation Specialist	5,166.65	5,166.67	(0.02)	12,400.00	41.67%
Reserves					
Infrastructure Capital Reserve	-	4,583.33	(4,583.33)	11,000.00	0.00%
Interchange Maintenance Reserve	-	812.89	(812.89)	1,950.94	0.00%
Hurricane Reserve	-	2,083.33	(2,083.33)	5,000.00	0.00%
Total Field Operations Expenses	\$ 168,481.51	\$ 236,100.55	\$ (67,619.04)	\$ 566,641.38	29.73%
Total Expenses	\$ 217,797.70	\$ 290,732.61	\$ (72,934.91)	\$ 697,758.26	31.21%
Income (Loss) from Operations	\$ 357,580.83	\$ (1,666.67)	\$ 359,247.50	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 6,715.37	\$ 1,666.67	\$ 5,048.70	\$ 4,000.00	167.88%
Total Other Income (Expense)	\$ 6,715.37	\$ 1,666.67	\$ 5,048.70	\$ 4,000.00	167.88%
Net Income (Loss)	\$ 364,296.20	\$ -	\$ 364,296.20	\$ -	



Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
Revenues						
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 575,378.53
Net Revenues	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 575,378.53
General & Administrative Expenses						
Legislative						
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 2,400.00
Financial & Administrative						
Public Officials' Liability Insurance	3,156.00	-	-	-	-	3,156.00
Trustee Fees	5,702.93	-	-	-	-	5,702.93
Management	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	18,333.35
District Engineering	-	1,066.25	266.60	172.50	504.43	2,009.78
Property Appraiser	-	-	-	-	-	-
District Counsel	-	-	759.50	-	807.00	1,566.50
Assessment Administration	-	-	7,500.00	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-
Audit	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	33.60	33.60
Tax Preparation	-	-	-	-	-	-
Travel and Per Diem	-	-	-	40.80	14.00	54.80
Telephone	-	-	-	-	-	-
Postage & Shipping	-	0.74	-	0.74	-	1.48
Copies	-	-	-	-	-	-
Legal Advertising	275.68	58.14	486.65	267.15	47.65	1,135.27
Bank Fees	-	1.50	-	-	-	1.50
Miscellaneous	-	-	-	80.00	40.00	120.00
Meeting Room	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-
Property Taxes	-	100.98	-	-	-	100.98
Website Maintenance	145.00	145.00	145.00	445.00	145.00	1,025.00
Holiday Decorations	-	-	6,000.00	-	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 13,121.28	\$ 5,839.28	\$ 19,224.42	\$ 5,272.86	\$ 5,858.35	\$ 49,316.19
Field Operations						
Electric Utility Services						
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 128.72	\$ 128.02	\$ 512.89
Water-Sewer Combination Services						
Water Reclaimed	87.92	2,296.52	1,620.14	2,376.25	1,396.25	7,777.08
Other Physical Environment						
General Insurance	3,549.00	-	-	-	-	3,549.00
Property & Casualty Insurance	8,642.00	-	-	-	-	8,642.00
Other Insurance	500.00	-	-	-	-	500.00
Irrigation Repairs	-	-	1,319.00	3,798.50	1,578.50	6,696.00
Landscaping Maintenance & Material	3,896.75	27,259.91	15,578.33	15,578.33	3,896.75	66,210.07
Tree Trimming	-	-	-	-	-	-
Flower & Plant Replacement	-	-	-	-	-	-
Contingency	-	-	-	-	-	-
Pest Control	1,738.00	-	-	-	-	1,738.00
Interchange Maintenance Expenses						
IME - Aquatics Maintenance	200.40	200.40	-	400.80	200.40	1,002.00
IME - Irrigation	-	-	-	360.84	-	360.84
IME - Landscaping	5,762.42	5,762.42	-	11,524.84	5,762.42	28,812.10
IME - Lighting	-	45.28	-	98.03	50.15	193.46
IME - Miscellaneous	73.20	-	-	-	-	73.20
IME - Water Reclaimed	-	69.01	-	157.04	41.82	267.87
IME - Landscape Improvements	-	-	-	-	-	-
New Operational Expenses						



Greenway Improvement District
 Budget to Actual
 For the Month Ending 2/28/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	YTD Actual
Trail Repair	-	-	-	-	-	-
Road & Street Facilities						
Entry and Wall Maintenance	-	-	1,500.00	-	-	1,500.00
Hardscape Maintenance	-	-	-	2,780.00	-	2,780.00
Streetlights	-	7,111.07	7,109.80	7,173.21	7,172.97	28,567.05
Accent Lighting	-	-	-	-	-	-
Parks & Recreation						
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	-	1,653.32	4,133.30
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	-	2,066.66	5,166.65
Reserves						
Infrastructure Capital Reserve	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-
Hurricane Reserve	-	-	-	-	-	-
Total Field Operations Expenses	\$ 26,309.68	\$ 44,734.07	\$ 29,113.94	\$ 44,376.56	\$ 23,947.26	\$ 168,481.51
Total Expenses	\$ 39,430.96	\$ 50,573.35	\$ 48,338.36	\$ 49,649.42	\$ 29,805.61	\$ 217,797.70
Income (Loss) from Operations	\$ (39,430.96)	\$ (4,622.50)	\$ 37,602.23	\$ 3,371.06	\$ 360,661.00	\$ 357,580.83
Other Income (Expense)						
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 6,715.37
Total Other Income (Expense)	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 6,715.37
Net Income (Loss)	\$ (38,613.20)	\$ (3,815.27)	\$ 40,162.23	\$ 4,258.23	\$ 362,304.21	\$ 364,296.20



Greenway Improvement District
Cash Flow

	<u>Beg. Cash</u>	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	<u>End. Cash</u>
10/1/2025	132,505.14	4,343.48	(34,040.62)	327.97	(17,905.00)	85,230.97
11/1/2025	85,230.97	-	(4,109.65)	206,916.98	(34,523.39)	253,514.91
12/1/2025	253,514.91	-	-	363,724.29	(499,374.64)	117,864.56
1/1/2026	117,864.56	-	-	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	-	-	-	-	477,833.83 as of 3/3/2026
Totals		4,343.48	(38,150.27)	2,445,401.98	(2,066,266.50)	