

# Greenway Improvement District

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

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

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

### 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



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# **Greenway Improvement District**

**Minutes of the February 17, 2026,  
Board of Supervisors' Meeting**  
*(provided under separate cover)*



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# **Greenway Improvement District**

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

# Cost/Proposal



January 30, 2026  
Greeneway Improvement District - Maintenance

Contract No. - 375461

**GREENEWAY 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 AROUND 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
			<b>\$88,959.00</b>

**WORK ORDER SUMMARY**

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

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

By \_\_\_\_\_  
Date \_\_\_\_\_  
Greeneway Improvement District - Maintenance



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



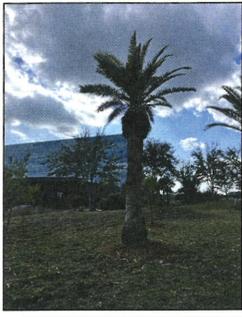
Asiatic  
Jasmine - 4"

Dwarf Ixora-  
65G

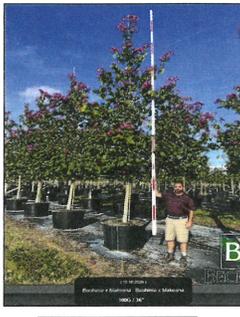
# Plant Material



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



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# Greenway Improvement District

**Proposals for Trail Repairs**  
*(provided under separate cover)*



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# **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:

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\_\_\_\_ 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
<b>BANK ID: CN1484 - VALLEY BANK</b>					<b>001-101-0000-00-01</b>
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
<b>BANK CN1484 REGISTER TOTAL:</b>					<b>\$9,357.74</b>
<b>BANK ID: OM-ACH - CITY NATIONAL BANK - ACH &amp; WIRES</b>					<b>001-101-0000-00-01</b>
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
<b>BANK OM-ACH REGISTER TOTAL:</b>					<b>\$1,274,249.03</b>
<b>GRAND TOTAL :</b>					<b>\$1,283,606.77</b>

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

<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70083</b>	<b>AMOUNT:</b>	<b>\$19,144.84</b>	<b>DATE:</b>	<b>02/04/26</b>	<b>VEND ID:</b>	<b>TRUSTE</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
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		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$19,144.84</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70084</b>	<b>AMOUNT:</b>	<b>\$145.00</b>	<b>DATE:</b>	<b>02/05/26</b>	<b>VEND ID:</b>	<b>VGLOBA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
01/01/26	8125	PA 711 - Jan. website maint.				\$0.00	\$145.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$145.00</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3813</b>	<b>AMOUNT:</b>	<b>\$219.50</b>	<b>DATE:</b>	<b>02/05/26</b>	<b>VEND ID:</b>	<b>ORLS</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
01/18/26	OSC131023414	PA 711 - Ad: 7905118 - 01/20/2				\$0.00	\$219.50		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$219.50</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70085</b>	<b>AMOUNT:</b>	<b>\$395.38</b>	<b>DATE:</b>	<b>02/08/26</b>	<b>VEND ID:</b>	<b>OCU</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
01/16/26	06489-011626	PA 710 - 9987 Laur. Blvd. thru				\$0.00	\$395.38		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$395.38</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70086</b>	<b>AMOUNT:</b>	<b>\$6,065.34</b>	<b>DATE:</b>	<b>02/09/26</b>	<b>VEND ID:</b>	<b>BCID</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
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		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$6,065.34</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3814</b>	<b>AMOUNT:</b>	<b>\$1,859.99</b>	<b>DATE:</b>	<b>02/09/26</b>	<b>VEND ID:</b>	<b>BERMAN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
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		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$1,859.99</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3815</b>	<b>AMOUNT:</b>	<b>\$807.00</b>	<b>DATE:</b>	<b>02/09/26</b>	<b>VEND ID:</b>	<b>KUTAK</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
01/29/26	3690221	PA 712 - Gen. legal thru 12/31				\$0.00	\$807.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$807.00</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3816</b>	<b>AMOUNT:</b>	<b>\$3,740.67</b>	<b>DATE:</b>	<b>02/09/26</b>	<b>VEND ID:</b>	<b>PFMGC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
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		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$3,740.67</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70087</b>	<b>AMOUNT:</b>	<b>\$1,240,010.20</b>	<b>DATE:</b>	<b>02/17/26</b>	<b>VEND ID:</b>	<b>TRUSTE</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
02/14/26	2026.02.13	S2023 FY26 DS (236275000) Dist				\$0.00	\$1,240,010.20		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$1,240,010.20</b>		

**Greenway Improvement District**  
February 2026 AP Remittance Report

<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70088</b>	<b>AMOUNT:</b>	<b>\$8,343.27</b>	<b>DATE:</b>	<b>02/19/26</b>	<b>VEND ID:</b>	<b>OUC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
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		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$8,343.27</b>		
<b>BANK:</b>	<b>OM-ACH</b>	<b>CHECK:</b>	<b>70089</b>	<b>AMOUNT:</b>	<b>\$145.00</b>	<b>DATE:</b>	<b>02/23/26</b>	<b>VEND ID:</b>	<b>VGLOBA</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
02/01/26	8205	PA 713 - Feb. website maint.				\$0.00	\$145.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$145.00</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3817</b>	<b>AMOUNT:</b>	<b>\$47.65</b>	<b>DATE:</b>	<b>02/24/26</b>	<b>VEND ID:</b>	<b>BCID</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
01/31/26	OSC132234456	PA 713 - BCID req 510 ; legal				\$0.00	\$47.65		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$47.65</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3818</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>02/24/26</b>	<b>VEND ID:</b>	<b>AAIKIN</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
02/17/26	2026.02.17	PA 714 - Supervisor fee 2026.0				\$0.00	\$200.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$200.00</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3819</b>	<b>AMOUNT:</b>	<b>\$504.43</b>	<b>DATE:</b>	<b>02/24/26</b>	<b>VEND ID:</b>	<b>DONMC</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
02/20/26	48540	PA 714 - Eng. srvs. thru 01/31				\$0.00	\$504.43		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$504.43</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3820</b>	<b>AMOUNT:</b>	<b>\$1,578.50</b>	<b>DATE:</b>	<b>02/24/26</b>	<b>VEND ID:</b>	<b>JLF</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
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		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$1,578.50</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3821</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>02/24/26</b>	<b>VEND ID:</b>	<b>KDUERR</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
02/17/26	2026.02.17	PA 714 - Supervisor fee 2026.0				\$0.00	\$200.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$200.00</b>		
<b>BANK:</b>	<b>CN1484</b>	<b>CHECK:</b>	<b>3822</b>	<b>AMOUNT:</b>	<b>\$200.00</b>	<b>DATE:</b>	<b>02/24/26</b>	<b>VEND ID:</b>	<b>MFRANK</b>
<b>Date</b>	<b>Invoice Number</b>	<b>Invoice Description</b>				<b>Discount Taken</b>	<b>Amount Paid</b>		
02/17/26	2026.02.17	PA 714 - Supervisor fee 2026.0				\$0.00	\$200.00		
<b>TOTALS:</b>						<b>\$0.00</b>	<b>\$200.00</b>		



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# **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
			<b>\$3,900.00</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Landscape Material	\$0.00	\$3,900.00
		<b>\$0.00</b>
		<b>\$3,900.00</b>

<b>Sale</b>	\$3,900.00
<b>Sales Tax</b>	\$0.00
<b>Total</b>	<b>\$3,900.00</b>

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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# **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>					
<b>Current Assets</b>					
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
<b>Investments</b>					
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
<b>Total Assets</b>	\$ 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
<b><u>Liabilities and Net Assets</u></b>					
<b><u>Current Liabilities</u></b>					
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>
<b><u>Long Term Liabilities</u></b>					
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>
<b>Total Liabilities</b>	<u>\$ 143,260.80</u>	<u>\$ 386,340.73</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,904,601.53</u>
<b><u>Net Assets</u></b>					
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
<b>Total Net Assets</b>	<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>
<b>Total Liabilities and Net Assets</b>	<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
<b><u>Revenues</u></b>					
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>
<b><u>Expenses</u></b>					
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
<b>Total Expenses</b>	<b>\$ 217,797.70</b>	<b>\$ 568,406.25</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 786,203.95</b>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>					
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
<b>Total Other Revenues (Expenses) &amp; Gains (Losses)</b>	<b>\$ 6,715.37</b>	<b>\$ 11,733.57</b>	<b>\$ 13,577.24</b>	<b>\$ -</b>	<b>\$ 32,026.18</b>
<b>Change In Net Assets</b>	<b>\$ 364,296.20</b>	<b>\$ 1,308,852.15</b>	<b>\$ 13,577.24</b>	<b>\$ -</b>	<b>\$ 1,686,725.59</b>
<b>Net Assets At Beginning Of Year</b>	<b>\$ 246,026.20</b>	<b>\$ 1,157,578.99</b>	<b>\$ 1,083,083.28</b>	<b>\$ -</b>	<b>\$ 2,486,688.47</b>
<b>Net Assets At End Of Year</b>	<b>\$ 610,322.40</b>	<b>\$ 2,466,431.14</b>	<b>\$ 1,096,660.52</b>	<b>\$ -</b>	<b>\$ 4,173,414.06</b>



**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
<b><u>Revenues</u></b>					
Assessments	\$ 575,378.53	\$ 289,065.94	\$ 286,312.59	\$ 693,758.26	82.94%
<b>Net Revenues</b>	<b>\$ 575,378.53</b>	<b>\$ 289,065.94</b>	<b>\$ 286,312.59</b>	<b>\$ 693,758.26</b>	<b>82.94%</b>
<b><u>General &amp; Administrative Expenses</u></b>					
<b>Legislative</b>					
Supervisor Fees	\$ 2,400.00	\$ 5,000.00	\$ (2,600.00)	\$ 12,000.00	20.00%
<b>Financial &amp; Administrative</b>					
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%
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 49,316.19</b>	<b>\$ 54,632.06</b>	<b>\$ (5,315.87)</b>	<b>\$ 131,116.88</b>	<b>37.61%</b>



**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
<b><u>Field Operations</u></b>					
<b>Electric Utility Services</b>					
Electric	\$ 512.89	\$ 833.33	\$ (320.44)	\$ 2,000.00	25.64%
<b>Water-Sewer Combination Services</b>					
Water Reclaimed	7,777.08	8,333.33	(556.25)	20,000.00	38.89%
<b>Other Physical Environment</b>					
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%
<b>Interchange Maintenance Expenses</b>					
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%
<b>New Operational Expenses</b>					
Trail Repair	-	16,666.67	(16,666.67)	40,000.00	0.00%
<b>Road &amp; Street Facilities</b>					
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%
<b>Parks &amp; Recreation</b>					
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%
<b>Reserves</b>					
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%
<b>Total Field Operations Expenses</b>	<b>\$ 168,481.51</b>	<b>\$ 236,100.55</b>	<b>\$ (67,619.04)</b>	<b>\$ 566,641.38</b>	<b>29.73%</b>
<b>Total Expenses</b>	<b>\$ 217,797.70</b>	<b>\$ 290,732.61</b>	<b>\$ (72,934.91)</b>	<b>\$ 697,758.26</b>	<b>31.21%</b>
<b>Income (Loss) from Operations</b>	<b>\$ 357,580.83</b>	<b>\$ (1,666.67)</b>	<b>\$ 359,247.50</b>	<b>\$ (4,000.00)</b>	
<b><u>Other Income (Expense)</u></b>					
Interest Income	\$ 6,715.37	\$ 1,666.67	\$ 5,048.70	\$ 4,000.00	167.88%
<b>Total Other Income (Expense)</b>	<b>\$ 6,715.37</b>	<b>\$ 1,666.67</b>	<b>\$ 5,048.70</b>	<b>\$ 4,000.00</b>	<b>167.88%</b>
<b>Net Income (Loss)</b>	<b>\$ 364,296.20</b>	<b>\$ -</b>	<b>\$ 364,296.20</b>	<b>\$ -</b>	



**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
<b>Revenues</b>						
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 575,378.53
<b>Net Revenues</b>	<b>\$ -</b>	<b>\$ 45,950.85</b>	<b>\$ 85,940.59</b>	<b>\$ 53,020.48</b>	<b>\$ 390,466.61</b>	<b>\$ 575,378.53</b>
<b>General &amp; Administrative Expenses</b>						
<b>Legislative</b>						
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 2,400.00
<b>Financial &amp; Administrative</b>						
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
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 13,121.28</b>	<b>\$ 5,839.28</b>	<b>\$ 19,224.42</b>	<b>\$ 5,272.86</b>	<b>\$ 5,858.35</b>	<b>\$ 49,316.19</b>
<b>Field Operations</b>						
<b>Electric Utility Services</b>						
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 128.72	\$ 128.02	\$ 512.89
<b>Water-Sewer Combination Services</b>						
Water Reclaimed	87.92	2,296.52	1,620.14	2,376.25	1,396.25	7,777.08
<b>Other Physical Environment</b>						
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
<b>Interchange Maintenance Expenses</b>						
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	-	-	-	-	-	-
<b>New Operational Expenses</b>						



**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	-	-	-	-	-	-
<b>Road &amp; Street Facilities</b>						
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	-	-	-	-	-	-
<b>Parks &amp; Recreation</b>						
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
<b>Reserves</b>						
Infrastructure Capital Reserve	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-
Hurricane Reserve	-	-	-	-	-	-
<b>Total Field Operations Expenses</b>	<b>\$ 26,309.68</b>	<b>\$ 44,734.07</b>	<b>\$ 29,113.94</b>	<b>\$ 44,376.56</b>	<b>\$ 23,947.26</b>	<b>\$ 168,481.51</b>
<b>Total Expenses</b>	<b>\$ 39,430.96</b>	<b>\$ 50,573.35</b>	<b>\$ 48,338.36</b>	<b>\$ 49,649.42</b>	<b>\$ 29,805.61</b>	<b>\$ 217,797.70</b>
<b>Income (Loss) from Operations</b>	<b>\$ (39,430.96)</b>	<b>\$ (4,622.50)</b>	<b>\$ 37,602.23</b>	<b>\$ 3,371.06</b>	<b>\$ 360,661.00</b>	<b>\$ 357,580.83</b>
<b>Other Income (Expense)</b>						
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 6,715.37
<b>Total Other Income (Expense)</b>	<b>\$ 817.76</b>	<b>\$ 807.23</b>	<b>\$ 2,560.00</b>	<b>\$ 887.17</b>	<b>\$ 1,643.21</b>	<b>\$ 6,715.37</b>
<b>Net Income (Loss)</b>	<b>\$ (38,613.20)</b>	<b>\$ (3,815.27)</b>	<b>\$ 40,162.23</b>	<b>\$ 4,258.23</b>	<b>\$ 362,304.21</b>	<b>\$ 364,296.20</b>



Greenway Improvement District  
Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	End. Cash
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)	