

Greenway Improvement District

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

www.greenwayid.org

The following is the proposed agenda for the upcoming Meeting of the Board of Supervisors for the Greenway Improvement District ("District"), scheduled to be held at **2:30 p.m. on Tuesday, 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** (*provided under separate cover*)
- 3. **Consideration of Resolution 2026-03, General Election**

Business Matters

- 4. **Consideration of Proposals for Trail Repairs** (*provided under separate cover*)
- 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
(provided under separate cover)



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
(provided under separate cover)



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

Greeneway 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)



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>					
<u>Current Assets</u>					
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
 <u>Investments</u>					
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	<u>\$ 590,854.24</u>	<u>\$ 1,923,122.60</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,513,976.84</u>
<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	<u>\$ 271,578.66</u>	<u>\$ 568,406.25</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 839,984.91</u>
<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)	<u>\$ 14,213.51</u>	<u>\$ 16,442.08</u>	<u>\$ 16,518.59</u>	<u>\$ -</u>	<u>\$ 47,174.18</u>
Change In Net Assets	\$ 333,489.09	\$ 1,371,158.43	\$ 16,518.59	\$ -	\$ 1,721,166.11
Net Assets At Beginning Of Year	<u>\$ 246,026.20</u>	<u>\$ 1,157,578.99</u>	<u>\$ 1,083,083.28</u>	<u>\$ -</u>	<u>\$ 2,486,688.47</u>
Net Assets At End Of Year	<u><u>\$ 579,515.29</u></u>	<u><u>\$ 2,528,737.42</u></u>	<u><u>\$ 1,099,601.87</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,207,854.58</u></u>



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>\$ (38,613.20)</u>	<u>\$ (3,815.27)</u>	<u>\$ 40,162.23</u>	<u>\$ 4,258.23</u>	<u>\$ 362,304.21</u>	<u>\$ (30,807.11)</u>	<u>\$ 333,489.09</u>



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	-	-	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)	