

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, February 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: 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 January 20, 2026, Board of Supervisors' Meeting** (*provided under separate cover*)
- 2. **Discussion of Construction Committee Member Vacancy**

Business Matters

3. **Consideration of Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp** (*provided under separate cover*)
4. **Consideration of Proposals for Trail Repairs** (*provided under separate cover*)
5. **Ratification of Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$60,727.87**
6. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
7. **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 January 20, 2026,
Board of Supervisors' Meeting**
(provided under separate cover)



Greenway Improvement District

Construction Committee Member Vacancy



Greenway Improvement District

**Tavistock Lake Boulevard and
Narcoossee Road Landscape Revamp**
(provided under separate cover)



Greenway Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Greenway Improvement District

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

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

The total items being presented: **\$60,727.87**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)
 Check Dates: 1/1/2026 to 1/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
3798	1/05/26	P	ORLS	Orlando Sentinel	\$219.50
3799	1/15/26	P	BERMAN	Berman Construction LLC	\$1,859.99
3800	1/15/26	P	CEPRA	Cepra Landscape	\$3,896.75
3801	1/15/26	P	JLF	Juniper Landscaping of Florida	\$11,681.58
3802	1/26/26	P	PFMGC	PFM Group Consulting	\$47.54
3803	1/28/26	P	AAIKIN	Amanda Aikins	\$200.00
3804	1/28/26	P	KDUERR	Karen Duerr	\$200.00
3805	1/28/26	P	MFRANK	Matthew Franko	\$200.00
3806	1/28/26	P	PFMGC	PFM Group Consulting	\$3,666.67
3807	1/28/26	P	VGLOBA	VGlobalTech	\$300.00
3808	1/30/26	P	BCID	Boggy Creek Improv. District	\$47.65
3809	1/30/26	P	BERMAN	Berman Construction LLC	\$2,780.00
3810	1/30/26	P	CEPRA	Cepra Landscape	\$3,896.75
3811	1/30/26	P	DONMC	Donald W. McIntosh Associates	\$172.50
3812	1/30/26	P	JLF	Juniper Landscaping of Florida	\$15,480.08
BANK CN1484 REGISTER TOTAL:					\$44,649.01
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70079	1/20/26	M	TRUSTE	US Bank as Trustee for Greenew	\$170,081.18
70080	1/06/26	M	OCU	Orange County Utilities	\$367.50
70081	1/20/26	M	OUC	Orlando Utilities Commission	\$9,282.80
70082	1/30/26	M	BCID	Boggy Creek Improv. District	\$6,476.21
BANK OM-ACH REGISTER TOTAL:					\$186,207.69
GRAND TOTAL :					\$230,856.70

44,601.36	Checks 3798-3807, 3809-3812
47.65	Check 3808 - Construction legal ad
170,081.18	Debt Service Wires
367.50	PA 706 - OCU paid online
6,476.21	PA 708 - Dec. ICM paid to Boggy Creek
9,282.80	PA 708 - OUC paid online
230,856.70	Total cash spent
60,727.87	O&M cash spent

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

Greenway Improvement District
January 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3798	AMOUNT:	\$219.50	DATE:	01/05/26	VEND ID:	ORLS
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/14/25	OSC128956098	PA 707 - Ad: 7894202 - 12/16/2				\$0.00	\$219.50		
TOTALS:						\$0.00	\$219.50		
BANK:	CN1484	CHECK:	3799	AMOUNT:	\$1,859.99	DATE:	01/15/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	93254	PA 704 - Dec. irrigation speci				\$0.00	\$1,033.33		
12/01/25	93254	PA 704 - Dec. administrator ag				\$0.00	\$826.66		
TOTALS:						\$0.00	\$1,859.99		
BANK:	CN1484	CHECK:	3800	AMOUNT:	\$3,896.75	DATE:	01/15/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	O-S9225	PA 704 - Dec. Sec. 1 landscapi				\$0.00	\$3,896.75		
TOTALS:						\$0.00	\$3,896.75		
BANK:	CN1484	CHECK:	3801	AMOUNT:	\$11,681.58	DATE:	01/15/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	370996	PA 706 - Dec. Sec. 1 landscapi				\$0.00	\$5,563.58		
12/01/25	370996	PA 706 - Dec. Sec. 2 landscapi				\$0.00	\$6,118.00		
TOTALS:						\$0.00	\$11,681.58		
BANK:	OM-ACH	CHECK:	70079	AMOUNT:	\$170,081.18	DATE:	01/20/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/16/26	2026.01.15	S2023 FY26 DS (236275000) Dist				\$0.00	\$170,081.18		
TOTALS:						\$0.00	\$170,081.18		
BANK:	OM-ACH	CHECK:	70080	AMOUNT:	\$367.50	DATE:	01/06/26	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/16/25	06489-121625	PA 706 - 9987 Laur. Blvd. thru				\$0.00	\$367.50		
TOTALS:						\$0.00	\$367.50		
BANK:	OM-ACH	CHECK:	70081	AMOUNT:	\$9,282.80	DATE:	01/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/02/26	43030-010226	PA 708 - 12/01/2025 - 01/02/20				\$0.00	\$128.72		
01/02/26	43030-010226	PA 708 - 12/01/2025 - 01/02/20				\$0.00	\$1,978.75		
01/02/26	43030-010226	PA 708 - 12/01/2025 - 01/02/20				\$0.00	\$2.12		
01/02/26	43030-010226	PA 708 - 12/01/2025 - 01/02/20				\$0.00	\$7,173.21		
TOTALS:						\$0.00	\$9,282.80		
BANK:	CN1484	CHECK:	3802	AMOUNT:	\$47.54	DATE:	01/26/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/05/25	139531	PA 708 - Nov. mileage, tolls				\$0.00	\$6.80		
12/05/25	139531	PA 708 - Oct. storage facility				\$0.00	\$40.00		
01/06/26	OE-EXP-01-2026-08	PA 708 - Dec. postage				\$0.00	\$0.74		
TOTALS:						\$0.00	\$47.54		
BANK:	CN1484	CHECK:	3803	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	AAIKIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/20/26	2026.01.20	PA 710 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3804	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/20/26	2026.01.20	PA 710 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		

Greenway Improvement District
 January 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3805	AMOUNT:	\$200.00	DATE:	01/28/26	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/20/26	2026.01.20	PA 710 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3806	AMOUNT:	\$3,666.67	DATE:	01/28/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/05/26	DM-01-2026-20	PA 709 - DM fee: Jan. 2026				\$0.00	\$3,666.67		
TOTALS:						\$0.00	\$3,666.67		
BANK:	CN1484	CHECK:	3807	AMOUNT:	\$300.00	DATE:	01/28/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/01/25	7983	PA 710 - Oct. - Dec. ADA audit				\$0.00	\$300.00		
TOTALS:						\$0.00	\$300.00		
BANK:	OM-ACH	CHECK:	70082	AMOUNT:	\$6,476.21	DATE:	01/30/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	ICM2026-03	PA 708 - Dec. ICM - Aquatics				\$0.00	\$200.40		
12/31/25	ICM2026-03	PA 708 - Dec. ICM - Irrigation				\$0.00	\$360.84		
12/31/25	ICM2026-03	PA 708 - Dec. ICM - Landscaping				\$0.00	\$5,762.42		
12/31/25	ICM2026-03	PA 708 - Dec. ICM - Lighting				\$0.00	\$46.42		
12/31/25	ICM2026-03	PA 708 - Dec. ICM - Water recl				\$0.00	\$106.13		
TOTALS:						\$0.00	\$6,476.21		
BANK:	CN1484	CHECK:	3808	AMOUNT:	\$47.65	DATE:	01/30/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	OSC130163081	PA 709 - BCID req 507 ; legal				\$0.00	\$47.65		
TOTALS:						\$0.00	\$47.65		
BANK:	CN1484	CHECK:	3809	AMOUNT:	\$2,780.00	DATE:	01/30/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
11/30/25	93452	PA 709 - Sealant monuments				\$0.00	\$2,780.00		
TOTALS:						\$0.00	\$2,780.00		
BANK:	CN1484	CHECK:	3810	AMOUNT:	\$3,896.75	DATE:	01/30/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/01/26	O-S9397	PA 708 - Jan. Sec. 3 landscapi				\$0.00	\$3,896.75		
TOTALS:						\$0.00	\$3,896.75		
BANK:	CN1484	CHECK:	3811	AMOUNT:	\$172.50	DATE:	01/30/26	VEND ID:	DONMC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
01/23/26	48410	PA 710 - Eng. srvs. thru 12/31				\$0.00	\$172.50		
TOTALS:						\$0.00	\$172.50		
BANK:	CN1484	CHECK:	3812	AMOUNT:	\$15,480.08	DATE:	01/30/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
12/31/25	375854	PA 709 - Nov. wet check repair				\$0.00	\$2,075.00		
12/31/25	375855	PA 709 - Nov. wet check repair				\$0.00	\$175.50		
12/31/25	375856	PA 709 - Nov. wet check repair				\$0.00	\$288.50		
12/31/25	375857	PA 709 - Nov. wet check repair				\$0.00	\$234.00		
12/31/25	375858	PA 709 - Dec. irrigation repai				\$0.00	\$1,025.50		
01/01/26	376421	PA 709 - Jan. Sec. 2 landscapi				\$0.00	\$6,118.28		
01/01/26	376421	PA 709 - Jan. Sec. 1 landscapi				\$0.00	\$5,563.30		
TOTALS:						\$0.00	\$15,480.08		



Greenway Improvement District

Work Authorizations / Proposed Services
(if applicable)



Greenway Improvement District

District's Financial Position and Budget to Actual YTD



Greenway Improvement District

January 2026 Financial Package

January 31, 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 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 110,563.89				\$ 110,563.89
State Board of Administration	1,804.77				1,804.77
Infrastructure Capital Reserve	123,001.82				123,001.82
Interchange Maintenance Reserve	30,540.21				30,540.21
Hurricane Reserve	10.14				10.14
On-Roll Assessments Receivable	501,024.57				501,024.57
Off-Roll Assessments Receivable	7,820.74				7,820.74
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 1,607,206.11			1,607,206.11
Off-Roll Assessments Receivable		38,289.66			38,289.66
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		973,291.25			973,291.25
Prepayment (Series 2023)		3,953.78			3,953.78
General Checking Account			\$ 7,207.17		7,207.17
Acquisition/Construction (Series 2023)			1,086,210.51		1,086,210.51
Total Current Assets	<u>\$ 776,391.72</u>	<u>\$ 2,849,522.93</u>	<u>\$ 1,093,417.68</u>	<u>\$ -</u>	<u>\$ 4,719,332.33</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,204,027.16	\$ 1,204,027.16
Amount To Be Provided				28,170,972.84	28,170,972.84
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,375,000.00</u>
Total Assets	<u><u>\$ 776,391.72</u></u>	<u><u>\$ 2,849,522.93</u></u>	<u><u>\$ 1,093,417.68</u></u>	<u><u>\$ 29,375,000.00</u></u>	<u><u>\$ 34,094,332.33</u></u>



Greenway Improvement District
Statement of Financial Position
As of 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 13,462.88				\$ 13,462.88
Due To Other Governmental Units	6,065.34				6,065.34
Deferred Revenue - On-Roll	501,024.57				501,024.57
Deferred Revenue - Off-Roll	7,820.74				7,820.74
Deferred Revenue - On-Roll		\$ 1,607,206.11			1,607,206.11
Deferred Revenue - Off-Roll		38,289.66			38,289.66
Total Current Liabilities	<u>\$ 528,373.53</u>	<u>\$ 1,645,495.77</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,173,869.30</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>\$ 528,373.53</u>	<u>\$ 1,645,495.77</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 31,548,869.30</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	1,991.99				1,991.99
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		46,448.17			46,448.17
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			10,334.40		10,334.40
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 248,018.19</u>	<u>\$ 1,204,027.16</u>	<u>\$ 1,093,417.68</u>	<u>\$ -</u>	<u>\$ 2,545,463.03</u>
Total Liabilities and Net Assets	<u>\$ 776,391.72</u>	<u>\$ 2,849,522.93</u>	<u>\$ 1,093,417.68</u>	<u>\$ 29,375,000.00</u>	<u>\$ 34,094,332.33</u>



Greenway Improvement District
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 177,091.20				\$ 177,091.20
Off-Roll Assessments	7,820.72				7,820.72
On-Roll Assessments		\$ 568,080.11			568,080.11
Off-Roll Assessments		38,289.68			38,289.68
Total Revenues	<u>\$ 184,911.92</u>	<u>\$ 606,369.79</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 791,281.71</u>
<u>Expenses</u>					
Supervisor Fees	\$ 1,800.00				\$ 1,800.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	14,666.68				14,666.68
Engineering	1,505.35				1,505.35
District Counsel	759.50				759.50
Assessment Administration	7,500.00				7,500.00
Travel and Per Diem	40.80				40.80
Postage & Shipping	1.48				1.48
Legal Advertising	1,087.62				1,087.62
Bank Fees	1.50				1.50
Miscellaneous	80.00				80.00
Property Taxes	100.98				100.98
Web Site Maintenance	880.00				880.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	384.87				384.87
Water Reclaimed	6,380.83				6,380.83
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Irrigation	5,117.50				5,117.50
Landscaping Maintenance & Material	62,313.32				62,313.32



Greenway Improvement District
Statement of Activities
As of 1/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 801.60				\$ 801.60
IME - Irrigation	360.84				360.84
IME - Landscaping	23,049.68				23,049.68
IME - Lighting	143.31				143.31
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	226.05				226.05
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	21,394.08				21,394.08
Personnel Leasing Agreement	5,579.97				5,579.97
Interest Payments (Series 2023)		\$ 568,406.25			568,406.25
Total Expenses	\$ 187,992.09	\$ 568,406.25	\$ -	\$ -	\$ 756,398.34
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 5,072.16				\$ 5,072.16
Dividend Income		\$ 8,484.63			8,484.63
Interest Income			\$ 84.67		84.67
Dividend Income			10,249.73		10,249.73
Total Other Revenues (Expenses) & Gains (Losses)	\$ 5,072.16	\$ 8,484.63	\$ 10,334.40	\$ -	\$ 23,891.19
Change In Net Assets	\$ 1,991.99	\$ 46,448.17	\$ 10,334.40	\$ -	\$ 58,774.56
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	\$ 248,018.19	\$ 1,204,027.16	\$ 1,093,417.68	\$ -	\$ 2,545,463.03



Greenway Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
Assessments	\$ 184,911.92	\$ 231,252.75	\$ (46,340.83)	\$ 693,758.26	26.65%
Net Revenues	\$ 184,911.92	\$ 231,252.75	\$ (46,340.83)	\$ 693,758.26	26.65%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 1,800.00	\$ 4,000.00	\$ (2,200.00)	\$ 12,000.00	15.00%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	1,141.18	2,014.82	3,423.55	92.19%
Trustee Services	5,702.93	1,900.98	3,801.95	5,702.93	100.00%
Management	14,666.68	14,666.67	0.01	44,000.00	33.33%
Engineering	1,505.35	3,333.33	(1,827.98)	10,000.00	15.05%
Property Appraiser	-	1,533.33	(1,533.33)	4,600.00	0.00%
District Counsel	759.50	6,666.67	(5,907.17)	20,000.00	3.80%
Assessment Administration	7,500.00	2,500.00	5,000.00	7,500.00	100.00%
Reamortization Schedules	-	83.33	(83.33)	250.00	0.00%
Audit	-	1,333.33	(1,333.33)	4,000.00	0.00%
Arbitrage Calculation	-	166.67	(166.67)	500.00	0.00%
Tax Preparation	-	10.80	(10.80)	32.40	0.00%
Travel and Per Diem	40.80	133.33	(92.53)	400.00	10.20%
Telephone	-	8.33	(8.33)	25.00	0.00%
Postage & Shipping	1.48	166.67	(165.19)	500.00	0.30%
Copies	-	250.00	(250.00)	750.00	0.00%
Legal Advertising	1,087.62	2,166.66	(1,079.04)	6,500.00	16.73%
Bank Fees	1.50	16.00	(14.50)	48.00	3.13%
Miscellaneous	80.00	50.00	30.00	150.00	53.33%
Meeting Room	-	83.33	(83.33)	250.00	0.00%
Office Supplies	-	90.00	(90.00)	270.00	0.00%
Property Taxes	100.98	33.33	67.65	100.00	100.98%
Web Site Maintenance	880.00	980.00	(100.00)	2,940.00	29.93%
Holiday Decorations	6,000.00	2,333.33	3,666.67	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	58.33	116.67	175.00	100.00%
Total General & Administrative Expenses	\$ 43,457.84	\$ 43,705.60	\$ (247.76)	\$ 131,116.88	33.14%



Greenway Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 384.87	\$ 666.67	\$ (281.80)	\$ 2,000.00	19.24%
Water-Sewer Combination Services					
Water Reclaimed	6,380.83	6,666.67	(285.84)	20,000.00	31.90%
Other Physical Environment					
General Insurance	3,549.00	1,283.40	2,265.60	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	3,269.07	5,372.93	9,807.20	88.12%
Other Insurance	500.00	500.00	-	1,500.00	33.33%
Irrigation Repairs	5,117.50	6,666.67	(1,549.17)	20,000.00	25.59%
Landscaping Maintenance & Material	62,313.32	66,666.67	(4,353.35)	200,000.00	31.16%
Tree Trimming	-	3,333.33	(3,333.33)	10,000.00	0.00%
Flower & Plant Replacement	-	5,000.00	(5,000.00)	15,000.00	0.00%
Contingency	-	1,666.67	(1,666.67)	5,000.00	0.00%
Pest Control	1,738.00	1,166.67	571.33	3,500.00	49.66%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	801.60	848.00	(46.40)	2,544.00	31.51%
IME - Irrigation	360.84	800.00	(439.16)	2,400.00	15.04%
IME - Landscaping	23,049.68	23,449.68	(400.00)	70,349.04	32.76%
IME - Lighting	143.31	320.00	(176.69)	960.00	14.93%
IME - Miscellaneous	73.20	1,600.00	(1,526.80)	4,800.00	1.53%
IME - Water Reclaimed	226.05	400.00	(173.95)	1,200.00	18.84%
IME - Landscape Improvements	-	3,200.00	(3,200.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	13,333.33	(13,333.33)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	620.00	880.00	1,860.00	80.65%
Hardscape Maintenance	2,780.00	5,000.00	(2,220.00)	15,000.00	18.53%
Streetlights	21,394.08	28,666.67	(7,272.59)	86,000.00	24.88%
Accent Lighting	-	333.33	(333.33)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	2,479.98	3,306.67	(826.69)	9,920.00	25.00%
Personnel Leasing Agreement - Irrigation Specialist	3,099.99	4,133.33	(1,033.34)	12,400.00	25.00%
Reserves					
Infrastructure Capital Reserve	-	3,666.67	(3,666.67)	11,000.00	0.00%
Interchange Maintenance Reserve	-	650.31	(650.31)	1,950.94	0.00%
Hurricane Reserve	-	1,666.67	(1,666.67)	5,000.00	0.00%
Total Field Operations Expenses	\$ 144,534.25	\$ 188,880.48	\$ (44,346.23)	\$ 566,641.38	25.51%
Total Expenses	\$ 187,992.09	\$ 232,586.08	\$ (44,593.99)	\$ 697,758.26	26.94%
Income (Loss) from Operations	\$ (3,080.17)	\$ (1,333.33)	\$ (1,746.84)	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 5,072.16	\$ 1,333.33	\$ 3,738.83	\$ 4,000.00	126.80%
Total Other Income (Expense)	\$ 5,072.16	\$ 1,333.33	\$ 3,738.83	\$ 4,000.00	126.80%
Net Income (Loss)	\$ 1,991.99	\$ -	\$ 1,991.99	\$ -	



Greenway Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
Revenues					
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 184,911.92
Net Revenues	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 184,911.92
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 600.00	\$ 1,800.00
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	-	-	-	3,156.00
Trustee Fees	5,702.93	-	-	-	5,702.93
Management	3,666.67	3,666.67	3,666.67	3,666.67	14,666.68
District Engineering	-	1,066.25	266.60	172.50	1,505.35
Property Appraiser	-	-	-	-	-
District Counsel	-	-	759.50	-	759.50
Assessment Administration	-	-	7,500.00	-	7,500.00
Reamortization Schedules	-	-	-	-	-
Audit	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	-
Tax Preparation	-	-	-	-	-
Travel and Per Diem	-	-	-	40.80	40.80
Telephone	-	-	-	-	-
Postage & Shipping	-	0.74	-	0.74	1.48
Copies	-	-	-	-	-
Legal Advertising	275.68	58.14	486.65	267.15	1,087.62
Bank Fees	-	1.50	-	-	1.50
Miscellaneous	-	-	-	80.00	80.00
Meeting Room	-	-	-	-	-
Office Supplies	-	-	-	-	-
Property Taxes	-	100.98	-	-	100.98
Website Maintenance	145.00	145.00	145.00	445.00	880.00
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	\$ 43,457.84
Field Operations					
Electric Utility Services					
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 128.72	\$ 384.87
Water-Sewer Combination Services					
Water Reclaimed	87.92	2,296.52	1,620.14	2,376.25	6,380.83
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	5,117.50
Landscaping Maintenance & Material	3,896.75	27,259.91	15,578.33	15,578.33	62,313.32
Tree Trimming	-	-	-	-	-
Flower & Plant Replacement	-	-	-	-	-
Contingency	-	-	-	-	-
Pest Control	1,738.00	-	-	-	1,738.00



Greenway Improvement District
Budget to Actual
For the Month Ending 1/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	YTD Actual
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	200.40	200.40	-	400.80	801.60
IME - Irrigation	-	-	-	360.84	360.84
IME - Landscaping	5,762.42	5,762.42	-	11,524.84	23,049.68
IME - Lighting	-	45.28	-	98.03	143.31
IME - Miscellaneous	73.20	-	-	-	73.20
IME - Water Reclaimed	-	69.01	-	157.04	226.05
IME - Landscape Improvements	-	-	-	-	-
New Operational Expenses					
Trail Repair	-	-	-	-	-
Road & Street Facilities					
Entry and Wall Maintenance	-	-	1,500.00	-	1,500.00
Hardscape Maintenance	-	-	-	2,780.00	2,780.00
Streetlights	-	7,111.07	7,109.80	7,173.21	21,394.08
Accent Lighting	-	-	-	-	-
Parks & Recreation					
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	-	2,479.98
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	-	3,099.99
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	\$ 144,534.25
Total Expenses	\$ 39,430.96	\$ 50,573.35	\$ 48,338.36	\$ 49,649.42	\$ 187,992.09
Income (Loss) from Operations	\$ (39,430.96)	\$ (4,622.50)	\$ 37,602.23	\$ 3,371.06	\$ (3,080.17)
Other Income (Expense)					
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 5,072.16
Total Other Income (Expense)	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 5,072.16
Net Income (Loss)	\$ (38,613.20)	\$ (3,815.27)	\$ 40,162.23	\$ 4,258.23	\$ 1,991.99



Greenway Improvement District
Cash Flow

<u>Beg. Cash</u>		<u>FY 2025 Inflows</u>	<u>FY 2025 Outflows</u>	<u>FY 2026 Inflows</u>	<u>FY 2026 Outflows</u>	<u>End. Cash</u>
10/1/2025	132,505.14	4,343.48	(34,040.62)	327.97	(17,905.00)	85,230.97
11/1/2025	85,230.97	-	(4,109.65)	206,916.98	(34,523.39)	253,514.91
12/1/2025	253,514.91	-	-	363,724.29	(499,374.64)	117,864.56
1/1/2026	117,864.56	-	-	223,556.03	(230,856.70)	110,563.89
2/1/2026	110,563.89	-	-	23,055.20	(19,509.34)	114,109.75 as of 2/5/2026
Totals		4,343.48	(38,150.27)	817,580.47	(802,169.07)	