

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**
- 2. **Discussion of Construction Committee Member Vacancy**

Business Matters

3. **Consideration of Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp**
4. **Consideration of Proposals for Trail Repairs** (*provided under separate cover*)
5. **Consideration of District Engineer Fee Schedule Increase Letter**
6. **Ratification of Operation and Maintenance Expenditures Paid in January 2026 in an amount totaling \$60,727.87**
7. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
8. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

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

Adjournment



Greenway Improvement District

**Minutes of the January 20, 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, January 20, 2026, at 2:30 p.m. at 6900 Tavistock Lakes Blvd., Ste 200, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Karen Duerr	Vice Chairperson
Amanda Kost	Assistant Secretary
Matthew Franko	Assistant Secretary

Also attending:

Jennifer Walden	PFM	
Amanda Lane	PFM	(via phone)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	
Bob Schanck	Donald W. McIntosh Associates	
Jeffrey Newton	Donald W. McIntosh Associates	
DJ Batten	Berman	
Carlos Negron	Berman	
Edgard Morales	Berman	
Eddie Padua	Berman	
Pete Fussell	Berman	
Samantha Sharenow	Berman	(joined @ 2:36 p.m.)
Chris Wilson	Tavistock	
Rudy Bautista	Tavistock	
Will Stafford	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Walden called for public comments. She noted there was no one from the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
December 16, 2025, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the December 16, 2025, Board of Supervisors' Meeting.

Ms. Duerr noted that the reasoning for the revamp needs to be added to the Fourth Order of Business portion of the minutes.

On motion by Ms. Duerr, seconded by Mr. Tinetti, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the December 16, 2025, Board of Supervisors' Meeting, with changes noted .

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Amending the Annual Meeting
Schedule for Fiscal Year 2026**

Ms. Walden explained that District staff would like to move the March Construction Committee Meeting from March 12, 2026, to March 5, 2026, and is the only change to the Annual Meeting Schedule for Fiscal Year 2026.

On motion by Ms. Kost, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-02, Amending the Annual Meeting Schedule for Fiscal Year 2026 with moving the March 12, 2026, Construction Committee Meeting to March 5, 2026.

FIFTH ORDER OF BUSINESS

**Discussion of Construction
Committee Member Vacancy**

Ms. Walden noted that Mr. Hudson Larson resigned effective January 15, 2026. There are no current recommendations to fill the vacancy so this item will be tabled.

SIXTH ORDER OF BUSINESS

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

Mr. Stafford gave a design update and overview. It was noted the cost has approximately doubled with the new proposal given the direction the Board gave at the last meeting.

Ms. Duerr noted this appears to be more beneficial to the Developer from a competition standpoint and wanted to know if the Developer would be willing to contribute to the project. Mr. Stafford noted the Developer is discussing contributing to the project, but the contribution amount has not yet been determined. Mr. Tinetti noted that this revamp is not in the current budget but the area is not in the best shape and should be addressed. He added that it would be great if the Developer contributed but either way the Board needs to determine what is the best option for the residents moving forward.

Ms. Duerr agreed that the area does not look as good as the neighborhood across the street but it has been this way for some time. She asked if the wooded sign promoting Boxi Park is going to come out and if not, why. She also asked are there any other Districts that could contribute to the cost. Mr. Stafford stated from his understanding the sign is not going to be removed. Ms. Walden noted that at this time no other District would be contributing.

Discussion ensued regarding how the upkeep and maintenance would affect future budgets. It was noted there should not be an increase in maintenance as there is balance in the annuals and plants chosen, compared to the current ones. Mr. Franko asked for some of the plant choices chosen be looked at as he doesn't feel they are the best option.

It was noted the sources and amounts for funding, and an exact design need to be determined, before the Board can make a final decision.

This item was tabled to the next meeting contingent on updates from the team.

SEVENTH ORDER OF BUSINESS

Recommendation from Construction Committee on Items to Address from District Infrastructure Assessment Report

Ms. Walden noted this has been reviewed by the Construction Committee. The District Engineer's recommendation is to move forward, in the next three to six months, with repairs for Photo 19. The other photos are mainly aesthetic issues. Mr. Schanck stated that Photo 19 appears to be a base failure in the concrete.

There was a lengthy discussion regarding the report and needs. It was noted Photo 44 is a big issue when it rains. Mr. Tinetti noted there was a leak in that location that appears to have been repaired after the photo. The Board recommended along with Photo 19 to repair the issues in Photos 41, 63, and 64, crosswalks and areas with tree roots.

Mr. Padua noted that the team will bring back multiple proposals for the requested work.

Mr. Newton requested the repairs should be mapped out for future infrastructure assessment reports which will assist with noting if it is a recent asphalt failure or an older item.

Mr. Tinetti noted the entire asphalt pavement area will eventually need to be redone and there should be a timeline put in place as that will be a very high cost to the District. Mr. Newton noted that the asphalt design life is estimated to be 20 years.

EIGHTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$72,922.71

Ms. Walden noted these have previously been approved and need to be ratified by the Board.

On motion by Ms. Duerr, seconded by Ms. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in December 2025 in an amount totaling \$72,922.71.

NINTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Avcon, Inc., in the amount of \$2,360.00, for the Centerline Drive, Segment C and D Pipe Endwall.

Mr. Newton noted this is a Work Authorization for Midtown ID and was labeled for the Greenway ID by mistake.

TENTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through December 2025. The District has spent approximately 20% of the budget for Fiscal Year 2026. No action was required.

There was a brief discussion regarding the reserves and how much is being allocated each year. Mr. Tinetti stated that due to knowing bigger projects will be needed in the future, the yearly allocation may need to be increased.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- District Counsel – Ms. Mackie noted the legislative session is in process and her team is sending out the Capital Conversations Newsletter weekly. She's happy to forward the newsletter to anyone who isn't receiving it. Her team is also continuing to monitor any new bills and will keep the Board updated.
- District Manager – Ms. Walden noted the next meeting is scheduled for February 17, 2026.
- District Engineer – No report.
- Landscape Supervisor – No report.
- Construction Supervisor – No report.
- Irrigation Supervisor – It was noted the annuals are being planted and the grass cutbacks are taking place. This will help fix the line-of-sight issues.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti requested an update on the Tavistock Boulevard 4x4 cut out piece of asphalt that is not repaired. Mr. Batten noted the City does not like to come out for small repairs but they are aware.

Mr. Tinetti noted the first monument sign and half of the bridge lights on Tavistock Lakes Boulevard are out. Berman will review and follow up.

Ms. Kost noted Cepra and Berman are doing a great job picking up the signs and it is appreciated.

There were no further Supervisor requests at this time.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Kost, seconded by Ms. Duerr, with all in favor, the January 20, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Greenway Improvement District

Construction Committee Member Vacancy



Greenway Improvement District

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



Elaeocarpus
Decipiens-65G/32"

Canary Island Date Palm-
FG/9-18 CT

Ligustrum Multi
trunk- 30G

Muhlenbergia capillaris 'White
Cloud- 3G

Emerald Gooddness - 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 Goddess - 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

Cost/Proposal



January 30, 2026
Greeneway Improvement District - Maintenance

Contract No. - 375461

GREENEWAY IMPROVEMENT DISTRICT

TAVISTOCKBLVD ENHANCEMENT

- **FALLOW 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 _____
Date _____
Greeneway Improvement District - Maintenance





Greenway Improvement District

Proposals for Trail Repairs
(provided under separate cover)



Greenway Improvement District

District Engineer Fee Schedule Increase Letter

February 17, 2026

Greenway Improvement District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Re: Greenway Improvement District
District Engineer Services
McIntosh Job No. 23216

Board of Supervisors:

McIntosh Associates - an LJA Company (McIntosh) has been honored to serve as the District Engineer for the Greenway Improvement District (District) since its creation. During the term of our Agreement with the District, McIntosh has requested a market adjustment in our hourly rate schedule only once - in December 2018. The cost of conducting business has increased significantly since then, and as a direct result of these increased costs, we respectfully request an adjustment to the hourly rate schedule under which we provide our services, consistent with Article 3 of our Agreement, which provides for renegotiation of the fee schedule after the anniversary date of the Agreement.

In consideration of our longstanding service to the District, we respectfully request that the District consider amending our current Agreement for Engineering Services to utilize the attached hourly rate schedule from this date forward. All other Terms and Conditions of our Agreement for Engineering Services dated August 11, 2003, will remain in full force and effect.

We appreciate your continued confidence in McIntosh Associates - an LJA Company and look forward to continuing to serve you. Please contact our office with any questions or clarification.

Yours truly,

McIntosh Associates - an LJA Company


Jeffrey J. Newton, P.E.
President

JJN/lt

APPROVAL OF AMENDMENT TO AGREEMENT FOR ENGINEERING SERVICES:

[Signature]

[Date]

[Name and Title]

[Company]

PURSUANT TO FLORIDA STATUTE 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF DONALD W. MCINTOSH ASSOCIATES, INC. MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

HOURLY RATE SCHEDULE

<u>PERSONNEL CLASSIFICATION</u>	<u>HOURLY RATE</u>
Principal	\$300.00
Engineering Director	\$265.00
Survey Director	\$240.00
Planning Director	\$250.00
Landscape Architecture Director	\$240.00
Vice President	\$210.00
Senior Engineering Project Manager	\$210.00
Senior Survey Project Manager	\$195.00
Engineering Project Manager	\$190.00
Survey Project Manager	\$175.00
Senior Registered Engineer	\$190.00
Senior Registered Surveyor	\$175.00
Registered Engineer	\$170.00
Registered Surveyor	\$170.00
Certified Planner	\$170.00
Registered Landscape Architect	\$170.00
Certified Arborist	\$165.00
Certified Forester	\$160.00
GIS Manager/Administrator	\$150.00
Assistant Project Manager	\$150.00
Engineer III	\$150.00
Engineer II	\$140.00
Engineer I	\$130.00
Senior CAD Technician*	\$115.00
CAD Technician*	\$100.00
GIS Analyst	\$100.00
Construction Services Director	\$135.00
Construction Observer	\$100.00
Researcher	\$105.00
Project Manager Assistant	\$85.00
Survey Crew (2-person)	\$155.00
Survey Crew (3-person)	\$185.00
UAV/LiDAR Crew	\$370.00
Pickup/Delivery	\$40.00

*Engineering/Surveying/Planning/Landscape Architecture

The hourly rates for expert witness preparation, depositions and testimony will be billed at 1.5 times the rates listed above.



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)



Proposal

PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

ADDRESS
Greenway Improvement District Section 3 Greenway Sec 3 Orlando, FL 32817

PROPOSAL #	DATE
53989 (v. 0)	01/20/2026

DESCRIPTION	
<p>Oak and Sable Palm Replacement Greenway Section 3</p> <p>Proposal to replace Live Oak that had been blown over during multiple storms and did not survive. Also need to replace 2 sable palms that have died in the roundabout, on the top of the wall.</p>	\$4,160.00

				\$4,160.00	
Description	Type	Qty	Unit \$	Total \$	
Delivery Fee	EA	1.00	\$200.00	\$200.00	
Dump Fees - General Debris	EA	1.00	\$100.00	\$100.00	
Equipment Rental - Large Skid Steer	EA	1.00	\$300.00	\$300.00	
General Enhancement Labor	HR	18.00	\$60.00	\$1,080.00	
Live Oak B&B - 4-4.5" CAL 13-15ft Height	EA	1.00	\$900.00	\$900.00	
Palm Staking - Tree Frog	EA	2.00	\$125.00	\$250.00	
Regen Curved Sable Palm B&B	EA	1.00	\$720.00	\$720.00	
Regen Sable Palm B&B 12-18'	EA	1.00	\$500.00	\$500.00	
Tree Staking Pro 60 - Tree Frog	EA	1.00	\$110.00	\$110.00	

Total \$4,160.00

Terms and Conditions

1. **Scope of Work.** The scope of work to be performed by Contractor is set forth on attached Proposal. If work activity is not set forth in the Proposal, it is not included in the basic scope of work. All material shall conform to bid specifications unless expressly noted otherwise.
2. **Insurance, Licenses and Permits.** Contractor agrees to maintain General Liability insurance coverage, Workers Compensation insurance coverage, and Commercial Automobile insurance coverage as required by law. Contractor also shall comply with all licensing and permit requirements established by any State, County or municipal agency relating to the scope of work.
3. **Subcontractors.** Contractor reserves the right to hire qualified subcontractors to perform work under this Agreement.
4. **Access to Jobsite.** Owner shall ensure Contractor has access to all parts of the jobsite where the Contractor is to perform work as required by this Agreement during normal business hours and other reasonable periods of time. Owner will be responsible to furnish all utilities necessary to perform the work.
5. **Utilities.** Contractor will call Sunshine State One Call of Florida to locate utilities when applicable. Owner is responsible for location of private utilities and contractor cannot be held liable for damage to unmarked utilities.
6. **Compensation.** In exchange for Contractor performing the scope of work described in above, Owner shall pay Contractor in accordance with the pricing terms set forth. Contractor shall issue invoices upon completion of the work for amounts due in accordance with the pricing terms set forth. Amounts invoiced are due upon receipt and shall be considered past due after 15 days from the date of invoice. Past due amounts shall accrue interest at the annual rate of 12%. If Owner disputes or questions any invoice or portion of any invoice, Owner shall provide Contractor with written notification of the basis of the dispute or question within fourteen (14) days of receipt of the invoice or the invoice shall be deemed undisputed and fully payable by Owner. Work performed outside the scope of work described in attached Proposal shall be deemed extra work and shall be invoiced and paid in addition to the base compensation due under this Agreement. Owner agrees that if Owner fails to make payment for more than 60 days after the date of any work provided by Contractor arising out of or relating to this Agreement, then Contractor shall have the right to record a claim of lien against Owner's property to secure payment for labor, materials, equipment and supervision supplied by Contractor for the benefit of Owner's property.
7. **Termination.** This Agreement may be terminated with or without cause by the Owner upon seven (7) days written notice. Owner shall be required to pay for all materials and work completed to the date of termination
8. **Liability.** Contractor and Owner hereby waive any claims against each other for consequential damages or indirect damages of any kind. Contractor shall not be liable to Owner for any claim for property damage or bodily injury unless and to the extent caused by the negligence of Contractor or its employees or subcontractors.
9. **Disputes.** In the event of any litigation arising out of or relating to this Agreement or any related extra work, the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party at both the trial court and appellate court levels. The county and circuit courts in Marion County, Florida shall have sole and exclusive jurisdiction to decide any dispute between the parties, whether sounding in contract or tort and whether legal or equitable in nature, arising out of or relating to this Agreement. The parties hereby waive the right to trial by jury on all claims, counterclaims and defenses otherwise triable to a jury.
10. **Warranty.** All work performed will be guaranteed for one (1) year after completion. In order for warranty to remain in effect, proper maintenance must be performed for the entire length of the warranty period.
11. **Complete Agreement.** This Agreement and attached Proposal represents the complete and integrated agreement of the parties with respect to the subject matter hereof. All prior verbal or written agreements, promises or representations relating to this Agreement and exhibits hereto are hereby merged into this Agreement and do not survive execution of this Agreement.

Customer Printed Name

Customer Signature

Date

Job ID: 53989

ene 19, 2026, 10:32:21 a.m.
Selten Way
Orlando FL 32827









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	\$ 776,391.72	\$ 2,849,522.93	\$ 1,093,417.68	\$ -	\$ 4,719,332.33
<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	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Assets	\$ 776,391.72	\$ 2,849,522.93	\$ 1,093,417.68	\$ 29,375,000.00	\$ 34,094,332.33



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	<u>\$ 187,992.09</u>	<u>\$ 568,406.25</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 756,398.34</u>
<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)	<u>\$ 5,072.16</u>	<u>\$ 8,484.63</u>	<u>\$ 10,334.40</u>	<u>\$ -</u>	<u>\$ 23,891.19</u>
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	<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>



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>	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	-	-	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)	