

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, October 20, 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: pfmcd.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 September 8, 2026, Special Board of Supervisors' Meeting**

Business Matters

- 2. **Consideration of Assignment Agreement with LJA Engineering f/k/a McIntosh & Associates** (*provided under separate cover*)
- 3. **Consideration of Cost Share Agreement with Lake Nona Land Company**
- 4. **Ratification of Egis Insurance Package for FY 2027**
- 5. **Ratification of Operation and Maintenance Expenditures Paid in September 2026 in an amount totaling \$59,443.68**
- 6. **Recommendation of Work Authorizations/Proposed Services** (*if applicable*)
- 7. **Review of District's Financial Position and Budget to Actual YTD**

Other Business

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

Adjournment



Greenway Improvement District

**Minutes of the September 8, 2026,
Special 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' Special Meeting for the Greenway Improvement District was called to order on Tuesday, September 8, 2026, at 5:32 p.m. at 13623 Sachs Avenue, Orlando, FL 32827.

Present:

Chad Tinetti	Chairperson
Karen Duerr	Vice Chairperson
Matthew Franko	Assistant Secretary
Antoinette Munroe	Assistant Secretary

Also attending:

Jennifer Walden	PFM
Tucker Mackie	Kutak Rock (via phone)
Bob Schanck	Donald W. McIntosh Associates (via phone)
DJ Batten	Berman
Will Stafford	Tavistock
Dan Young	Tavistock
Cory Byrd	Resident
Sam Nezhadi	Resident

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
August 18, 2026, Board of
Supervisors' Meeting**

The Board reviewed the minutes of the August 18, 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 August 18, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09,
Amending Resolution 2026-04,
Rescheduling the Public Hearing on
Adoption of the District's Fiscal Year
2027 Budget and Imposition of Special
Assessments**

Ms. Walden explained that this Resolution reschedules the public hearings to today's date.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-09, Amending Resolution 2026-04, Rescheduling the Public Hearing on Adoption of the District's Fiscal Year 2027 Budget and Imposition of Special Assessments.

FIFTH ORDER OF BUSINESS

Public Hearing on Adoption of the District's Annual Budget

- a. Board Comments**
- b. Public Testimony**
- c. Consideration of Resolution 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds**

Ms. Walden noted the public hearing was noticed pursuant to Florida Statutes.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District opened the public hearing.

Ms. Walden explained the budget is attached as an exhibit to the Resolution and while a few line items changed, it is still the same overall budget the Board had preliminarily approved. She asked for public comments. Hearing none, she asked for a motion to close the public hearing.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District closed the public hearing.

Ms. Walden asked for comments from the Board. Hearing none, she asked for a motion to approve.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-10, Adopting the Fiscal Year 2027 Budget and Appropriating Funds.

SIXTH ORDER OF BUSINESS

Public Hearing on the Imposition of Special Assessments

- a. Board Comments**
- b. Public Testimony**
- c. Consideration of Resolution 2026-11, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection**

Ms. Walden noted the public hearing was noticed pursuant to Florida Statutes.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District opened the public hearing.

Ms. Walden explained the Resolution adopts the roll for the Tax Collector to collect the special assessments for the budgets that were just adopted. She added the yearly increase ranges from \$9.25 to \$69.87, depending on unit type.

Ms. Walden asked for public comments. Hearing none, she asked for a motion to close the public hearing.

On motion by Mr. Franko, seconded by Ms. Duerr, with all in favor, the Board of Supervisors for the Greenway Improvement District closed the public hearing.

Ms. Walden asked for comments from the Board. Hearing none, she asked for a motion to approve.

On motion by Ms. Duerr, seconded by Mr. Franko, with all in favor, the Board of Supervisors for the Greenway Improvement District approved Resolution 2026-11, Adopting an Assessment Roll for Fiscal Year 2027 Budget and Certifying Special Assessments for Collection.

SEVENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures Paid in
August 2026 in an amount totaling
\$44,078.32**

Ms. Walden noted these were already approved and need to be ratified by the Board.

On motion by Mr. Franko, seconded by Ms. Munroe, with all in favor, the Board of Supervisors for the Greenway Improvement District ratified Operation and Maintenance Expenditures Paid in August 2026 in an amount totaling \$44,078.32.

EIGHTH ORDER OF BUSINESS

**Recommendation of Work
Authorization/Proposed Services**

Ms. Walden noted there were no Work Authorizations.

NINTH ORDER OF BUSINESS

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

Ms. Walden stated the financials are updated through the end of August. The District is approximately 92% through the Fiscal Year and has spent approximately 77% of the adopted budget. No action was required.

TENTH ORDER OF BUSINESS

Staff Reports

District Counsel – No report.

<u>District Manager</u> –	Ms. Walden noted the next meeting scheduled for Tuesday, September 15, 2026, is being cancelled since the Board met today and the Board will meet again on Tuesday, October 20, 2026.
<u>District Engineer</u> –	No report.
<u>Landscape Supervisor</u> –	No report.
<u>Construction Supervisor</u> –	No report.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Franko asked that the irrigation on Nemours Parkway and Tavistock Lakes Boulevard be evaluated, as there appear to be some issues. Mr. Tinetti stated he walked the area recently and will send an email to District staff concerning the items that need to be addressed.

TWELFTH 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 September 8, 2026, Special Meeting of the Board of Supervisors for the Greenway Improvement District was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair



Greenway Improvement District

**Assignment Agreement with LJA Engineering
f/k/a McIntosh & Associates**
(provided under separate cover)



Greeneway Improvement District

Cost Share Agreement with Lake Nona Land Company

**COST SHARE AGREEMENT BETWEEN
GREENWAY IMPROVEMENT DISTRICT AND LAKE NONA LAND COMPANY,
LLC, FOR LANDSCAPE ENHANCEMENTS**

THIS AGREEMENT (“**Agreement**”) is made and entered into as of this _____ day of _____, 2026, by and between:

Greenway Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Orlando, Florida, whose mailing address is 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817 (“**District**”), and

Lake Nona Land Company, LLC, a Florida limited liability company, whose address is 6900 Tavistock Lakes Blvd., Suite 200, Orlando, Florida 32827 (“**LNLC**,” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the District was established by ordinance of the City Council of the City of Orlando, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District is responsible for the maintenance and repair of certain landscape and irrigation areas; and

WHEREAS, such maintenance and repair provides a benefit to residents and landowners within the District; and

WHEREAS, the District entered into a Work Authorization, dated January 30, 2026 (“**Work Authorization**”) with Juniper Landscaping of Florida LLC (“**Contractor**”), for landscape enhancements to Tavistock Boulevard, which Work Authorization is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties desire to enter into an agreement whereby LNLC makes a one-time contribution funding fifty percent (50%) of the work contemplated by the Work Authorization.

NOW, THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties hereto, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **COST SHARING.** LNLC shall pay to the District fifty percent (50%) of the expenses incurred in connection with the landscape enhancements as described in **Exhibit A**

(“**Expenses**”) within thirty (30) days of the date of the District’s request for payment. The remaining fifty percent (50%) of expenses shall be paid by the District.

3. **INSPECTION OF RECORDS; PAYMENT DISPUTES.** Upon request, the District shall make available to LNLC for review at a reasonable time and place, its books and records with respect to the Expenses. In the event of a dispute between the Parties relating to the reimbursement of Expenses, LNLC shall pay the amount requested by District in the time frame set forth above. LNLC shall give written notice accompanying the payment which states it disputes the amount of the payment. Payment in this manner shall not waive the right of LNLC to dispute the correct amount of such required payment. Any dispute between the District and the LNLC that the Parties are unable to resolve through informal negotiations within thirty (30) days of notice of such dispute shall be referred to a mutually acceptable arbitrator, whose decision shall be binding on the Parties.

4. **INSURANCE.** The District shall require the Contractor to maintain the following insurance coverage until completion of the work contemplated by the Work Authorization:

(1) Worker’s Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and including, at a minimum, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.

(3) Employer’s Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

LNLC and the District and their officers, agents, supervisors, staff and consultants, shall be named as an additional insured. The Contractor shall furnish the District, and the District shall provide LNLC, with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

5. **INDEMNIFICATION.** LNLC agrees to indemnify and hold harmless District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by

any person, corporation or other entity for injuries, death, property damage or other damage of any nature, arising out of, or in connection with, any negligent act or omission, or willful misconduct, of the Contractor or its employees or agents.

6. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

7. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the Parties, as follows:

A. **If to District:** Greeneway Improvement District
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. **If to LNLC:** Lake Nona Land Company, LLC
6900 Tavistock Lakes Blvd., Suite 200
Orlando, Florida 32827
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or

address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

9. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of . Venue for any dispute shall be in a court of appropriate jurisdiction in Orange County, Florida.

10. **ENFORCEMENT.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

11. **ATTORNEYS' FEES.** In the event either party is required to enforce this Agreement or any provision hereof through binding arbitration, court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

12. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other. Any purported assignment without such approval shall be void.

13. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. **BINDING EFFECT; NO THIRD-PARTY BENEFICIARIES.** The terms and provisions hereof shall be binding upon and shall inure to the benefit of District and LNLC. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

15. **PUBLIC RECORDS.** LNLC understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), *Florida Statutes*, LNLC shall permit such records to be

inspected and copied by any person desiring to do so. Failure of LNLC to comply with public records laws to the extent required by statute shall constitute a default under this Agreement.

16. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

17. **EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have each caused their duly authorized officers to execute this Agreement as of the date and year first written above.

Attest:

**GREENEWAY IMPROVEMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

LAKE NONA LAND COMPANY, LLC

Witness

By: _____
Its: _____

Exhibit A: Work Authorization

EXHIBIT A

Cost/Proposal

Juniper

January 30, 2026

Greenway Improvement District - Maintenance

Contract No. - 375481

GREENWAY IMPROVEMENT DISTRICT

TAVISTOCK BLVD ENHANCEMENT

- FALLOW ENHANCEMENT REVAMP RENDERING 01/27
- REMOVAL OF EXISTING PLANT MATERIAL RIGHT SIDE BED, MIDDLE ISLAND AND MONUMENTS
- TRANSPLANT 3 HONG KONG ORCHID AND 3 CANARY ISLAND DATE PALM FROM TAVISTOCK NURCERY (NO WARRANTY)
- 6 SOUTHERN MAGNOLIAS: 4 LEFT SIDE ENTRANCE, ONE BEHIND RIGHT SIDE MONUMENT, ONE LEFT SIDE FAKAHATCHEE BED
- 3 CANARY ISLAND DATE PALMS (3 RIGHT SIDE AND 3 LEFT SIDE)
- REMOVE ALL PLANT MATERIAL FROM LEFT BEDS AND REPLACE IT WITH FAKAHATCHEE GRASS
- REPLACE MAIN MONUMENT CIRCLE ZOYSIA SOD
- MEXICAN HEATHER AROUND MAIN MONUMENT
- SIDEWALKS WITH TRIANGLE AREAS PLANT PERENNIAL PEANUT
- MULCH NEW BEDS
- MONUMENTS WITH ASIATIC JASMINE, DWARF YELLOW IXORAS, ECO-TURF PERENNIAL PEANUT, LIGUSTRUM

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Bed Prep - Plant, Soil, Debris Removal	120.00	\$55.00	\$6,600.00
Enhancement Labor	170.00	\$55.00	\$9,350.00
Dwarf Yellow Ixora, 03 gallon - 03G	25.00	\$17.00	\$425.00
Dwarf Red Ixora, 03 gallon - 03G	20.00	\$17.00	\$340.00
Trees provided by Greenway (Date Palms-Hong Kong Orchid)	5.00	\$0.00	\$0.00
Pine Bark Mulch 2 cu. ft. Bag	560.00	\$3.70	\$2,072.00
Empire Zoysia, 01 Square Foot - 01SF includes Rolling	12,800.00	\$1.45	\$18,560.00
White Muhly Grass, 03 gallon - 03G	60.00	\$17.00	\$1,020.00
Southern Magnolia, Brackens, 12-14' x 5-6', 2.5-3" cal - 6SG	5.00	\$900.00	\$5,400.00
Perennial Peanut, 01 gallon - 01G	42.00	\$7.00	\$294.00

Juniper Landscaping of Florida LLC • 4415 Metro Parkway Suite 300 • Fort Myers, FL 33916

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Contract No. - 375481	Greenway Improvement District - Maintenance	January 30, 2026
Panconi Juniper, 03 gallon - 03G	30.00	\$17.00 \$510.00
Emerald Green Goddess, Linole, 01 gallon - 01G	64.00	\$7.00 \$448.00
Ligustrum, 4-5' x 4-5' - 15G	58.00	\$112.00 \$6,496.00
Fartugium Japonicum Firefly Leopard Plant 3 gallon	40.00	\$17.00 \$680.00
Japanese Blueberry, Full To Ground, 12-14' x 5-6', 2.5-3" cal. FTG - 6SG	16.00	\$1,050.00 \$16,800.00
Canary Island Date Palm, 12-15' oa - 100G	3.00	\$3,750.00 \$11,250.00
Mexican Heather, Purple, 01 gallon - 01G	48.00	\$7.00 \$336.00
Fakahatchee Grass, 03 gallon - 03G	380.00	\$17.00 \$6,460.00
Gardenia Grafted, Miami Supreme, 03 gallon - 03G	62.00	\$17.00 \$1,054.00
Alpinia Purpurata, Red Ginger 3 g	22.00	\$17.00 \$374.00
Minima Jasmine, 01 gallon	70.00	\$7.00 \$490.00
		\$88,959.00

WORK ORDER SUMMARY

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

By BRUNO MEDINA ALVA

Date 1/30/2026
Juniper Landscaping of Florida LLC

By _____

Date _____
Greenway Improvement District - Maintenance

Juniper Landscaping of Florida LLC • 4415 Metro Parkway Suite 300 • Fort Myers, FL 33916

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Elaeocarpus
Decipiens-65G/32"

Canary Island Date Palm-
FG/9-18 CT



Ligustrum Multi
trunk- 30G

Muhlenbergia capillaris 'White
Cloud- 3G

Emerald Gooddess - Liriope
1G

Gardenia jasminoides 'Radicans -3G

Farfugium japonicum - 3G

Hong Kong Orchid - 45G



Asiatic Jasmine - 4"
Trays

Canary Island Date Palm-
FG/9-18 CT

Southern Magnolia
- 65G

Elaeocarpus
Decipiens-65G/32"



Emerald Goodness - Liriope
1G

Parsons Juniper -3G

Gardenia Jasminoids

Muhlenbergia capillaris 'White
Cloud- 3G

Ligustrum Multi
trunk- 30G

Ligustrum- 15G



Eco-Turf Perennial Peanut

Ixora Tawananensis
Dwarf yellow

Southern
Magnolia- 65G



Asiatic
Jasmine - 4"

Dwarf Ixora-
65G

Plant Material



Elaeocarpus



Canary Island Date Palm



Hong Kong Orchid



Southern Magnolia



Ligustrum



Ixora Tawanensis Dwarf
-Yellow



Farugium



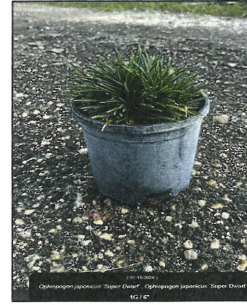
Parsons Juniper



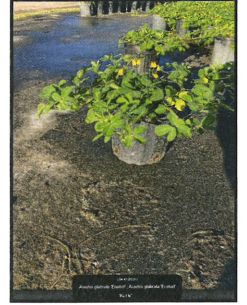
Liriope muscari 'Emerald
Goddess' Lilyturf



Muhlenbergia Capillaris



Super Dwarf
Mondo Grass



Eco-Turf



Gardenia
Jasminoides
Radicans



Alpinia
purpurata
Red Ginger



Dwarf
Ixora-Yellow/Red



Greenway Improvement District

Egis Insurance Package for FY 2027



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Greenway Improvement District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Greeneway Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126265

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$937,463
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$7,030

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

Greeneway Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126265

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$7,030
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,815
Public Officials and Employment Practices Liability	\$3,393
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$14,738

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Greeneway Improvement District

GREENWAY IMPROVEMENT DISTRICT

(Name of Local Governmental Entity)

By: R. Chad Tinetti
Signature

R. CHAD TINETTI
Print Name

Witness By: W.D. Wilson
Signature

Christopher D. Wilson
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Greeneway Improvement District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|--------------------------|--------------|--------------------------|
| ☒ | Building and Content TIV | \$937,463 | As per schedule attached |
| ☐ | Inland Marine | Not Included | |
| ☐ | Auto Physical Damage | Not Included | |

Signature: R. Chad Tinetti Date: 10/1/2026
Name: R. CHAD TINETTI
Title: CHAIR

**Greenway Improvement District**

Policy No.: 100126265

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Decorative Monuments (2)		2018	10/01/2026	\$119,036	\$119,036	
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Column Features (4) w/ Attached Walls (2)		2018	10/01/2026	\$59,518	\$59,518	
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Hardscapes		2018	10/01/2026	\$29,759	\$29,759	
	Tavistock Lakes Blvd (Near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Decorative Walls w/Column Features		2018	10/01/2026	\$178,554	\$178,554	
	Tavistock Lakes Blvd (Bridge) Orlando FL 32827		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Decorative Monument		2018	10/01/2026	\$29,759	\$29,759	
	Laureate Blvd (near Maskawa Ave) Orlando FL 32827		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Decorative Walls w/Column Features		2018	10/01/2026	\$178,554	\$178,554	
	Laureate Blvd (Bridge) Orlando FL 32827		Masonry non combustible	10/01/2027			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Decorative Monuments (2)		2020	10/01/2026	\$98,800	\$98,800	
	Nemours Pkwy (just east of Upper Harden Ave) Orlando FL 32827		Masonry non combustible	10/01/2027			

Sign:

Print Name:

R. CHAD TINETTI

Date:

10/1/2026



Property Schedule

Greenway Improvement District

Policy No.: 100126265
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
8	Large Decorative Monument (entry)			10/01/2026	\$81,161			
	Tavistock Lakes Blvd (near Narcoossee Rd) Orlando FL 32827		Masonry non combustible	10/01/2027			\$81,161	
Unit #	Description Address		Year Built	Eff. Date	Building Value		Total Insured Value	
			Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt	
9	Roundabout knee wall		2022	10/01/2026	\$162,322			
	Selten Way and Laureate Blvd Orlando FL 32827		Masonry non combustible	10/01/2027			\$162,322	
			Total:	Building Value \$937,463		Contents Value \$0		Insured Value \$937,463

Sign:

R. Chad Timetti

Print Name:

R. CHAD TIMETTI

Date:

10/1/2026



Greenway Improvement District

**Operations and Maintenance Expenditures Paid in
September 2026 in an amount totaling \$59,443.68**

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 September 1, 2026 through September 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$59,443.68**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Greenway Improvement District
AP Check Register (Current by Bank)

Check Dates: 9/1/2026 to 9/30/2026

Check No.	Date	Status*	Vendor ID	Payee Name	Amount
BANK ID: CN1484 - VALLEY BANK					001-101-0000-00-01
3908	09/09/26	P	AAIKIN	Amanda Aikins	\$200.00
3909	09/09/26	P	AMUNRO	Antoinette Munroe	\$200.00
3910	09/09/26	P	BCID	Boggy Creek Improv. District	\$56.19
3911	09/09/26	P	KDUERR	Karen Duerr	\$200.00
3912	09/09/26	P	MFRANK	Matthew Franko	\$200.00
3913	09/09/26	P	ORLS	Orlando Sentinel	\$2,333.48
3914	09/09/26	P	PFMMS	PFM Management Services	\$4,270.54
3915	09/10/26	P	ORLS	Orlando Sentinel	\$364.57
3916	09/16/26	P	LJA	LJA Engineering	\$117.50
3917	09/29/26	P	AMUNRO	Antoinette Munroe	\$200.00
3918	09/29/26	P	BCID	Boggy Creek Improv. District	\$57.06
3919	09/29/26	P	BERMAN	Berman Construction LLC	\$1,859.99
3920	09/29/26	P	CEPRA	Cepra Landscape	\$3,896.75
3921	09/29/26	P	JLF	Juniper Landscaping of Florida	\$11,681.58
3922	09/29/26	P	KDUERR	Karen Duerr	\$200.00
3923	09/29/26	P	MFRANK	Matthew Franko	\$200.00
BANK CN1484 REGISTER TOTAL:					\$26,037.66
BANK ID: OM-ACH - CITY NATIONAL BANK - ACH & WIRES					001-101-0000-00-01
70123	09/06/26	M	OCU	Orange County Utilities	\$723.73
70124	09/14/26	M	BCID	Boggy Creek Improv. District	\$6,192.01
70125	09/25/26	M	TRUSTE	US Bank as Trustee for Greenew	\$16,050.60
70126	09/21/26	M	OUC	Orlando Utilities Commission	\$8,539.34
BANK OM-ACH REGISTER TOTAL:					\$31,505.68
GRAND TOTAL :					\$57,543.34

26,037.66	Checks 3908-3923
16,050.60	Debt Service Wire
723.73	PA 739 - OCU paid online
6,192.01	PA 740 - Aug. ICM paid to Boggy Creek
8,539.34	PA 740 - OUC paid online
17,950.94	FY 2026 reserve transfers
75,494.28	Total cash spent
59,443.68	O&M cash spent

* Check Status Types: "P" - Printed ; "M" - Manual ; "V" - Void (Void Date); "A" - Application; "E" - EFT

** Denotes broken check sequence.

Greenway Improvement District
September 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70123	AMOUNT:	\$723.73	DATE:	09/06/26	VEND ID:	OCU		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/14/26	06489-081426		PA 739 - 9987 Laur. Blvd. thru					\$0.00		\$723.73	
TOTALS:								\$0.00		\$723.73	
BANK:	CN1484	CHECK:	3908	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	AAIKIN		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/18/26	2026.08.18		PA 739 - Supervisor fee 2026.0					\$0.00		\$200.00	
TOTALS:								\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3909	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	AMUNRO		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/18/26	2026.08.18		PA 739 - Supervisor fee 2026.0					\$0.00		\$200.00	
TOTALS:								\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3910	AMOUNT:	\$56.19	DATE:	09/09/26	VEND ID:	BCID		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/10/26	OSA108062		PA 738 - BCID CPA 4 ; legal ad					\$0.00		\$56.19	
TOTALS:								\$0.00		\$56.19	
BANK:	CN1484	CHECK:	3911	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	KDUERR		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/18/26	2026.08.18		PA 739 - Supervisor fee 2026.0					\$0.00		\$200.00	
TOTALS:								\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3912	AMOUNT:	\$200.00	DATE:	09/09/26	VEND ID:	MFRANK		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/18/26	2026.08.18		PA 739 - Supervisor fee 2026.0					\$0.00		\$200.00	
TOTALS:								\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3913	AMOUNT:	\$2,333.48	DATE:	09/09/26	VEND ID:	ORLS		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/17/26	OSA110776		PA 739 - Ad: 114544 ; 08/18/26					\$0.00		\$252.48	
08/24/26	OSA114124		PA 739 - Ad: 113592 ; Notice o					\$0.00		\$2,081.00	
TOTALS:								\$0.00		\$2,333.48	
BANK:	CN1484	CHECK:	3914	AMOUNT:	\$4,270.54	DATE:	09/09/26	VEND ID:	PFMMS		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
07/06/26	142985		PA 738 - Jun. mileage, tolls					\$0.00		\$14.00	
07/06/26	142985		PA 738 - Jun. storage facility					\$0.00		\$40.00	
08/14/26	143549		PA 739 - Meeting room for 08/1					\$0.00		\$250.00	
08/14/26	143549		PA 739 - Jul. storage facility					\$0.00		\$46.33	
08/14/26	143549		PA 739 - Meeting room for 09/0					\$0.00		\$250.00	
08/06/26	DM-08-2026-21		PA 739 - DM fee: Aug. 2026					\$0.00		\$3,666.67	
08/07/26	OE-EXP-08-2026-18		PA 739 - Jul. FedEx					\$0.00		\$3.54	
TOTALS:								\$0.00		\$4,270.54	
BANK:	CN1484	CHECK:	3915	AMOUNT:	\$364.57	DATE:	09/10/26	VEND ID:	ORLS		
Date	Invoice Number		Invoice Description					Discount Taken		Amount Paid	
08/31/26	OSA117648		PA 740 - Ad: 113599 ; 09/08/20					\$0.00		\$364.57	
TOTALS:								\$0.00		\$364.57	

Greenway Improvement District
September 2026 AP Remittance Report

BANK:	OM-ACH	CHECK:	70124	AMOUNT:	\$6,192.01	DATE:	09/14/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/31/26	ICM2026-11	PA 740 - Aug. ICM - Aquatics				\$0.00		\$200.40	
08/31/26	ICM2026-11	PA 740 - Aug. ICM - Irrigation				\$0.00		\$103.20	
08/31/26	ICM2026-11	PA 740 - Aug. ICM - Landscapin				\$0.00		\$5,762.42	
08/31/26	ICM2026-11	PA 740 - Aug. ICM - Lighting				\$0.00		\$45.67	
08/31/26	ICM2026-11	PA 740 - Aug. ICM - Water recl				\$0.00		\$80.32	
TOTALS:						\$0.00		\$6,192.01	
BANK:	CN1484	CHECK:	3916	AMOUNT:	\$117.50	DATE:	09/16/26	VEND ID:	LJA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
08/14/26	202639686	PA 740 - Eng. srvs. thru 07/31				\$0.00		\$117.50	
TOTALS:						\$0.00		\$117.50	
BANK:	OM-ACH	CHECK:	70125	AMOUNT:	\$16,050.60	DATE:	09/25/26	VEND ID:	TRUSTE
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/16/26	2026.09.15	S2023 FY26 DS (236275000) Dist				\$0.00		\$16,050.60	
TOTALS:						\$0.00		\$16,050.60	
BANK:	OM-ACH	CHECK:	70126	AMOUNT:	\$8,539.34	DATE:	09/21/26	VEND ID:	OUC
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/26	43030-090126	PA 740 - 08/03/2026 - 09/01/20				\$0.00		\$127.27	
09/01/26	43030-090126	PA 740 - 08/03/2026 - 09/01/20				\$0.00		\$1,291.76	
09/01/26	43030-090126	PA 740 - 08/03/2026 - 09/01/20				\$0.00		\$2.09	
09/01/26	43030-090126	PA 740 - 08/03/2026 - 09/01/20				\$0.00		\$7,172.44	
09/01/26	43030-090126	PA 740 - 08/03/2026 - 09/01/20				\$0.00		(\$54.22)	
TOTALS:						\$0.00		\$8,539.34	
BANK:	CN1484	CHECK:	3917	AMOUNT:	\$200.00	DATE:	09/29/26	VEND ID:	AMUNRO
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/08/26	2026.09.08	PA 741 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	
BANK:	CN1484	CHECK:	3918	AMOUNT:	\$57.06	DATE:	09/29/26	VEND ID:	BCID
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/08/26	OSA121262	PA 741 - BCID CPA 5 ; legal ad				\$0.00		\$57.06	
TOTALS:						\$0.00		\$57.06	
BANK:	CN1484	CHECK:	3919	AMOUNT:	\$1,859.99	DATE:	09/29/26	VEND ID:	BERMAN
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/26	9628838	PA 740 - Sep. irrigation speci				\$0.00		\$1,033.33	
09/01/26	9628838	PA 740 - Sep. administrator ag				\$0.00		\$826.66	
TOTALS:						\$0.00		\$1,859.99	
BANK:	CN1484	CHECK:	3920	AMOUNT:	\$3,896.75	DATE:	09/29/26	VEND ID:	CEPRA
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/26	O-S10830	PA 741 - Sep. Sec. 3 landscapi				\$0.00		\$3,896.75	
TOTALS:						\$0.00		\$3,896.75	
BANK:	CN1484	CHECK:	3921	AMOUNT:	\$11,681.58	DATE:	09/29/26	VEND ID:	JLF
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/01/26	416002	PA 740 - Sep. Sec. 1 landscapi				\$0.00		\$5,563.30	
09/01/26	416002	PA 740 - Sep. Sec. 2 landscapi				\$0.00		\$6,118.28	
TOTALS:						\$0.00		\$11,681.58	
BANK:	CN1484	CHECK:	3922	AMOUNT:	\$200.00	DATE:	09/29/26	VEND ID:	KDUERR
Date	Invoice Number	Invoice Description				Discount Taken		Amount Paid	
09/08/26	2026.09.08	PA 741 - Supervisor fee 2026.0				\$0.00		\$200.00	
TOTALS:						\$0.00		\$200.00	

Greeneway Improvement District
September 2026 AP Remittance Report

BANK:	CN1484	CHECK:	3923	AMOUNT:	\$200.00	DATE:	09/29/26	VEND ID:	MFRANK
Date	Invoice Number	Invoice Description						Discount Taken	Amount Paid
09/08/26	2026.09.08	PA 741 - Supervisor fee 2026.0						\$0.00	\$200.00
TOTALS:								\$0.00	\$200.00



Greenway Improvement District

Work Authorizations/Proposed Services
(if applicable)

WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This **Work Authorization** (the “**Work Authorization**”), dated September 24, 2026, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE GREENEWAY IMPROVEMENT DISTRICT AND BERMAN CONSTRUCTION, LLC FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated August 18, 2020, by and between:

Greeneway Improvement District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Orlando, Florida, and whose mailing address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”); and

Berman Construction, LLC, a Florida limited liability company, with a mailing address of 9801 Lake Nona Club Drive, Orlando, Florida 32827 (hereinafter “**Contractor**”, together with District the “**Parties**”).

Section 1. Scope of Services. Contractor shall provide holiday decoration maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

Section 2. Compensation and Term. It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

Section 3. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

GREENEWAY IMPROVEMENT DISTRICT

Secretary

By: _____
Its: _____

BERMAN CONSTRUCTION, LLC

Edgard Morales

Witness

By: _____
Its: _____

Exhibit A: Proposal/Scope of Services

ESTIMATE

#5940



BILL TO	SHIP TO
Greeneway Improvement District	Greeneway Improvement District
United States	United States

SALES REP	EXPIRES	Exp. Close	SHIPPING METHOD
Edgard Morales Gonzalez	10/24/2026	09/24/2026	

PROJECT OVERVIEW

Scope of Work – GID Holiday Decor

Locations: Narcoossee Road entrance, west entrance to Tavistock Boulevard, Tavistock Bridge, Laureate Park Bridge, and Narcoossee Road/Tavistock Boulevard entrance

Provide all materials, equipment, and labor necessary to install holiday décor at the designated locations. The scope includes:

Five 48-inch wreaths on the backs of the monuments Garland with bows on the bridges Hanging light globes in the trees LED lights around the trunks of large oak trees

After the holiday season, return to take down the décor.

ITEM	DESCRIPTION	QUANTITY	RATE	AMOUNT
Maintenance Work	Cost of tech to pick up and install holiday decor on GID	1	\$7,000.00	\$7,000.00
Subtotal				\$7,000.00
TAX				
Total				\$7,000.00

ESTIMATE

#5940



Please sign and return this estimate to authorize the proposed work.

Client Representative Signature

Date

Printed Name

BLANK PAGE

Juniper

Proposal

Proposal No.: 416122

Proposed Date: 09/01/26

PROPERTY:	FOR:
Greenway Improvement District - Maintenance Carlos Negron Tavistock Lakes, Laureate Blvd, Nemours Parkway Orlando, FL	Re-Sod and Remove-Replace Trinette at Nemours Pkwy

GREENEWAY ENHANCEMENT

REMOVE AND REPLACE BEDS OF SCHEFFLERAS TRINETTE AND RE-SOD AREAS ALONG NEMOURS PKWY





ITEM	QTY	UOM	TOTAL
Re-Sod and Remove-Replace Trinette.			
Site Prep			\$1,760.00
Bed Prep - Plant Removal/Sod Cutter	32.00	HR	
Landscape Material			\$8,007.25
Enhancement Labor	48.00	HR	
Trinette Arboricola, 03 gallon - 03G	242.00	03g	
Empire Zoysia, 01 Square Foot - 01SF	800.00	01SF	
Total:			\$9,767.25

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

_____	_____
Signature (Owner/Property Manager)	Date

Printed Name (Owner/Property Manager)

_____	9/1/2026
Signature - Representative	Date



Greenway Improvement District

District's Financial Position and Budget to Actual YTD



Greenway Improvement District

September 2026 Financial Package

September 30, 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 9/30/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$ 220,748.26				\$ 220,748.26
State Board of Administration	1,851.29				1,851.29
Infrastructure Capital Reserve	136,706.75				136,706.75
Interchange Maintenance Reserve	33,160.68				33,160.68
Hurricane Reserve	5,023.72				5,023.72
Prepaid Expenses	5,702.93				5,702.93
Deposits	1,625.58				1,625.58
Debt Service Reserve (Series 2023)		\$ 226,782.13			226,782.13
Revenue (Series 2023)		938,808.71			938,808.71
Prepayment (Series 2023)		13,107.04			13,107.04
General Checking Account			\$ 7,363.94		7,363.94
Acquisition/Construction (Series 2023)			1,111,749.12		1,111,749.12
Total Current Assets	<u>\$ 404,819.21</u>	<u>\$ 1,178,697.88</u>	<u>\$ 1,119,113.06</u>	<u>\$ -</u>	<u>\$ 2,702,630.15</u>
<u>Investments</u>					
Amount Available in Debt Service Funds				\$ 1,178,697.88	\$ 1,178,697.88
Amount To Be Provided				27,036,302.12	27,036,302.12
Total Investments	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,215,000.00</u>	<u>\$ 28,215,000.00</u>
Total Assets	<u><u>\$ 404,819.21</u></u>	<u><u>\$ 1,178,697.88</u></u>	<u><u>\$ 1,119,113.06</u></u>	<u><u>\$ 28,215,000.00</u></u>	<u><u>\$ 30,917,630.15</u></u>



Greenway Improvement District
Statement of Financial Position
As of 9/30/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$ 31,393.35				\$ 31,393.35
Due To Other Governmental Units	6,067.46				6,067.46
Total Current Liabilities	<u>\$ 37,460.81</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 37,460.81</u>
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$ 28,215,000.00	\$ 28,215,000.00
Total Long Term Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,215,000.00</u>	<u>\$ 28,215,000.00</u>
Total Liabilities	<u>\$ 37,460.81</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 28,215,000.00</u>	<u>\$ 28,252,460.81</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	121,332.20				121,332.20
Net Assets, Unrestricted		\$ 1,157,578.99			1,157,578.99
Current Year Net Assets, Unrestricted		21,118.89			21,118.89
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			36,029.78		36,029.78
Net Assets - General Government			9,713,374.18		9,713,374.18
Total Net Assets	<u>\$ 367,358.40</u>	<u>\$ 1,178,697.88</u>	<u>\$ 1,119,113.06</u>	<u>\$ -</u>	<u>\$ 2,665,169.34</u>
Total Liabilities and Net Assets	<u><u>\$ 404,819.21</u></u>	<u><u>\$ 1,178,697.88</u></u>	<u><u>\$ 1,119,113.06</u></u>	<u><u>\$ 28,215,000.00</u></u>	<u><u>\$ 30,917,630.15</u></u>



Greenway Improvement District
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
<u>Revenues</u>					
On-Roll Assessments	\$ 679,087.60				\$ 679,087.60
Off-Roll Assessments	15,641.44				15,641.44
On-Roll Assessments		\$ 2,178,403.70			2,178,403.70
Off-Roll Assessments		76,579.36			76,579.36
Other Assessments		19,523.87			19,523.87
Total Revenues	\$ 694,729.04	\$ 2,274,506.93	\$ -	\$ -	\$ 2,969,235.97
<u>Expenses</u>					
Supervisor Fees	\$ 7,000.00				\$ 7,000.00
Public Officials' Liability Insurance	3,156.00				3,156.00
Trustee Services	8,566.13				8,566.13
Management	44,000.00				44,000.00
Engineering	13,877.02				13,877.02
District Counsel	10,962.61				10,962.61
Assessment Administration	7,500.00				7,500.00
Reamortization Schedules	125.00				125.00
Audit	4,000.00				4,000.00
Tax Preparation	33.60				33.60
Travel and Per Diem	170.48				170.48
Postage & Shipping	2,359.94				2,359.94
Legal Advertising	8,621.72				8,621.72
Bank Fees	1.50				1.50
Miscellaneous	406.33				406.33
Meeting Room	500.00				500.00
Property Taxes	100.98				100.98
Web Site Maintenance	2,640.00				2,640.00
Holiday Decorations	6,000.00				6,000.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,407.02				1,407.02
Water Reclaimed	22,368.06				22,368.06
General Insurance	3,549.00				3,549.00
Property & Casualty	8,642.00				8,642.00
Other Insurance	500.00				500.00



Greenway Improvement District
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service	Capital Projects Fund	General Long-Term Debt	Total
Irrigation	\$ 26,360.37				\$ 26,360.37
Landscaping Maintenance & Material	184,910.00				184,910.00
Tree Trimming	8,000.00				8,000.00
Flower & Plant Replacement	27,046.00				27,046.00
IME - Aquatics Maintenance	2,404.80				2,404.80
IME - Irrigation	688.92				688.92
IME - Landscaping	69,149.04				69,149.04
IME - Lighting	503.38				503.38
IME - Miscellaneous	146.40				146.40
IME - Water Reclaimed	704.15				704.15
Pest Control	3,476.00				3,476.00
Entry and Wall Maintenance	1,500.00				1,500.00
Hardscape Maintenance	17,927.83				17,927.83
IME - Landscape Improvements	1,560.00				1,560.00
Streetlights	78,776.23				78,776.23
Personnel Leasing Agreement	22,319.88				22,319.88
Principal Payments (Series 2023)		\$ 1,160,000.00			1,160,000.00
Interest Payments (Series 2023)		1,136,812.50			1,136,812.50
Total Expenses	\$ 602,135.39	\$ 2,296,812.50	\$ -	\$ -	\$ 2,898,947.89
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Interest Income	\$ 28,738.55				\$ 28,738.55
Dividend Income		\$ 43,424.46			43,424.46
Interest Income			\$ 241.44		241.44
Dividend Income			35,788.34		35,788.34
Total Other Revenues (Expenses) & Gains (Losses)	\$ 28,738.55	\$ 43,424.46	\$ 36,029.78	\$ -	\$ 108,192.79
Change In Net Assets	\$ 121,332.20	\$ 21,118.89	\$ 36,029.78	\$ -	\$ 178,480.87
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	\$ 367,358.40	\$ 1,178,697.88	\$ 1,119,113.06	\$ -	\$ 2,665,169.34



Greenway Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Revenues</u>					
Assessments	\$ 694,729.04	\$ 693,758.26	\$ 970.78	\$ 693,758.26	100.14%
Net Revenues	\$ 694,729.04	\$ 693,758.26	\$ 970.78	\$ 693,758.26	100.14%
<u>General & Administrative Expenses</u>					
Legislative					
Supervisor Fees	\$ 7,000.00	\$ 12,000.00	\$ (5,000.00)	\$ 12,000.00	58.33%
Financial & Administrative					
Public Officials' Liability Insurance	3,156.00	3,423.55	(267.55)	3,423.55	92.19%
Trustee Services	8,566.13	5,702.93	2,863.20	5,702.93	150.21%
Management	44,000.00	44,000.00	-	44,000.00	100.00%
Engineering	13,877.02	10,000.00	3,877.02	10,000.00	138.77%
Property Appraiser	-	4,600.00	(4,600.00)	4,600.00	0.00%
District Counsel	10,962.61	20,000.00	(9,037.39)	20,000.00	54.81%
Assessment Administration	7,500.00	7,500.00	-	7,500.00	100.00%
Reamortization Schedules	125.00	250.00	(125.00)	250.00	50.00%
Audit	4,000.00	4,000.00	-	4,000.00	100.00%
Arbitrage Calculation	-	500.00	(500.00)	500.00	0.00%
Tax Preparation	33.60	32.40	1.20	32.40	103.70%
Travel and Per Diem	170.48	400.00	(229.52)	400.00	42.62%
Telephone	-	25.00	(25.00)	25.00	0.00%
Postage & Shipping	2,359.94	500.00	1,859.94	500.00	471.99%
Copies	-	750.00	(750.00)	750.00	0.00%
Legal Advertising	8,621.72	6,500.00	2,121.72	6,500.00	132.64%
Bank Fees	1.50	48.00	(46.50)	48.00	3.13%
Miscellaneous	406.33	150.00	256.33	150.00	270.89%
Meeting Room	500.00	250.00	250.00	250.00	200.00%
Office Supplies	-	270.00	(270.00)	270.00	0.00%
Property Taxes	100.98	100.00	0.98	100.00	100.98%
Web Site Maintenance	2,640.00	2,940.00	(300.00)	2,940.00	89.80%
Holiday Decorations	6,000.00	7,000.00	(1,000.00)	7,000.00	85.71%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	\$ 120,196.31	\$ 131,116.88	\$ (10,920.57)	\$ 131,116.88	91.67%



Greenway Improvement District
Budget to Actual
For the Month Ending 9/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Variance
<u>Field Operations</u>					
Electric Utility Services					
Electric	\$ 1,407.02	\$ 2,000.00	\$ (592.98)	\$ 2,000.00	70.35%
Water-Sewer Combination Services					
Water Reclaimed	22,368.06	20,000.00	2,368.06	20,000.00	111.84%
Other Physical Environment					
General Insurance	3,549.00	3,850.20	(301.20)	3,850.20	92.18%
Property & Casualty Insurance	8,642.00	9,807.20	(1,165.20)	9,807.20	88.12%
Other Insurance	500.00	1,500.00	(1,000.00)	1,500.00	33.33%
Irrigation Repairs	26,360.37	20,000.00	6,360.37	20,000.00	131.80%
Landscaping Maintenance & Material	184,910.00	200,000.00	(15,090.00)	200,000.00	92.46%
Tree Trimming	8,000.00	10,000.00	(2,000.00)	10,000.00	80.00%
Flower & Plant Replacement	27,046.00	15,000.00	12,046.00	15,000.00	180.31%
Contingency	-	5,000.00	(5,000.00)	5,000.00	0.00%
Pest Control	3,476.00	3,500.00	(24.00)	3,500.00	99.31%
Interchange Maintenance Expenses					
IME - Aquatics Maintenance	2,404.80	2,544.00	(139.20)	2,544.00	94.53%
IME - Irrigation	688.92	2,400.00	(1,711.08)	2,400.00	28.71%
IME - Landscaping	69,149.04	70,349.04	(1,200.00)	70,349.04	98.29%
IME - Lighting	503.38	960.00	(456.62)	960.00	52.44%
IME - Miscellaneous	146.40	4,800.00	(4,653.60)	4,800.00	3.05%
IME - Water Reclaimed	704.15	1,200.00	(495.85)	1,200.00	58.68%
IME - Landscape Improvements	1,560.00	9,600.00	(8,040.00)	9,600.00	16.25%
New Operational Expenses					
Trail Repair	-	40,000.00	(40,000.00)	40,000.00	0.00%
Road & Street Facilities					
Entry and Wall Maintenance	1,500.00	1,860.00	(360.00)	1,860.00	80.65%
Hardscape Maintenance	17,927.83	15,000.00	2,927.83	15,000.00	119.52%
Streetlights	78,776.23	86,000.00	(7,223.77)	86,000.00	91.60%
Accent Lighting	-	1,000.00	(1,000.00)	1,000.00	0.00%
Parks & Recreation					
Personnel Leasing Agreement - Administrator	9,919.92	9,920.00	(0.08)	9,920.00	100.00%
Personnel Leasing Agreement - Irrigation Specialist	12,399.96	12,400.00	(0.04)	12,400.00	100.00%
Reserves					
Infrastructure Capital Reserve	11,000.00	11,000.00	-	11,000.00	100.00%
Interchange Maintenance Reserve	1,950.94	1,950.94	-	1,950.94	100.00%
Hurricane Reserve	5,000.00	5,000.00	-	5,000.00	100.00%
Total Field Operations Expenses	\$ 499,890.02	\$ 566,641.38	\$ (66,751.36)	\$ 566,641.38	88.22%
Total Expenses	\$ 620,086.33	\$ 697,758.26	\$ (77,671.93)	\$ 697,758.26	88.87%
Income (Loss) from Operations	\$ 74,642.71	\$ (4,000.00)	\$ 78,642.71	\$ (4,000.00)	
<u>Other Income (Expense)</u>					
Interest Income	\$ 28,738.55	\$ 4,000.00	\$ 24,738.55	\$ 4,000.00	718.46%
Total Other Income (Expense)	\$ 28,738.55	\$ 4,000.00	\$ 24,738.55	\$ 4,000.00	718.46%
Net Income (Loss)	\$ 103,381.26	\$ -	\$ 103,381.26	\$ -	



Greenway Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Revenues													
Assessments	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 15,475.71	\$ 27,257.42	\$ 24,680.06	\$ 18,011.72	\$ 7,225.96	\$ 21,696.08	\$ 5,003.56	\$ 694,729.04
Net Revenues	\$ -	\$ 45,950.85	\$ 85,940.59	\$ 53,020.48	\$ 390,466.61	\$ 15,475.71	\$ 27,257.42	\$ 24,680.06	\$ 18,011.72	\$ 7,225.96	\$ 21,696.08	\$ 5,003.56	\$ 694,729.04
General & Administrative Expenses													
Legislative													
Supervisor Fees	\$ -	\$ 800.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ 800.00	\$ -	\$ 800.00	\$ 600.00	\$ 7,000.00
Financial & Administrative													
Public Officials' Liability Insurance	3,156.00	-	-	-	-	-	-	-	-	-	-	-	3,156.00
Trustee Fees	5,702.93	-	-	-	-	-	-	-	-	2,863.20	-	-	8,566.13
Management	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.67	3,666.63	44,000.00
District Engineering	-	1,066.25	266.60	172.50	504.43	449.10	-	9,134.28	586.93	769.43	-	927.50	13,877.02
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
District Counsel	-	-	759.50	-	807.00	2,111.63	-	-	2,367.00	-	2,415.50	2,501.98	10,962.61
Assessment Administration	-	-	7,500.00	-	-	-	-	-	-	-	-	-	7,500.00
Reamortization Schedules	-	-	-	-	-	-	-	-	-	125.00	-	-	125.00
Audit	-	-	-	-	-	-	4,000.00	-	-	-	-	-	4,000.00
Arbitrage Calculation	-	-	-	-	33.60	(33.60)	-	-	-	-	-	-	-
Tax Preparation	-	-	-	-	-	33.60	-	-	-	-	-	-	33.60
Travel and Per Diem	-	-	-	40.80	14.00	7.00	14.00	-	22.75	-	14.00	57.93	170.48
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Shipping	-	0.74	-	0.74	-	25.31	-	0.74	7.08	-	3.54	2,321.79	2,359.94
Copies	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	275.68	58.14	486.65	267.15	47.65	635.79	256.84	313.03	563.74	824.75	4,470.67	421.63	8,621.72
Bank Fees	-	1.50	-	-	-	-	-	-	-	-	-	-	1.50
Miscellaneous	-	-	-	80.00	40.00	40.00	40.00	-	120.00	-	86.33	-	406.33
Meeting Room	-	-	-	-	-	-	-	-	-	-	500.00	-	500.00
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	100.98	-	-	-	-	-	-	-	-	-	-	100.98
Website Maintenance	145.00	145.00	145.00	445.00	145.00	145.00	445.00	145.00	145.00	445.00	145.00	145.00	2,640.00
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	\$ 9,222.51	\$ 14,059.72	\$ 8,279.17	\$ 8,694.05	\$ 12,101.71	\$ 10,642.46	\$ 120,196.31



Greenway Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Field Operations													
Electric Utility Services													
Electric	\$ -	\$ 129.47	\$ 126.68	\$ 128.72	\$ 128.02	\$ 126.56	\$ 127.18	\$ 127.64	\$ 128.85	\$ 127.06	\$ 129.57	\$ 127.27	\$ 1,407.02
Water-Sewer Combination Services													
Water Reclaimed	87.92	2,296.52	1,620.14	2,376.25	1,396.25	1,488.28	1,958.64	1,886.78	2,747.47	2,233.28	2,353.84	1,922.69	22,368.06
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	-	1,076.50	3,564.63	6,851.56	1,187.50	5,047.18	26,360.37
Landscaping Maintenance & Material	3,896.75	27,259.91	15,578.33	15,578.33	3,896.75	27,259.92	15,578.34	13,548.33	15,578.34	15,578.33	15,578.34	15,578.33	184,910.00
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	8,000.00	8,000.00
Flower & Plant Replacement	-	-	-	-	-	-	-	-	16,144.00	1,220.00	1,468.00	8,214.00	27,046.00
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	1,738.00	-	-	-	-	-	1,738.00	-	-	-	-	-	3,476.00
Interchange Maintenance Expenses													
IME - Aquatics Maintenance	200.40	200.40	-	400.80	200.40	200.40	200.40	200.40	200.40	200.40	200.40	200.40	2,404.80
IME - Irrigation	-	-	-	360.84	-	-	-	-	-	224.88	103.20	-	688.92
IME - Landscaping	5,762.42	5,762.42	-	11,524.84	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	5,762.42	69,149.04
IME - Lighting	-	45.28	-	98.03	50.15	45.50	45.77	44.07	44.45	41.35	45.67	43.11	503.38
IME - Miscellaneous	73.20	-	-	-	-	-	73.20	-	-	-	-	-	146.40
IME - Water Reclaimed	-	69.01	-	157.04	41.82	48.19	50.79	48.53	66.17	80.75	80.32	61.53	704.15
IME - Landscape Improvements	-	-	-	-	-	-	-	-	-	1,560.00	-	-	1,560.00
New Operational Expenses													
Trail Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Road & Street Facilities													
Entry and Wall Maintenance	-	-	1,500.00	-	-	-	-	-	-	-	-	-	1,500.00
Hardscape Maintenance	-	-	-	2,780.00	-	-	13,975.00	-	-	1,172.83	-	-	17,927.83
Streetlights	-	7,111.07	7,109.80	7,173.21	7,172.97	7,172.20	7,172.71	7,172.71	7,173.21	7,172.44	7,173.47	7,172.44	78,776.23
Accent Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks & Recreation													
Personnel Leasing Agreement - Administrator	826.66	826.66	826.66	-	1,653.32	826.66	826.66	826.66	826.66	826.66	826.66	826.66	9,919.92
Personnel Leasing Agreement - Irrigation Specialist	1,033.33	1,033.33	1,033.33	-	2,066.66	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	1,033.33	12,399.96



Greenway Improvement District
Monthly Statement of Activities
Through the Month Ending 9/30/2026

	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD Actual
Reserves													
Infrastructure Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	11,000.00	11,000.00
Interchange Maintenance Reserve	-	-	-	-	-	-	-	-	-	-	-	1,950.94	1,950.94
Hurricane Reserve	-	-	-	-	-	-	-	-	-	-	-	5,000.00	5,000.00
Total Field Operations Expenses	\$ 26,309.68	\$ 44,734.07	\$ 29,113.94	\$ 44,376.56	\$ 23,947.26	\$ 45,900.46	\$ 48,542.44	\$ 31,727.37	\$ 53,269.93	\$ 44,085.29	\$ 35,942.72	\$ 71,940.30	\$ 499,890.02
Total Expenses	\$ 39,430.96	\$ 50,573.35	\$ 48,338.36	\$ 49,649.42	\$ 29,805.61	\$ 53,780.96	\$ 57,764.95	\$ 45,787.09	\$ 61,549.10	\$ 52,779.34	\$ 48,044.43	\$ 82,582.76	\$ 620,086.33
Income (Loss) from Operations	\$ (39,430.96)	\$ (4,622.50)	\$ 37,602.23	\$ 3,371.06	\$ 360,661.00	\$ (38,305.25)	\$ (30,507.53)	\$ (21,107.03)	\$ (43,537.38)	\$ (45,553.38)	\$ (26,348.35)	\$ (77,579.20)	\$ 74,642.71
Other Income (Expense)													
Interest Income	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 7,498.14	\$ 1,628.25	\$ 1,608.95	\$ 6,221.31	\$ 1,352.65	\$ 1,277.75	\$ 2,436.13	\$ 28,738.55
Total Other Income (Expense)	\$ 817.76	\$ 807.23	\$ 2,560.00	\$ 887.17	\$ 1,643.21	\$ 7,498.14	\$ 1,628.25	\$ 1,608.95	\$ 6,221.31	\$ 1,352.65	\$ 1,277.75	\$ 2,436.13	\$ 28,738.55
Net Income (Loss)	\$ (38,613.20)	\$ (3,815.27)	\$ 40,162.23	\$ 4,258.23	\$ 362,304.21	\$ (30,807.11)	\$ (28,879.28)	\$ (19,498.08)	\$ (37,316.07)	\$ (44,200.73)	\$ (25,070.60)	\$ (75,143.07)	\$ 103,381.26



Greenway Improvement District
Cash Flow

	Beg. Cash	FY 2025 Inflows	FY 2025 Outflows	FY 2026 Inflows	FY 2026 Outflows	FY 2027 Inflows	FY 2027 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	-	-	115,905.01	(126,101.36)	-	-	432,636.01
5/1/2026	432,636.01	-	-	111,627.60	(138,342.57)	-	-	405,921.04
6/1/2026	405,921.04	-	-	81,590.38	(145,709.79)	-	-	341,801.63
7/1/2026	341,801.63	-	-	31,322.81	(72,601.94)	-	(5,702.93)	294,819.57
8/1/2026	294,819.57	-	-	92,134.62	(113,675.84)	-	-	273,278.35
9/1/2026	273,278.35	-	-	22,964.19	(75,494.28)	-	-	220,748.26
10/1/2026	220,748.26	-	-	-	(23,623.79)	-	(175.00)	196,949.47 as of 10/12/2026
Totals		4,343.48	(38,150.27)	2,973,133.27	(2,869,004.22)	-	(5,877.93)	



Greenway Improvement District

Monthly Landscape Reports



Greeneway Improvement District
United States

ASSET DETAILS

Asset
Asset Address

TASK NO. 71825

Service Date 08/04/2026
Service Time 8:00:00AM
Task Type Site Walk
Technician Pete Fussell
Actions Taken

CUSTOMER SITE WALK REPORT
Inspection Summary

EXECUTIVE SUMMARY

Overall: The site remains in good overall condition, with healthy, actively growing turf, plants, and trees throughout the property. Landscape materials appear well-maintained and free of significant stress. No current signs of disease, insect activity, or other concerns were observed during the inspection, and the overall health and appearance of the landscape are satisfactory.

OBSERVATIONS / FINDINGS

Maintenance – Mowing completed weekly on all common turf areas. Edging performed along sidewalks, curbs, and hard surfaces. Shrub Pruning as needed for shape and visibility. Bed weeds manually removed and chemically treated as needed. Detail and trash removal for all areas was completed weekly. Palm trimming was completed on sections 1 and 2. Fertilizer and Pest Control application completed as specified. Irrigation Inspection was completed but the report has not been submitted.

AREAS OF CONCERN

There are some plants that are not recovering from the February cold as well as the rest of the plants on site. Proposals are being generated for the areas.

RECOMMENDED ACTIONS

Looking Ahead – Regular maintenance activities continue. Scheduling for tree pruning, enhancements, fertilizer, and pest treatments will be provided as determined.

Greenway ID Monthly Landscape Report – August 2026



Irrigation Inspection

Job Details

Date:
08/03/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-20

POC:
Reclaime

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#9 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#10 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	Yes	6" Pop-Up	1	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#13 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#14 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#15 spray	Yes	6" Pop-Up	1	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#16 spray	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
08/03/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-21

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#2spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#3 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#4 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#5 spray	Yes	6" Pop-Up	1	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#7 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#8 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#9 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#10 spray	Yes	Nozzles	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#13 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#14 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#15 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#16 spray	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
08/03/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-22

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#2 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#3 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#4 spray	Yes	2" Valve	1	No	Yes	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#5 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#7 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#8 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#9 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#10 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#13 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#14 spray	Yes	Solenoids	1	Yes	Yes	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
08/03/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Doysi

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#7 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#8	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#9 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#10	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	Yes	Nozzles	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#13 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#14	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#15 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#16 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#17 spray	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#18 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#19 spray	Yes	MPR Rotator Nozzle	4	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#20 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#21	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#22 spray	Yes	6" Pop-Up	1	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#23 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#24 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#25 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#26 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#27	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#28	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#29 spray	Yes	6" Pop-Up	2	No	No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#30	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#31 spray	Yes	Rain Bird FD-101 Field Decoder 1 station 1 Solenoid	1	No	Yes	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#32 rotors	Yes	4" Rotor	1	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#33 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#34	No				No	

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#35 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#36	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#37	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#38 spray	Yes	6" Pop-Up	3	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#39	No				Yes	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#40	No				Yes	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#41 bobblers	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#42 spray	Yes	6" Pop-Up	3	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#43	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#44 spray	Yes	6" Pop-Up	5	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#45 spray	Yes	6" Pop-Up	4	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#46 spray(bubblers)	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#47 spray	Yes	6" Pop-Up	3	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#48 spray	No				No	
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#49 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#50 spray	Yes	MPR Rotator Nozzle	2	No	No	No

Irrigation Inspection

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
09/3/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-doysi

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	No				No	Yes

Zone Assessment:

#6 spray
Timer is in short we need 20 hours troubleshooting

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

Controller Wet Check Finished: Yes

Technician Name: Jasiel Ojeda Guanche

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

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Greeneway Improvement District

United States

ASSET DETAILS

Asset
Asset Address

TASK NO. 79827

Service Date 09/01/2026
Service Time 8:00:00AM
Task Type Site Walk
Technician Pete Fussell
Actions Taken

CUSTOMER SITE WALK REPORT

Inspection Summary

EXECUTIVE SUMMARY

General Site Overview Landscape maintenance operations throughout the Greeneway Improvement District continued during September, with attention directed toward maintaining established turfgrass, ornamental plantings, trees, landscape beds, and roadway corridors. Routine maintenance priorities included mowing, edging, shrub pruning, weed management, landscape detailing, and monitoring of irrigation performance. Continued coordination with landscape contractors and irrigation personnel remained important in addressing maintenance deficiencies, outstanding repairs, and proposed landscape improvements.

OBSERVATIONS / FINDINGS

Observations and Findings Turfgrass and Landscape Maintenance: Routine mowing, edging, and landscape detailing remained primary maintenance responsibilities. Continued attention to turf density, mowing quality, ornamental bed conditions, and vegetation encroachment is necessary to maintain District appearance and established maintenance standards. Irrigation Systems: September correspondence identified ongoing irrigation troubleshooting and repair requirements involving multiple GID controllers. Documentation associated with GID-20, GID-21, and GID-22 identified nonoperational weather sensors. Additional troubleshooting was requested for the Doisy irrigation system, including a proposal for approximately 20 hours of diagnostic work. Tree and Shrub Maintenance: Continued evaluation of tree canopy clearance, structural pruning requirements, and visibility along roadways and pedestrian corridors remains an important maintenance priority. Landscape Enhancements: Previously approved landscape enhancement work is an active coordination item. Follow-up with contractors and developers is necessary to confirm scheduling, installation progress, and completion of authorized improvements.

AREAS OF CONCERN

Areas of Concern Irrigation Reliability: Nonoperational weather sensors and outstanding controller troubleshooting represent concerns that may affect irrigation efficiency, watering schedules, and plant health. Unresolved deficiencies can contribute to uneven irrigation coverage and other issues. Maintenance Consistency: Continued monitoring is recommended for shrub encroachment, roadway visibility, turf uniformity, debris removal, and landscape bed presentation to ensure consistent maintenance standards throughout the District.

RECOMMENDED ACTIONS

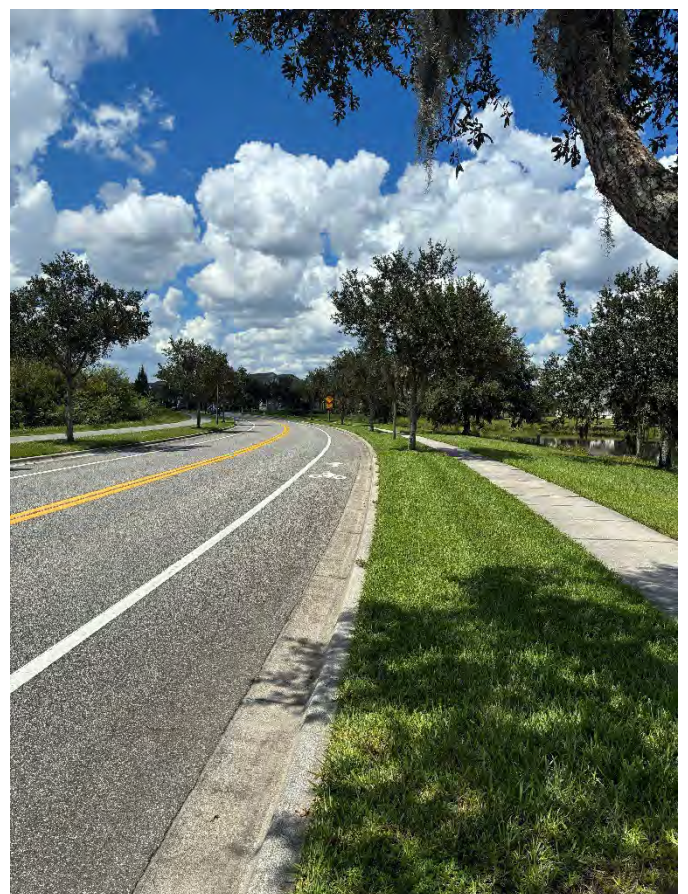
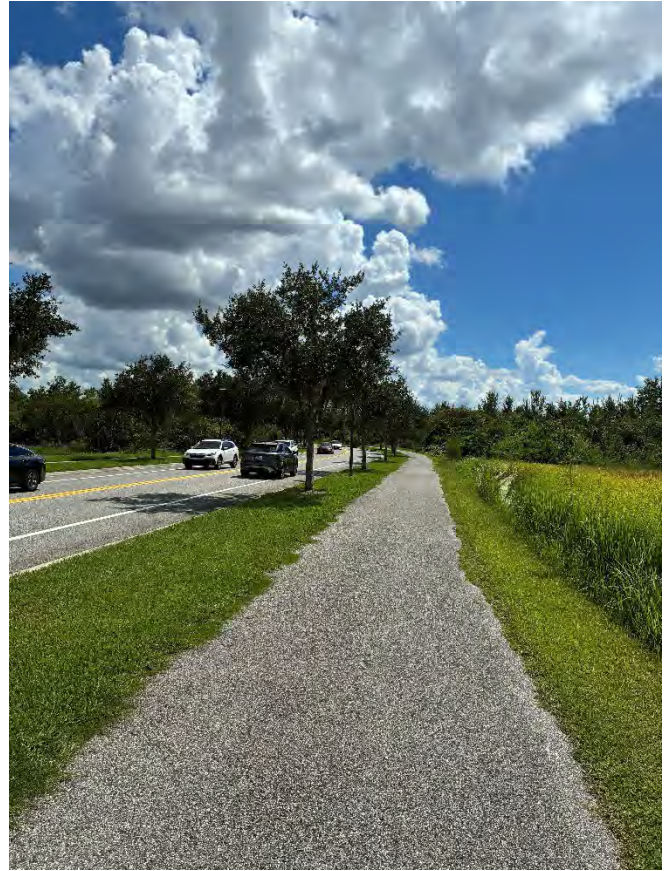
Irrigation Repairs and Monitoring: Prioritize troubleshooting of identified irrigation controllers, weather sensors, and affected irrigation zones. Coordinate to confirm necessary repairs, obtain authorization where required, and document completed corrective work. Turf and Ornamental Improvements: Evaluate declining plantings to determine deficiencies. Provide recommendations for sod replacement, plant replacement, and soil amendments where warranted. Tree and Shrub Management:

Continue selective pruning to maintain roadway clearance, pedestrian accessibility, and visibility at intersections and traffic signage. Monitor tree health and identify additional pruning or removal requirements as necessary. Contractor Accountability: Maintain regular communication with landscape and irrigation contractors regarding open service requests, outstanding proposals, corrective actions, and anticipated completion dates.

ADDITIONAL NOTES

September correspondence reflected continued coordination among District management, landscape contractors, and irrigation personnel concerning repair approvals, maintenance activities, and proposed improvements. Looking ahead to October, priorities include resolving outstanding irrigation deficiencies, confirming completion of authorized repairs, advancing approved landscape enhancements, and continuing routine maintenance operations. Additional proposals for ornamental plant replacement, sod restoration, and irrigation improvements should be evaluated based on documented site conditions, operational requirements, and available District funding. Reporting note: This report incorporates relevant September Outlook correspondence, including irrigation troubleshooting, weather-sensor deficiencies, hardwood pruning, and enhancement coordination.

Greenway ID Monthly Landscape Report – September 2026



Irrigation Inspection

Job Details

Date:
09/05/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-20

POC:
Reclaime

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#9	Yes	6" Pop-Up	1	Yes	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#10	No				Yes	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#11	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#12	Yes	6" Pop-Up	1	Yes	No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#13	Yes	6" Pop-Up	1	Yes	No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#14	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#15	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#16	No				No	

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes
4 hours labor.

Controller Wet Check Finished: Yes

Technician Name: Jasiel Ojeda Guanche

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
09/05/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-21

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#1	Yes	6" Pop-Up	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#2	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#3	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#6	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#7	Yes	6" Pop-Up	2	Yes	No	Yes
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone #8	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#9	Yes	6" Pop-Up	1	No	No	Yes
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#10	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#11	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#12	Yes	6" Pop-Up	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#13	Yes	6" Pop-Up	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#14	Yes	6" Pop-Up	1	Yes	No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#15	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#16	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#17	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#18	Yes	6" Pop-Up	1	Yes	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#19	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Zone#20	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Jasiel Ojeda Guanche

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
09/05/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-22

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#1 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#2 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#3 rotors	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#4 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#5 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#7 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#8 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#9 spray	Yes	12" Pop-Up	1	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#10 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#11 spray	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#12 spray	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#13 spray	Yes	6" Pop-Up	2	No	No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#14 boblers	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: SAMUEL TRIANA VEGA

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez

Irrigation Inspection

Job Details

Date:
09/3/2026

Controller Make and Model:

Property Name from Inspection:
Greenway Improvement District - Maintenance

Controller Location:

Controller Name:
Gid-doysi

POC:

Weather Sensor Operational:
NOT WORKING

Account Manager:
BRUNO MEDINA ALVA

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
#6 spray	No				No	Yes

Zone Assessment:

#6 spray
Timer is in short we need 20 hours troubleshooting

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

Controller Wet Check Finished: Yes

Technician Name: Jasiel Ojeda Guanche

Is Property fully Inspected: Yes

Supervisor Name: Robert Benavidez