

Greenway Improvement District

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

www.greenewayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, April 21, 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 March 10, 2026, Board of Supervisors' Meeting**
- 2. **Letter from Supervisor of Elections – Orange County**
- 3. **Consideration of Resolution 2026-03, General Election**

Business Matters

- 4. **Consideration of Proposals for Trail Repairs**
- 5. **Review of Fiscal Year 2027 Operations & Maintenance Budget**
- 6. **Ratification of Operation and Maintenance Expenditures Paid in March 2026 in an amount totaling \$57,544.55**
- 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 March 10, 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, March 10, 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	(via phone)
Matthew Franko	Assistant Secretary	
Antoinette Munroe	Assistant Secretary	(via phone)

Also attending:

Jennifer Walden	PFM	
Lynne Mullins	PFM	(via phone @ 2:34 p.m.)
Amanda Lane	PFM	(via phone @ 2:31 p.m.)
Blake Firth	PFM	(via phone)
Tucker Mackie	Kutak Rock	(via phone)
Bob Schanck	Donald W. McIntosh Associates	
Carlos Negron	Berman	
Eddie Padua	Berman	
Edgard Morales	Berman	
Samantha Sharenow	Berman	(via phone)
Pete Fussell	Berman	
Will Stafford	Tavistock	
Rudy Bautista	Tavistock	

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

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

The Board reviewed the minutes of the February 17, 2026, Board of Supervisors' Meeting.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Minutes of the February 17, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Walden gave an overview regarding funding for the revamp. She noted there is carry forward from the previous fiscal year, several line items appear that they will come in under budget by the end of the current fiscal year and there are funds in reserve as well. As the Developer is willing to cover 50% of the cost, the District only needs to come up with 50% and the District should have no issue covering this cost.

There was brief discussion regarding landscaping costs for freeze damage items and the budget. Mr. Stafford explained there is no cost for replacement yet, but the estimation is \$10,000.00 or less. Another item of concern from the Board, which could be an added cost this year, is hurricane costs.

There was a recommendation to communicate with the residents regarding this project and funding. Ms. Walden noted the information can be placed on the District's website and the HOA can be contacted to request an email blast.

Ms. Duerr noted the stone needs to be pressure washed. It was noted that pressure washing is a part of the annual budget, but additional locations would require proposals.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Tavistock Lakes Boulevard and Narcoossee Road Landscape Revamp with the Greenway Improvement District funding 50% of the project and Tavistock funding 50% of the project.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Trail Repairs

Mr. Padua gave an update that the request for proposals were sent to five vendors and two notated their interest to submit, however, they were not able to submit their proposal in time for today's meeting. These items will be brought to the Board at the April meeting.

SIXTH ORDER OF BUSINESS

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

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

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified the Operation and Maintenance Expenditures Paid in February 2026 in an amount totaling \$24,404.08.

SEVENTH ORDER OF BUSINESS

Recommendation of Work Authorizations/Proposed Services

Ms. Walden reviewed the Work Authorization from Juniper, in the amount of \$3,900.00, to remove the Schillings-Duranta and replace with the Green Goddess Liriope plant material. It was noted this is due to a resident complaint regarding line of sight issues.

There was brief discussion regarding the plant material. It was noted the palm trees will not be removed.

On motion by Mr. Tinetti, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Juniper, in the amount of \$3,900.00.

Ms. Walden reviewed the Work Authorization from Berman, for a not-to-exceed amount of \$5,500.00, for bridge and monument uplighting repairs. She noted this not-to-exceed cost includes the cost for repair and the oversight fee from Berman.

Mr. Padua gave an overview of the vendor and noted this repair would start next week, if approved.

There was brief discussion regarding the previous repair. It was requested that the warranty information and scope of work be confirmed. Ms. Mackie recommended that the warranty information be included in the Work Authorization since the vendor is a subcontractor to Berman.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved the Work Authorization from Berman, with a not-to-exceed amount of \$5,500.00, and authorized the Chair to execute outside of a meeting, subject to warranty information being included in the Work Authorization.

Ms. Walden reviewed the Work Authorization from Juniper, for an amount of \$4,400.00, for removal of dead plant material.

There was brief discussion regarding the scope of work, if the material could come back, estimated timeline and replacement options.

This item was tabled as the Board requested that a removal and replacement proposal be submitted at the same time. Mr. Stafford will provide replacement recommendations.

EIGHTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through February 2026. The District has spent approximately 31% of the budget.

There was brief discussion regarding the hurricane reserve line item. Ms. Lane noted there is interest being earned in that account.

No action was required.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

District Manager – Ms. Walden noted the next meeting is scheduled for Tuesday, April 21, 2026.

District Engineer – No report.

Landscape Supervisor – There was brief discussion regarding the timeline for the landscape revamp project.

Construction Supervisor – Berman requested to begin the paver concrete repair tomorrow due to weather concerns.

Irrigation Supervisor – No report.

TENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Tinetti requested an update regarding the asphalt on Tavistock Lakes Boulevard being replaced by the City. He asked for the last communication to be sent to him and he will follow up with the City.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Walden requested a motion to adjourn.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the March 10, 2026, Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

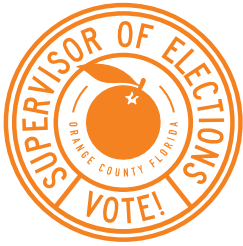
Secretary/Assistant Secretary

Chair/Vice Chair



Greenway Improvement District

Letter from Supervisor of Elections – Orange County



Karen Castor Dentel Supervisor of Elections Orange County—Florida

Mapping Department

soemapping@ocfelections.gov

April 15, 2026

Jennifer Walden, Senior District Manager
Greenway Improvement District
PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2026. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2026**, there are **5,634 registered voter(s)** in the **Greenway Improvement District**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov



119 West Kaley Street, Orlando, Florida 32806

✉ P.O. Box 562001, Orlando, Florida 32856 ☎ 407.836.2070 📠 407.254.6598 🌐 ocfelections.gov



Greenway Improvement District

**Resolution 2026-03,
General Election**

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GREENEWAY IMPROVEMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ORANGE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Greenway Improvement District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Orlando, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Orange County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Chad Tinetti, and Seat 3, currently held by Amanda Kost, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of April 2026.

**GREENWAY IMPROVEMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
GREENWAY IMPROVEMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Greenway Improvement District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Orange County Supervisor of Elections located at 119 W. Kaley Street, Orlando, Florida 32806; Ph: (407) 836-2070. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Orange County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Greenway Improvement District has two (2) seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Orange County Supervisor of Elections.

Publish on or before May 18, 2026.



Greenway Improvement District

Proposals for Trail Repairs

Trail Repair Proposals Summary

	Baseline Construction	Landmark Paving
Item #19	\$8,346.00	-
Item #68		
Item #69		
Item #70		
Item #71		
Item #63	\$2,600.00	\$2,525.00
Item #48 Thermo	\$1,950.00	\$1,828.00
Item #48 Part 2	-	\$12,034.00
Mobilization	included	\$800.00
Total	\$12,896.00	\$17,187.00

ESTIMATE

Date
3/26/2026

Customer / Company Name Berman		Requested Start Date
Job Site / Address Greenway Improvement District		
Contact Name Eddie Padua	Email EPadua@BermanCorp.com	Phone 407-784-0601

#	Description	QTY	Price	Total
1	GID Photo #19, 68, 69, 70, 71 Concrete	LS		\$8,346
2	GID Photo #63 Asphalt	LS		\$2,600
3	GID Photo #48 Thermoplastic Paint	LS		\$1,950
Total				\$12,896

Notes

Concrete

1. Barricade and secure work areas in preparation for demolition activity.
2. Sawcut, jackhammer and remove existing concrete sidewalk.
3. Compact the existing subbase material using a vibratory plate compactor.
4. Install forms as needed for new 4" thick concrete sidewalk pour.
5. Pour new 3,000 PSI concrete into the forms. Rake and trowel to level.
6. Float the concrete surface smooth then apply light broom finish.
7. Tool or sawcut control joints spaced 5' on centers (TYP).

****ASPHALT ADJACENT TO REPAIRED CONCRETE MAY BE CHIPPED OR DAMAGED DURING CONSTRUCTION. ASPHALT REPAIRS ARE NOT INCLUDED IN THE PROPOSAL TOTAL AND WILL BE AN ADDITIONAL COST TO THE CUSTOMER.**

Asphalt Overlay w/ Transition Milling

1. Mill existing asphalt surfaces adjacent to concrete, catch basins, and tie-in points to achieve a flush transition.
2. Clean entire asphalt surface with power street brooms and/or blowers.
3. Haul millings from site.
4. Apply SS-1h tack coat to prepared areas.
5. Install up to 1.5" overlay with Type S-III hot mix asphalt.
6. Roll and compact using a 4-6 ton steel drum roller and a rubber tire traffic roller.
7. Inaccessible areas will be mechanically or hand compacted. 8. Remove and haul away any remaining debris from site.

****THIS CONTRACTOR CANNOT GUARANTEE AGAINST FUTURE SETTLING OR STANDING WATER. **THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR POWER STEERING MARKS AND OTHER SURFACE ABRASIONS CAUSED BY VEHICLES ON THE NEWLY RESURFACED ASPHALT. **THIS CONTRACTOR WILL NOT BE RESPONSIBLE FOR EXISTING CAR STOPS BROKEN DURING HANDLING. ANY CAR STOPS BROKEN WILL BE REPLACED AT AN EXTRA COST TO THE CUSTOMER.**

Estimate is valid for 10 days; any changes may affect pricing. This estimate is based on information provided by the client regarding project requirements. Quantities and pricing are an approximation and not guaranteed; field verification is required to confirm quantities, and actual cost may change once all layout, dig and steel is completed. Upon acceptance of this estimate, Next Day Concrete will perform only the work listed above, any additional services requested will incur additional charges.

Signature as Acceptance	Printed Name	Acceptance Date
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PROPOSAL

LPV-26-11782-1

JOB NAME AND ADDRESS

**EP1481 GID Greenway
Improvements
Tavistock Lakes Blvd and
Narcoossee Rd
Orlando, FL 32832**

PREPARED FOR

**Berman Corp
(407) 522-7140
6900 Tavistock Lakes
Orlando, FL 32827**

CONTACT

**Eddie Padua
epadua@bermancorp.com**

EP1481 GID GREENEWAY IMPROVEMENTS **PROPOSAL**

04/13/2026

ADDRESS

493 N WHITE CEDAR RD
SANFORD, FL
32771

TELEPHONE

407 359 1172 Office

SALESPERSON

COREY PHILLIPS

EMAIL

CPHILLIPS@LANDMARKPAVING.COM

PROPOSAL

Dear Eddie Padua,

Thank you for the opportunity to provide you with a proposal. Landmark Paving specializes in Paving, Parking Lot Maintenance & Repair, Pavement Marking, Signage, Sealcoating, and Concrete Services providing excellent service to all our clients. .

Per your request, we propose to supply the following to complete the indicated job: Labor, Materials, Equipment
Exclusions: Testing, Towing, Permits, As-built drawings, 3rd Party Inspections, Stake Out, Removal, Locating, Or Relocation Of Utilities, Any Other Items As Listed On The Terms And Conditions Page.

Please review the proposal and feel free to call with any questions. With acceptance of this proposal, we will be sending a **NOTICE TO OWNER** prior to commencing any work.

PROPOSAL

ITEM 48 PART 1

This proposal will consist of the following:

40 711-11-124-18" Solid Traffic Stripe, Thermoplastic (White)
2 3055-Arrows (thermo)

- *This work will be completed as coordinated with Purchaser.*
- *If plan date varies from proposal date of plan additional charges may be added.*
- *Purchaser is required to provide Contractor with a detailed, updated drawing designating exact layout of area to be striped prior to performing work.*
- *Landmark Paving will not be held responsible for slip and fall claims once thermoplastic has set up.*
- *Contractor is not responsible for obtaining current ADA, Federal, State, & Local Parking Lot Stripe Codes and or re-designing existing striping layout.*
- *Purchaser required to provide a detailed striping layout.*
- *Purchaser agrees to pay Contractor a minimum of \$500 for each additional mobilization required for striping not listed above.*
- *Re-striping of existing lots is per customer spec.*
- *Customer to have vehicles and material removed from work area, parking lot lights left on, and irrigation shut of.*
- *Additional mobilizations may result in additional charges*

Price: \$1,828.00

ITEM 48 PART 2

This Proposal will consist of the following:

- 1 0002 Second Coat of Paint
- 1 0002 Second Coat of Paint

- *This work will be completed as coordinated with Purchaser.*
- *If plan date varies from proposal date of plan additional charges may be added.*
- *Purchaser is required to provide Contractor with a detailed, updated drawing designating exact layout of area to be striped prior to performing work.*
- *Purchaser required to provide a detailed striping layout.*
- *Landmark Paving will not be held responsible for slip and fall claims once paint has dried.*
- *Contractor is not responsible for obtaining current ADA, Federal, State, & Local Parking Lot Stripe Codes and or re-designing existing striping layout.*
- *Purchaser agrees to pay Contractor a minimum of \$500 for each additional mobilization required for striping not listed above or phasing not shown in the plans.*
- *Re-striping of existing lots is per customer spec.*
- *Customer to have vehicles and material removed from work area, parking lot lights left on, and irrigation shut of.*
- *Additional mobilizations may result in additional charges*

Price: \$12,034.00

ITEM 63

Repair 200 square yards at a depth of 1.50 inches.

- *This work is performed by removing broken asphalt.*
- *Roots in the affected areas will be cut from the edge of the pathway.*
- *The exposed sub-grade will be compacted to a uniform depth and vertical edges of the open patch will be tack coated using CRS2 emulsion.*
- *New asphalt will then be placed and compacted to a uniform consistency.*
- *The finished elevation of the new repair will match the adjacent pavement surface.*
- *We are not responsible for damage to the existing landscape where the trail is more narrow than the equipment required to do the job.*

Price: \$2,525.00

MOBILIZATION FEE EACH

- 1 3310-Mobilization And Set-Up

Price: \$800.00

TOTAL PRICE OF THIS PROPOSAL AS PRESENTED:

\$17,187.00

AGREEMENT

The Unit Rates applicable to the categories of work to be performed pursuant to this Agreement are based on the material costs and published indexes as of This proposal date. Pricing shall be guaranteed for 30 days from this proposal date, after that pricing subject to change based on market fluctuations. Purchaser acknowledges that if the above-listed items increase by the date all work under the contract is completed, the Unit Rates applicable to the categories of work to be performed under the Proposal shall be adjusted. The adjusted Unit Rates shall be committed and paid by purchaser as though a written change order were approved and signed by both parties.

Landmark Paving, LLC proposes to furnish material and labor to perform the work outlined herein for the sum of:

\$17,187.00, Seventeen Thousand One Hundred Eighty Seven Dollars and Zero Cents

Payment Terms Net 30 Days

This proposal is valid for thirty (30) days from the date written above. The proposal is subject to the terms and conditions enclosed, attached and/or on the backside of the proposal.

This proposal contains confidential information belonging to the sender, which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this proposal is strictly prohibited. If you have received this proposal in error, please immediately notify us by telephone to arrange for return of the original documents to us.

Sincerely,

Corey Phillips, Sales Rep
cphillips@landmarkpaving.com
Office: 407-359-1172

Accepted: The above proposed terms and conditions, including price and payment terms are satisfactory and hereby accepted. **Landmark Paving, LLC** is hereby authorized to proceed with the work specified.

Purchaser: _____ Title: _____

Printed Name: _____ Date: _____

TERMS & CONDITIONS

• These Terms and Conditions are by and between Landmark Paving, a Pave America Company (hereinafter the "Contractor"), and the front-side "Purchaser", (hereinafter the "Purchaser").

- Any unpaid invoice aged past 60 days will result immediately in the property having a lien filed against it.

• Landmark Paving is not a General Contractor and as such they will have no contractual relationship with the owner, nor will Landmark Paving be aware of the owner nor lenders credit worthiness; therefore, Landmark Paving will not accept a paid when paid/if paid clause in any contract regardless of purchasers contract being signed.

If contract is cancelled by Purchaser prior to commencement of work, Purchaser will pay Contractor twenty percent (20%) of total contract price.

• Unit prices, if specified, shall apply to all extra work performed beyond the original scope, if such work can be performed at the same time Contractor is working at the site on original items of work. Contractor reserves the right to renegotiate the terms and conditions, including price if it must move any equipment back to the site to perform additional work. Contractor will be under no obligation to perform any extra work.

• Each phase of work will be billed upon completion of that phase. Purchaser agrees to pay all invoices within 15 days of the invoice date. All amounts unpaid by the due date shall bear interest at the rate of 1.5% per month until paid. If full payment (including aforementioned late charges) has not been received by Contractor within 45 days of substantial completion, all of Purchasers warranty rights hereunder will be forfeited and automatically become void and Contractor shall be excused from further performance of work under this proposal, or any other contract with Purchaser and all amounts then due and owing, including retainage, shall become immediately payable

• The pricing contained herein is based on all work being completed within 30 days of the date of this proposal unless otherwise agreed in writing. The terms for doing any work after this date may, at Contractor's option, be renegotiated between Contractor and Purchaser. To the extent Contractor has performed any work within 30 days of the date of this proposal, Contractor shall be compensated for all such work under the terms and conditions and including price as set forth in this proposal, including retainage, together with any costs incurred as a result of Purchaser's delay in completion of the work. Purchaser agrees to compensate Contractor for ALL reasonable costs (and associated overhead and profit) for delays incurred completing the work.

• Purchaser shall not prematurely subject the work to any type of traffic or in a manner which may damage the work. Contractor is not responsible for graffiti, tire tracks, animal or human footprints, etc., on finished surface.

• Although contractor will endeavor to cooperate fully with the progress of the work, it reserves the right to delay the start of work until the entire area of the job is ready. Unless otherwise noted, the total price is based on one move-in and complete access to work areas at the time of move-in.

Purchaser agrees to pay Contractor \$500.00 for each additional move-in. The removal of vehicles from the work site is the sole responsibility of the Purchaser. Damage to vehicles left on the work site is the responsibility of the Purchaser. Contractor is not responsible for crackfill that adheres to tires. Contractor is not responsible for overspray on vehicles, curb and gutter, and all structures within 50 feet of the edge of the work zone.

• Contractor shall not be bound to any construction schedules unless agreed to in writing by Contractor. If no schedule is established, Contractor will undertake the work in the course of its normal operating schedule.

• Purchaser to ensure all existing surfaces shall be in a condition suitable to receive any work to be performed by Contractor. Purchaser shall provide potable water and electrical source at no expense to Contractor. Contractor is not responsible for tire marks on asphalt and or concrete. Contractor is not responsible for damage to landscaping and sidewalks due to required access by trucks and or equipment. Contractor is not responsible for damage to existing asphalt pavements. Contractor is not responsible for damage to surrounding concrete due to vibration of jackhammers and equipment. Contractor not to be held liable for any claims of slip and falls under any circumstance, all liability lies solely with the purchaser.

• To the extent that the work is dependent upon work of other contractors or subcontractors, Contractor shall not assume responsibility for any defect, deficiency, or non-compliance in such other work.

• Purchaser is responsible for getting all "private" (non-public) utilities, including wells and septic system elements, underground sprinklers systems, electrical wiring, etc marked by an independent utility locator prior to the commencement of work. All specifications and the work estimate are conditioned on all private utilities not being disturbed or changed by modifications needed to accommodate private utilities not disclosed to Contractor previously. Any damage caused to private lines during construction is the sole responsibility of Purchaser. Purchaser is responsible for all damage to existing structures and facilities, including underground facilities, caused by equipment necessary to carry out the work.

• Contractor will not be responsible for construction or material failures or delays in construction caused by any factor beyond its control, including, but not limited to, delays or failures caused by weather, acts of God, delays in transportation, acts of suppliers and subcontractors, acts of the Purchaser, Owner or its separate contractors, fuel or raw material shortages, plant failures, or any other cause beyond its control.

• Unless stated in writing on this proposal, all engineering and testing, excavation, utilities, adjustment of underground facilities, landscaping, permits, bonds, government approvals, damage to existing asphalt and concrete and landscaping shall be Purchaser's sole responsibility. Purchaser agrees to indemnify, protect, and hold Contractor harmless from any and all damages, expenses and attorneys fees suffered or incurred on account of Purchaser's breach of any obligation or covenant of this proposal.

• Unless stated in writing on this proposal, there shall be no warranties, express or implied, in connection with any material or service furnished under this proposal. All consequential damages are excluded.

• In the event that Contractor retains an attorney to recover any amount due under this agreement, the Purchaser agrees to pay all attorney fees, court costs and costs of collection incurred by Contractor.

• Purchaser will, prior to Contractor leaving the job site, arrange for an authorized representative or agent of the Purchaser to inspect completed Contractor work in the company of a Contractor representative. Purchasers failure to inspect job site as above will signify acceptance of work performed by Contractor and agreement to pay the bill in full within fifteen (15) days.



Photo 63 – Asphalt Patch Lifting



Photo 64 – Asphalt Patch Lifting



GREENWAY IMPROVEMENT DISTRICT PHOTO KEY MAP



Photo 47 – Cracked Asphalt and Raveling in Low Area



Photo 48 – Deteriorating Thermoplastic and Worn Crosswalk Coloration



Greenway Improvement District

Fiscal Year 2027 Operations & Maintenance Budget



Greenway Improvement District
FY 2027 Proposed O&M Budget

	Actual Through 3/2026	Anticipated 4/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
Assessments	\$ 590,854.24	\$ 102,904.02	\$ 693,758.26	\$ 693,758.26	\$ 708,258.26
Net Revenues	\$ 590,854.24	\$ 102,904.02	\$ 693,758.26	\$ 693,758.26	\$ 708,258.26
General & Administrative Expenses					
Legislative					
Supervisor Fees	\$ 3,200.00	\$ 4,800.00	\$ 8,000.00	\$ 12,000.00	\$ 12,000.00
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	-	3,156.00	3,423.55	3,629.40
Trustee Services	5,702.93	-	5,702.93	5,702.93	5,702.93
Management	22,000.02	21,999.98	44,000.00	44,000.00	44,000.00
Engineering	2,458.88	2,458.86	4,917.74	10,000.00	10,000.00
Property Appraiser	-	-	-	4,600.00	4,600.00
District Counsel	3,678.13	6,436.71	10,114.84	20,000.00	20,000.00
Assessment Administration	7,500.00	-	7,500.00	7,500.00	7,500.00
Reamortization Schedules	-	250.00	250.00	250.00	250.00
Audit	-	4,000.00	4,000.00	4,000.00	4,100.00
Arbitrage Calculation	-	500.00	500.00	500.00	500.00
Tax Preparation	33.60	-	33.60	32.40	40.00
Travel and Per Diem	61.80	108.15	169.95	400.00	400.00
Telephone	-	-	-	25.00	25.00
Postage & Shipping	26.79	53.60	80.39	500.00	500.00
Copies	-	-	-	750.00	750.00
Legal Advertising	1,771.06	1,771.08	3,542.14	6,500.00	6,500.00
Bank Fees	1.50	-	1.50	48.00	48.00
Miscellaneous	160.00	320.00	480.00	150.00	150.00
Meeting Room	-	124.98	124.98	250.00	250.00
Office Supplies	-	135.00	135.00	270.00	270.00
Property Taxes	100.98	-	100.98	100.00	100.00
Web Site Maintenance	1,170.00	1,770.00	2,940.00	2,940.00	2,940.00
Holiday Decorations	6,000.00	-	6,000.00	7,000.00	7,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Total General & Administrative Expenses	\$ 57,196.69	\$ 44,728.36	\$ 101,925.05	\$ 131,116.88	\$ 131,430.33



Greenway Improvement District
FY 2027 Proposed O&M Budget

	Actual Through 3/2026	Anticipated 4/2026 - 9/2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Field Operations					
Electric Utility Services					
Electric	\$ 639.45	\$ 639.48	\$ 1,278.93	\$ 2,000.00	\$ 2,000.00
Water-Sewer Combination Services					
Water Reclaimed	9,265.36	9,265.38	18,530.74	20,000.00	27,500.00
Other Physical Environment					
General Insurance	3,549.00	-	3,549.00	3,850.20	4,081.35
Property & Casualty Insurance	8,642.00	-	8,642.00	9,807.20	9,938.30
Other Insurance	500.00	-	500.00	1,500.00	575.00
Irrigation Repairs	8,633.00	8,632.98	17,265.98	20,000.00	20,000.00
Landscaping Maintenance & Material	93,469.99	93,469.98	186,939.97	200,000.00	193,000.00
Tree Trimming	-	4,999.98	4,999.98	10,000.00	10,000.00
Flower & Plant Replacement	-	7,500.00	7,500.00	15,000.00	15,000.00
Contingency	-	2,500.02	2,500.02	5,000.00	10,249.30
Pest Control	1,738.00	1,738.00	3,476.00	3,500.00	3,500.00
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,202.40	1,202.40	2,404.80	2,544.00	2,544.00
IME - Irrigation Repairs	360.84	360.84	721.68	2,400.00	2,400.00
IME - Landscaping	34,574.52	34,574.52	69,149.04	70,349.04	70,349.04
IME - Lighting	238.96	238.98	477.94	960.00	960.00
IME - Miscellaneous	73.20	73.20	146.40	4,800.00	4,800.00
IME - Water Reclaimed	316.06	316.08	632.14	1,200.00	1,200.00
IME - Landscape Improvements	-	4,800.00	4,800.00	9,600.00	9,600.00
New Operational Expenses					
Trail Repair	-	19,999.98	19,999.98	40,000.00	40,000.00
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	1,500.00	3,000.00	1,860.00	1,860.00
Hardscape Maintenance	2,780.00	2,779.98	5,559.98	15,000.00	15,000.00
Streetslights	35,739.25	35,739.24	71,478.49	86,000.00	100,000.00
Accent Lighting	-	499.98	499.98	1,000.00	1,000.00
Parks & Recreation					
Personnel Leasing Agreement -	4,959.96	4,960.04	9,920.00	9,920.00	9,920.00
Personnel Leasing Agreement -	6,199.98	6,200.02	12,400.00	12,400.00	12,400.00
Reserves					
Infrastructure Capital Reserve	-	11,000.00	11,000.00	11,000.00	11,000.00
Interchange Maintenance Reserve	-	1,950.94	1,950.94	1,950.94	1,950.94
Hurricane Reserve	-	5,000.00	-	5,000.00	5,000.00
Total Field Operations Expenses	\$ 214,381.97	\$ 254,942.02	\$ 469,323.99	\$ 566,641.38	\$ 585,827.93
Total Expenses	\$ 271,578.66	\$ 299,670.38	\$ 571,249.04	\$ 697,758.26	\$ 717,258.26
Income (Loss) from	\$ 319,275.58	\$ (196,766.36)	\$ 122,509.22	\$ (4,000.00)	\$ (9,000.00)
Other Income (Expense)					
Interest Income	\$ 14,213.51	\$ 6,877.62	\$ 21,091.13	\$ 4,000.00	\$ 9,000.00
Total Other Income (Expense)	\$ 14,213.51	\$ 6,877.62	\$ 21,091.13	\$ 4,000.00	\$ 9,000.00
Net Income (Loss)	\$ 333,489.09	\$ (189,888.74)	\$ 143,600.35	\$ -	\$ -



Greenway Improvement District Budget Item Descriptions FY 2026 – 2027

Revenues

Assessments

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

General & Administrative Expenses

Legislative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for meeting attendance and to receive up to \$200.00 per meeting plus payroll taxes. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

Financial & Administration

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the district trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Group Consulting, LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the district throughout the year.

Property Appraiser

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.



Greenway Improvement District Budget Item Descriptions FY 2026 – 2027

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Preparation

Annual fee to file Forms 1099 and 1096 with the Internal Revenue Service.

Travel and Per Diem

Travel to and from meetings as related to the District.

Telephone

Telephone and fax machine services.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Copies

Printing and binding Board agenda packages, letterhead, envelopes, and copies.



Greenway Improvement District Budget Item Descriptions FY 2026 – 2027

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to, monthly meetings, special meetings, and public hearings for the District.

Bank Fees

Bank fees associated with the services the District uses with the bank (e.g. remote deposit capture, positive pay, wire transfers, ACH payments, monthly maintenance, etc.).

Miscellaneous

Other general & administrative expenses incurred throughout the year.

Meeting Room

Fee associated with renting a meeting room for monthly Board meetings.

Office Supplies

General office supplies associated with the District.

Property Taxes

Ad Valorem taxes on District property that is not tax-exempt.

Web Site Maintenance

Website maintenance fee.

Holiday Decorations

District decorations for the holidays.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

Field Operations Expenses

Electric Utility Services

Electric

The District pays for electric meters used on District-owned roads.



Greenway Improvement District Budget Item Descriptions FY 2026 – 2027

Water-Sewer Combination Services

Water Reclaimed

Water used for irrigation

Other Physical Environment

General Insurance

General liability insurance.

Property & Casualty Insurance

Insurance to protect property and cover casualty.

Other Insurance

Insurance to protect the District not otherwise covered under D&O, General, or Property & Casualty.

Irrigation Repairs

Inspection and repairs of irrigation system.

Landscaping Maintenance & Material

Contracted landscaping within the boundaries of the District.

Tree Trimming

Trimming of trees on District property.

Flower & Plant Replacement

Purchase of materials and labor to replace flowers and plants within the District.

Contingency

Other Field Operations expenses incurred throughout the year.

Pest Control

Pest control services.

Interchange Maintenance Expenses

IME – Aquatics Maintenance

Pond maintenance as it relates to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.



Greenway Improvement District Budget Item Descriptions FY 2026 – 2027

IME – Irrigation Repair

Irrigation repairs as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Landscaping

Landscaping services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Lighting

Lighting services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Miscellaneous

Other interchange expenses as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Water Reclaimed

Water reclaimed services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

IME – Landscape Improvements

Landscape improvement services as they relate to the Interchange. The District is responsible for only a portion of the cost. Boggy Creek Improvement District, Myrtle Creek Improvement District, and Midtown Improvement District each chip in for the remainder.

New Operational Expenses

Trail Repair

Repairs and maintenance of trails within the District.

Road & Street Facilities

Entry and Wall Maintenance

Maintenance of entrance(s) and walls within the District.

Hardscape Maintenance

Purchase or maintenance of hard, yet “movable,” parts of landscape, such gravel, paving, and stones.



Greenway Improvement District
Budget Item Descriptions
FY 2026 – 2027

Streetlights

Streetlighting expenses within the District.

Accent Lighting

Accent lighting expenses within the District.

Parks & Recreation

Personnel Leasing Agreement – Administrator

The lease of outside personnel for administrative duties per signed agreement.

Personnel Leasing Agreement – Irrigation Specialist

The lease of outside personnel for irrigation duties per signed agreement.

Reserves

Infrastructure Capital Reserve

Funds reserved for infrastructure capital repairs/maintenance/replacement. These funds are kept in a separate bank account.

Interchange Maintenance Reserve

Funds reserved for interchange maintenance/repairs. These funds are kept in a separate bank account.

Hurricane Reserve

Funds reserved for hurricane repairs. These funds are kept in a separate bank account.

Other Income (Expense)

Interest Income

Income from interest earnings.



Greenway Improvement District

**Operation and Maintenance Expenditures Paid in
March 2026 in an amount totaling \$57,544.55**

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

The total items being presented: **\$57,544.55**

Approval of Expenditures:

____ Chairman

____ Vice Chairman

____ Assistant Secretary

Greenway Improvement District
 AP Check Register (Current by Bank)
 Check Dates: 3/1/2026 to 3/31/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
3823	3/04/26	P	BERMAN	Berman Construction LLC	\$1,859.99
3824	3/04/26	P	CEPRA	Cepra Landscape	\$3,896.75
3825	3/04/26	P	JLF	Juniper Landscaping of Florida	\$786.00
3826	3/09/26	P	CEPRA	Cepra Landscape	\$822.00
3827	3/24/26	P	AAIKIN	Amanda Aikins	\$200.00
3828	3/24/26	P	AMUNRO	Antoinette Munroe	\$200.00
3829	3/24/26	P	BERMAN	Berman Construction LLC	\$1,859.99
3830	3/24/26	P	CEPRA	Cepra Landscape	\$3,896.75
3831	3/24/26	P	JLF	Juniper Landscaping of Florida	\$23,363.17
3832	3/24/26	P	KDUERR	Karen Duerr	\$200.00
3833	3/24/26	P	KUTAK	Kutak Rock	\$1,481.63
3834	3/24/26	P	MFRANK	Matthew Franko	\$200.00
3835	3/24/26	P	PFMGC	PFM Group Consulting	\$3,826.58
BANK CN1484 REGISTER TOTAL:					\$42,592.86
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70090	3/09/26	M	VGLOBA	VGlobalTech	\$145.00
70091	3/09/26	M	BCID	Boggy Creek Improv. District	\$6,054.79
70092	3/09/26	M	OCU	Orange County Utilities	\$353.97
70093	3/20/26	M	OUC	Orlando Utilities Commission	\$8,397.93
70094	3/20/26	M	TRUSTE	US Bank as Trustee for Greenew	\$49,643.60
BANK OM-ACH REGISTER TOTAL:					\$64,595.29
GRAND TOTAL :					\$107,188.15

42,592.86	Checks 3823-3835
49,643.60	Debt Service Wires
353.97	PA 714 - OCU paid online
145.00	PA 716 - VGlobalTech paid online
6,054.79	PA 716 - Feb. ICM paid to Boggy Creek
8,397.93	PA 716 - OUC paid online
107,188.15	Total cash spent
57,544.55	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
 March 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3823	AMOUNT:	\$1,859.99	DATE:	03/04/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	94743	PA 712 - Feb. administrator ag				\$0.00	\$826.66		
02/01/26	94743	PA 712 - Feb. administrator ag				\$0.00	\$1,033.33		
TOTALS:						\$0.00	\$1,859.99		
BANK:	CN1484	CHECK:	3824	AMOUNT:	\$3,896.75	DATE:	03/04/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	O-S9516	PA 712 - Feb. Sec. 3 landscapi				\$0.00	\$3,896.75		
TOTALS:						\$0.00	\$3,896.75		
BANK:	CN1484	CHECK:	3825	AMOUNT:	\$786.00	DATE:	03/04/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/23/26	383428	PA 715 - Feb. irrigation repai				\$0.00	\$359.50		
02/23/26	383429	PA 715 - Feb. irrigation repai				\$0.00	\$184.00		
02/23/26	383430	PA 715 - Feb. irrigation repai				\$0.00	\$150.50		
02/23/26	383431	PA 715 - Feb. irrigation repai				\$0.00	\$92.00		
TOTALS:						\$0.00	\$786.00		
BANK:	OM-ACH	CHECK:	70090	AMOUNT:	\$145.00	DATE:	03/09/26	VEND ID:	VGLOBA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/01/26	8292	PA 716 - Mar. website maint.				\$0.00	\$145.00		
TOTALS:						\$0.00	\$145.00		
BANK:	OM-ACH	CHECK:	70091	AMOUNT:	\$6,054.79	DATE:	03/09/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/28/26	ICM2026-05	PA 716 - Feb. ICM - Aquatics				\$0.00	\$200.40		
02/28/26	ICM2026-05	PA 716 - Feb. ICM - Landscapin				\$0.00	\$5,762.42		
02/28/26	ICM2026-05	PA 716 - Feb. ICM - Lighting				\$0.00	\$50.15		
02/28/26	ICM2026-05	PA 716 - Feb. ICM - Water recl				\$0.00	\$41.82		
TOTALS:						\$0.00	\$6,054.79		
BANK:	CN1484	CHECK:	3826	AMOUNT:	\$822.00	DATE:	03/09/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/26/26	O-S9685	PA 716 - Feb. controller 18 ir				\$0.00	\$822.00		
TOTALS:						\$0.00	\$822.00		
BANK:	OM-ACH	CHECK:	70092	AMOUNT:	\$353.97	DATE:	03/09/26	VEND ID:	OCU
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/16/26	06489-021626	PA 714 - 9987 Laur. Blvd. thru				\$0.00	\$353.97		
TOTALS:						\$0.00	\$353.97		
BANK:	OM-ACH	CHECK:	70093	AMOUNT:	\$8,397.93	DATE:	03/20/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/02/26	43030-030226	PA 716 - 02/02/2026 - 03/02/20				\$0.00	\$126.56		
03/02/26	43030-030226	PA 716 - 02/02/2026 - 03/02/20				\$0.00	\$1,097.10		
03/02/26	43030-030226	PA 716 - 02/02/2026 - 03/02/20				\$0.00	\$2.07		
03/02/26	43030-030226	PA 716 - 02/02/2026 - 03/02/20				\$0.00	\$7,172.20		
TOTALS:						\$0.00	\$8,397.93		
BANK:	OM-ACH	CHECK:	70094	AMOUNT:	\$49,643.60	DATE:	03/20/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/14/26	2026.03.13	S2023 FY26 DS (236275000) Dist				\$0.00	\$49,643.60		
TOTALS:						\$0.00	\$49,643.60		
BANK:	CN1484	CHECK:	3827	AMOUNT:	\$200.00	DATE:	03/24/26	VEND ID:	AAIKIN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/10/26	2026.03.10	PA 717 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		

Greenway Improvement District

March 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3828	AMOUNT:	\$200.00	DATE:	03/24/26	VEND ID:	AMUNRO
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/10/26	2026.03.10	PA 717 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3829	AMOUNT:	\$1,859.99	DATE:	03/24/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/01/26	95423	PA 716 - Mar. irrigation speci				\$0.00	\$1,033.33		
03/01/26	95423	PA 716 - Mar. administrator ag				\$0.00	\$826.66		
TOTALS:						\$0.00	\$1,859.99		
BANK:	CN1484	CHECK:	3830	AMOUNT:	\$3,896.75	DATE:	03/24/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/01/26	O-S9721	PA 716 - Mar. Sec. 3 landscapi				\$0.00	\$3,896.75		
TOTALS:						\$0.00	\$3,896.75		
BANK:	CN1484	CHECK:	3831	AMOUNT:	\$23,363.17	DATE:	03/24/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/01/26	380532	PA 717 - Feb. Sec. 1 landscapi				\$0.00	\$5,563.30		
02/01/26	380532	PA 717 - Feb. Sec. 2 landscapi				\$0.00	\$6,118.29		
03/01/26	385047	PA 717 - Mar. Sec. 1 landscapi				\$0.00	\$5,563.30		
03/01/26	385047	PA 717 - Mar. Sec. 2 landscapi				\$0.00	\$6,118.28		
TOTALS:						\$0.00	\$23,363.17		
BANK:	CN1484	CHECK:	3832	AMOUNT:	\$200.00	DATE:	03/24/26	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/10/26	2026.03.10	PA 717 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3833	AMOUNT:	\$1,481.63	DATE:	03/24/26	VEND ID:	KUTAK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/12/26	3715334	PA 717 - Gen. legal thru 01/31				\$0.00	\$1,481.63		
TOTALS:						\$0.00	\$1,481.63		
BANK:	CN1484	CHECK:	3834	AMOUNT:	\$200.00	DATE:	03/24/26	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
03/10/26	2026.03.10	PA 717 - Supervisor fee 2026.0				\$0.00	\$200.00		
TOTALS:						\$0.00	\$200.00		
BANK:	CN1484	CHECK:	3835	AMOUNT:	\$3,826.58	DATE:	03/24/26	VEND ID:	PFMGC
Date	Invoice Number	Invoice Description				Discount Taken	Amount Paid		
02/09/26	140714	PA 713 - Jan. mileage, tolls				\$0.00	\$14.00		
02/09/26	140714	PA 713 - Dec. storage facility				\$0.00	\$40.00		
02/09/26	140714	PA 713 - Tax1099 forms				\$0.00	\$33.60		
03/03/26	140962	PA 717 - Feb. mileage, tolls				\$0.00	\$7.00		
03/03/26	140962	PA 717 - Jan. storage facility				\$0.00	\$40.00		
03/05/26	DM-03-2026-20	PA 717 - DM fee: Mar. 2026				\$0.00	\$3,666.67		
03/04/26	OE-EXP-03-2026-11	PA 716 - Feb. FedEx				\$0.00	\$25.31		
TOTALS:						\$0.00	\$3,826.58		



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)



April 07, 2026

Contract No. - 393871

Greenway Improvement District - Maintenance

GREENEWAY (NEMOURS AND TAVISTOCK)

REMOVE ALL DEAD MATERIAL AND REPLACE FOLLOWING AUDIT ATTACHED

TRIM BUTTERFLY GARDENS AND AREAS DISCRIBE ON AUDIT

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Enhancement Labor	92.00	\$55.00	\$5,060.00
Dwarf Ixora, 03 gallon - 03G	192.00	\$19.00	\$3,648.00
Fountain Grass, Red, 03 gallon - 03G	18.00	\$19.00	\$342.00
Emerald Green Goddess, Liriope, 01 gallon - 01G	72.00	\$7.00	\$504.00
Minima Jasmine, 01 gallon	180.00	\$7.00	\$1,260.00
Empire Zoysia, 01 Square Foot - 01SF	400.00	\$1.45	\$580.00
Trinette Arboricola, 03 gallon - 03G	15.00	\$19.00	\$285.00
Fuel Surcharge	0.00	\$0.05	\$0.00
			\$11,679.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Landscape Material	\$0.00	\$11,679.00
Fuel Surcharge 5.0%	\$0.00	\$565.00
		\$0.00
		\$12,244.00

Sale	\$12,244.00
Sales Tax	\$0.00
Total	\$12,244.00

By _____
BRUNO MEDINA ALVA

Date 4/7/2026

**Juniper Landscaping of Florida
LLC**

By _____

Date _____

**Greenway Improvement District -
Maintenance**



NEMOURS AND TAVISTOCK

3/31/26, 9:56 AM

Remove-Replace-Trim

Tuesday, March 31, 2026

Prepared For **Greenway**



REMOVE DEAD IXORAS
Nemours And Bovet
Replacement with **Jasmine**



REMOVE IXORAS
Replace With **Jasmine**
Nemours and Bovet



REMOVE
Replace With **Jasmine**



FRONT 7927
Replace With ixoras
Remove Dead Ixoras



EMPTY BED

Plant Ixoras
Nemours and Granger



REMOVE DEAD IXORAS

Replaced W Ixoras
Nemours and granger



REPLACE BED

Front 8025 Nemours

USE IXORAS



ADD FOUNTAIN GRASS ON EMPTY SPOTSBED

Front 8050



REPLACE WITH IXORAS

8059



NEMOURS AND KOCHER

TRIM NO REPLACE



NEMOURS AND SALK

Add Scheffleras



REMOVE IXORAS

Both Ends ADD JASMINE

Kocher and Nemours



REMOVE IXORAS

8167 Nemours

REPLACE WITH IXORAS



ZOYSIA

Nemours And Dausset



ZOYSIA



LOROPETALUM IN THE MIDDLE

8170

Add fountain grass left
space



TRIM

Trimming 8210
Butterfly Garden



TRIMMING

8250 Middle Island
RECOMMEND REMOVAL



TRIMMING

8327



TRIM BUTTERFLY GARDEN

8384



TRIM

8474 RECOMMEND REMOVAL



SCHEFFLERAS REMOVED

Replace Nemours And Upper Harden
Use Jazmine



TAKE OUT GRASS

Add Jazmine **remove fountain grass**
Upper harden and Nemours



TRIM

Assigned To Tavistock 9128



TRIMMING

Tavistock And Briand

Front lift station



Greenway Improvement District

District Financial Position and Budget to Actual YTD



Greenway Improvement District

March 2026 Financial Package

March 31, 2026

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



Greenway Improvement District
Statement of Financial Position
As of 3/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
Current Assets					
General Checking Account	\$ 442,832.36				\$ 442,832.36
State Board of Administration	1,815.96				1,815.96
Infrastructure Capital Reserve	123,648.84				123,648.84
Interchange Maintenance Reserve	30,700.87				30,700.87
Hurricane Reserve	10.19				10.19
On-Roll Assessments Receivable	98,992.61				98,992.61
Off-Roll Assessments Receivable	3,910.38				3,910.38
Deposits	1,625.58				1,625.58
On-Roll Assessments Receivable		\$ 317,552.31			317,552.31
Off-Roll Assessments Receivable		19,144.82			19,144.82
Debt Service Reserve (Series 2023)		226,782.13			226,782.13
Revenue (Series 2023)		2,290,198.33			2,290,198.33
Prepayment (Series 2023)		11,756.96			11,756.96
General Checking Account			\$ 7,245.08		7,245.08
Acquisition/Construction (Series 2023)			1,092,356.79		1,092,356.79
Total Current Assets	\$ 703,536.79	\$ 2,865,434.55	\$ 1,099,601.87	\$ -	\$ 4,668,573.21
Investments					
Amount Available in Debt Service Funds				\$ 2,528,737.42	\$ 2,528,737.42
Amount To Be Provided				26,846,262.58	26,846,262.58
Total Investments	\$ -	\$ -	\$ -	\$ 29,375,000.00	\$ 29,375,000.00
Total Assets	\$ 703,536.79	\$ 2,865,434.55	\$ 1,099,601.87	\$ 29,375,000.00	\$ 34,043,573.21



Greenway Improvement District
Statement of Financial Position
As of 3/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long- Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 15,062.00				\$ 15,062.00
Due To Other Governmental Units	6,056.51				6,056.51
Deferred Revenue - On-Roll	98,992.61				98,992.61
Deferred Revenue - Off-Roll	3,910.38				3,910.38
Deferred Revenue - On-Roll		\$ 317,552.31			317,552.31
Deferred Revenue - Off-Roll		19,144.82			19,144.82
Total Current Liabilities	<u>\$ 124,021.50</u>	<u>\$ 336,697.13</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 460,718.63</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>\$ 124,021.50</u>	<u>\$ 336,697.13</u>	<u>\$ -</u>	<u>\$ 29,375,000.00</u>	<u>\$ 29,835,718.63</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	333,489.09				333,489.09
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		1,371,158.43			1,371,158.43
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			16,518.59		16,518.59
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 579,515.29</u>	<u>\$ 2,528,737.42</u>	<u>\$ 1,099,601.87</u>	<u>\$ -</u>	<u>\$ 4,207,854.58</u>
Total Liabilities and Net Assets	<u>\$ 703,536.79</u>	<u>\$ 2,865,434.55</u>	<u>\$ 1,099,601.87</u>	<u>\$ 29,375,000.00</u>	<u>\$ 34,043,573.21</u>



Greenway Improvement District
 Statement of Activities
 As of 3/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 579,123.16				\$ 579,123.16
Off-Roll Assessments	11,731.08				11,731.08
On-Roll Assessments		\$ 1,857,733.91			1,857,733.91
Off-Roll Assessments		57,434.52			57,434.52
Other Assessments		7,954.17			7,954.17
Total Revenues	\$ 590,854.24	\$ 1,923,122.60	\$ -	\$ -	\$ 2,513,976.84
<u>Expenses</u>					
Supervisor Fees	\$ 3,200.00				\$ 3,200.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	5,702.93				5,702.93
Management	22,000.02				22,000.02
Engineering	2,458.88				2,458.88
District Counsel	3,678.13				3,678.13
Assessment Administration	7,500.00				7,500.00
Tax Preparation	33.60				33.60
Travel and Per Diem	61.80				61.80
Postage & Shipping	26.79				26.79
Legal Advertising	1,771.06				1,771.06
Bank Fees	1.50				1.50
Miscellaneous	160.00				160.00
Property Taxes	100.98				100.98
Web Site Maintenance	1,170.00				1,170.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	639.45				639.45
Water Reclaimed	9,265.36				9,265.36
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00
Irrigation	8,633.00				8,633.00
Landscaping Maintenance & Material	93,469.99				93,469.99



Greenway Improvement District
Statement of Activities
As of 3/31/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
IME - Aquatics Maintenance	\$ 1,202.40				\$ 1,202.40
IME - Irrigation	360.84				360.84
IME - Landscaping	34,574.52				34,574.52
IME - Lighting	238.96				238.96
IME - Miscellaneous	73.20				73.20
IME - Water Reclaimed	316.06				316.06
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	35,739.25				35,739.25
Personnel Leasing Agreement	11,159.94				11,159.94
Interest Payments (Series 2023)		\$ 568,406.25			568,406.25
Total Expenses	\$ 271,578.66	\$ 568,406.25	\$ -	\$ -	\$ 839,984.91
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 14,213.51				\$ 14,213.51
Dividend Income		\$ 16,442.08			16,442.08
Interest Income			\$ 122.58		122.58
Dividend Income			16,396.01		16,396.01
Total Other Revenues (Expenses) & Gains (Losses)	\$ 14,213.51	\$ 16,442.08	\$ 16,518.59	\$ -	\$ 47,174.18
Change In Net Assets	\$ 333,489.09	\$ 1,371,158.43	\$ 16,518.59	\$ -	\$ 1,721,166.11
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	\$ 579,515.29	\$ 2,528,737.42	\$ 1,099,601.87	\$ -	\$ 4,207,854.58



Greenway Improvement District
Budget to Actual
For the Month Ending 3/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
Assessments	\$ 590,854.24	\$ 346,879.13	\$ 243,975.11	\$ 693,758.26	85.17%
Net Revenues	\$ 590,854.24	\$ 346,879.13	\$ 243,975.11	\$ 693,758.26	85.17%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 3,200.00	\$ 6,000.00	\$ (2,800.00)	\$ 12,000.00	26.67%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	1,711.78	1,444.22	3,423.55	92.19%
Trustee Services	5,702.93	2,851.47	2,851.46	5,702.93	100.00%
Management	22,000.02	22,000.00	0.02	44,000.00	50.00%
Engineering	2,458.88	5,000.00	(2,541.12)	10,000.00	24.59%
Property Appraiser	-	2,300.00	(2,300.00)	4,600.00	0.00%
District Counsel	3,678.13	10,000.00	(6,321.87)	20,000.00	18.39%
Assessment Administration	7,500.00	3,750.00	3,750.00	7,500.00	100.00%
Reamortization Schedules	-	125.00	(125.00)	250.00	0.00%
Audit	-	2,000.00	(2,000.00)	4,000.00	0.00%
Arbitrage Calculation	-	250.00	(250.00)	500.00	0.00%
Tax Preparation	33.60	16.20	17.40	32.40	103.70%
Travel and Per Diem	61.80	200.00	(138.20)	400.00	15.45%
Telephone	-	12.50	(12.50)	25.00	0.00%
Postage & Shipping	26.79	250.00	(223.21)	500.00	5.36%
Copies	-	375.00	(375.00)	750.00	0.00%
Legal Advertising	1,771.06	3,249.99	(1,478.93)	6,500.00	27.25%
Bank Fees	1.50	24.00	(22.50)	48.00	3.13%
Miscellaneous	160.00	75.00	85.00	150.00	106.67%
Meeting Room	-	125.00	(125.00)	250.00	0.00%
Office Supplies	-	135.00	(135.00)	270.00	0.00%
Property Taxes	100.98	50.00	50.98	100.00	100.98%
Web Site Maintenance	1,170.00	1,470.00	(300.00)	2,940.00	39.80%
Holiday Decorations	6,000.00	3,500.00	2,500.00	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	87.50	87.50	175.00	100.00%
Total General & Administrative Expenses	\$ 57,196.69	\$ 65,558.44	\$ (8,361.75)	\$ 131,116.88	43.62%



Greenway Improvement District
 Budget to Actual
 For the Month Ending 3/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 639.45	\$ 1,000.00	\$ (360.55)	\$ 2,000.00	31.97%
Water-Sewer Combination Services					
Water Reclaimed	9,265.36	10,000.00	(734.64)	20,000.00	46.33%
Other Physical Environment					
General Insurance	3,549.00	1,925.10	1,623.90	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	4,903.60	3,738.40	9,807.20	88.12%
Other Insurance	500.00	750.00	(250.00)	1,500.00	33.33%
Irrigation Repairs	8,633.00	10,000.00	(1,367.00)	20,000.00	43.17%
Landscaping Maintenance & Material	93,469.99	100,000.00	(6,530.01)	200,000.00	46.73%
Tree Trimming	-	5,000.00	(5,000.00)	10,000.00	0.00%
Flower & Plant Replacement	-	7,500.00	(7,500.00)	15,000.00	0.00%
Contingency	-	2,500.00	(2,500.00)	5,000.00	0.00%
Pest Control	1,738.00	1,750.00	(12.00)	3,500.00	49.66%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	1,202.40	1,272.00	(69.60)	2,544.00	47.26%
IME - Irrigation	360.84	1,200.00	(839.16)	2,400.00	15.04%
IME - Landscaping	34,574.52	35,174.52	(600.00)	70,349.04	49.15%
IME - Lighting	238.96	480.00	(241.04)	960.00	24.89%
IME - Miscellaneous	73.20	2,400.00	(2,326.80)	4,800.00	1.53%
IME - Water Reclaimed	316.06	600.00	(283.94)	1,200.00	26.34%
IME - Landscape Improvements	-	4,800.00	(4,800.00)	9,600.00	0.00%
New Operational Expenses					
Trail Repair	-	20,000.00	(20,000.00)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	930.00	570.00	1,860.00	80.65%
Hardscape Maintenance	2,780.00	7,500.00	(4,720.00)	15,000.00	18.53%
Streetlights	35,739.25	43,000.00	(7,260.75)	86,000.00	41.56%
Accent Lighting	-	500.00	(500.00)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	4,959.96	4,960.00	(0.04)	9,920.00	50.00%
Personnel Leasing Agreement - Irrigation Specialist	6,199.98	6,200.00	(0.02)	12,400.00	50.00%
Reserves					
Infrastructure Capital Reserve	-	5,500.00	(5,500.00)	11,000.00	0.00%
Interchange Maintenance Reserve	-	975.47	(975.47)	1,950.94	0.00%
Hurricane Reserve	-	2,500.00	(2,500.00)	5,000.00	0.00%
Total Field Operations Expenses	\$ 214,381.97	\$ 283,320.69	\$ (68,938.72)	\$ 566,641.38	37.83%
Total Expenses	\$ 271,578.66	\$ 348,879.13	\$ (77,300.47)	\$ 697,758.26	38.92%
Income (Loss) from Operations	\$ 319,275.58	\$ (2,000.00)	\$ 321,275.58	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 14,213.51	\$ 2,000.00	\$ 12,213.51	\$ 4,000.00	355.34%
Total Other Income (Expense)	\$ 14,213.51	\$ 2,000.00	\$ 12,213.51	\$ 4,000.00	355.34%
Net Income (Loss)	\$ 333,489.09	\$ -	\$ 333,489.09	\$ -	



Greenway Improvement District
Budget to Actual
For the Month Ending 3/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	YTD Actual
Revenues							
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 15,475.71	\$ 590,854.24
Net Revenues	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 15,475.71	\$ 590,854.24
General & Administrative Expenses							
Legislative							
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 800.00	\$ 3,200.00
Financial & Administrative							
Public Officials' Liability Insurance	3,156.00	-	-	-	-	-	3,156.00
Trustee Fees	5,702.93	-	-	-	-	-	5,702.93
Management	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	22,000.02
District Engineering	-	1,066.25	266.60	172.50	504.43	449.10	2,458.88
Property Appraiser	-	-	-	-	-	-	-
District Counsel	-	-	759.50	-	807.00	2,111.63	3,678.13
Assessment Administration	-	-	7,500.00	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-
Audit	-	-	-	-	-	-	-
Arbitrage Calculation	-	-	-	-	33.60	(33.60)	-
Tax Preparation	-	-	-	-	-	33.60	33.60
Travel and Per Diem	-	-	-	40.80	14.00	7.00	61.80
Telephone	-	-	-	-	-	-	-
Postage & Shipping	-	0.74	-	0.74	-	25.31	26.79
Copies	-	-	-	-	-	-	-
Legal Advertising	275.68	58.14	486.65	267.15	47.65	635.79	1,771.06
Bank Fees	-	1.50	-	-	-	-	1.50
Miscellaneous	-	-	-	80.00	40.00	40.00	160.00
Meeting Room	-	-	-	-	-	-	-
Office Supplies	-	-	-	-	-	-	-
Property Taxes	-	100.98	-	-	-	-	100.98
Website Maintenance	145.00	145.00	145.00	445.00	145.00	145.00	1,170.00
Holiday Decorations	-	-	6,000.00	-	-	-	6,000.00
Dues, Licenses, and Fees	175.00	-	-	-	-	-	175.00
Total General & Administrative Expenses	\$ 13,121.28	\$ 5,839.28	\$ 19,224.42	\$ 5,272.86	\$ 5,858.35	\$ 7,880.50	\$ 57,196.69
Field Operations							
Electric Utility Services							
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 128.72	\$ 128.02	\$ 126.56	\$ 639.45
Water-Sewer Combination Services							
Water Reclaimed	87.92	2,296.52	1,620.14	2,376.25	1,396.25	1,488.28	9,265.36
Other Physical Environment							
General Insurance	3,549.00	-	-	-	-	-	3,549.00
Property & Casualty Insurance	8,642.00	-	-	-	-	-	8,642.00
Other Insurance	500.00	-	-	-	-	-	500.00
Irrigation Repairs	-	-	1,319.00	3,798.50	1,578.50	1,937.00	8,633.00
Landscaping Maintenance & Material	3,896.75	27,259.91	15,578.33	15,578.33	3,896.75	27,259.92	93,469.99
Tree Trimming	-	-	-	-	-	-	-
Flower & Plant Replacement	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Pest Control	1,738.00	-	-	-	-	-	1,738.00
Interchange Maintenance Expenses							
IME - Aquatics Maintenance	200.40	200.40	-	400.80	200.40	200.40	1,202.40
IME - Irrigation	-	-	-	360.84	-	-	360.84
IME - Landscaping	5,762.42	5,762.42	-	11,524.84	5,762.42	5,762.42	34,574.52
IME - Lighting	-	45.28	-	98.03	50.15	45.50	238.96
IME - Miscellaneous	73.20	-	-	-	-	-	73.20
IME - Water Reclaimed	-	69.01	-	157.04	41.82	48.19	316.06
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	7,172.97	7,172.20	35,739.25
Accent Lighting	-	-	-	-	-	-	-



Greenway Improvement District
 Budget to Actual
 For the Month Ending 3/31/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	YTD Actual
Parks & Recreation							
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	-	1,653.32	826.66	4,959.96
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	-	2,066.66	1,033.33	6,199.98
Reserves							
Infrastructure Capital Reserve	-	-	-	-	-	-	-
Interchange Maintenance Reserve	-	-	-	-	-	-	-
Hurricane Reserve	-	-	-	-	-	-	-
Total Field Operations Expenses	<u>\$ 26,309.68</u>	<u>\$ 44,734.07</u>	<u>\$ 29,113.94</u>	<u>\$ 44,376.56</u>	<u>\$ 23,947.26</u>	<u>\$ 45,900.46</u>	<u>\$ 214,381.97</u>
Total Expenses	<u>\$ 39,430.96</u>	<u>\$ 50,573.35</u>	<u>\$ 48,338.36</u>	<u>\$ 49,649.42</u>	<u>\$ 29,805.61</u>	<u>\$ 53,780.96</u>	<u>\$ 271,578.66</u>
Income (Loss) from Operations	<u>\$ (39,430.96)</u>	<u>\$ (4,622.50)</u>	<u>\$ 37,602.23</u>	<u>\$ 3,371.06</u>	<u>\$ 360,661.00</u>	<u>\$ (38,305.25)</u>	<u>\$ 319,275.58</u>
Other Income (Expense)							
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 7,498.14	\$ 14,213.51
Total Other Income (Expense)	<u>\$ 817.76</u>	<u>\$ 807.23</u>	<u>\$ 2,560.00</u>	<u>\$ 887.17</u>	<u>\$ 1,643.21</u>	<u>\$ 7,498.14</u>	<u>\$ 14,213.51</u>
Net Income (Loss)	<u><u>\$ (38,613.20)</u></u>	<u><u>\$ (3,815.27)</u></u>	<u><u>\$ 40,162.23</u></u>	<u><u>\$ 4,258.23</u></u>	<u><u>\$ 362,304.21</u></u>	<u><u>\$ (30,807.11)</u></u>	<u><u>\$ 333,489.09</u></u>



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	-	-	1,650,876.71	(1,283,606.77)	477,833.83
3/1/2026	477,833.83	-	-	72,186.68	(107,188.15)	442,832.36
4/1/2026	442,832.36	-	-	-	(2,433.00)	440,399.36 as of 4/9/2026
Totals		4,343.48	(38,150.27)	2,517,588.66	(2,175,887.65)	