



Rizzetta & Company

# Gramercy Farms Community Development District

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**Board of Supervisors'  
Regular Meeting  
March 10, 2022**

District Office:  
8529 South Park Circle, Suite 330  
Orlando, Florida 32819  
407.472.2471

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

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769

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

<b>Board of Supervisors</b>	Maria Borrero Bob Bishop Cindy Sircus Clara Velez Milton Andrade	Board Supervisor Board Supervisor Board Supervisor Board Supervisor Board Supervisor
<b>District Manager</b>	Richard Hernandez	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Kutak Rock LLP
<b>District Engineer</b>	Tonja Stewart	Johnson Engineering, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**GRAMERCY FARMS DEVELOPMENT DISTRICT**

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.gramercyfarmscdd.org

March 2, 2022

**Board of Supervisors  
Gramercy Farms Community  
Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Thursday, March 10, 2022, at 6:00 p.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. COMMUNITY UPDATES**
  - A. Field Manager Update
    - 1. Review of February 2022 Field Inspection Report ..... Tab 1
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on November 18, 2021 ..... Tab 2
  - B. Review of January 2022 Unaudited Financial Statements ..... Tab 3*
  - C. Consideration of Operation and Maintenance Expenditures for October 2021 – January 2022 ..... Tab 4
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-01, Adopting Amended Prompt Payment Policies ..... Tab 5
  - B. Consideration of Arbitrage Services Engagement Letter ..... Tab 6
  - C. Consideration of Irrigation & Landscape Proposals – Juniper ..... Tab 7*
  - D. Review and Discussion of City of St. Cloud Calming Letter ..... Tab 8
  - E. Consideration of Pond Maintenance Service Proposals ..... Tab 9*
    - 1. *Aquatic Weed Management, Inc.*
    - 2. *Advance Aquatic*
    - 3. *Solitude Lake Management*
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

*Richard Hernandez*

Richard Hernandez

District Manager

cc: Wes Haber, Kutak Rock LLP

**CALL TO ORDER / ROLL CALL**

**AUDIENCE COMMENTS  
ON AGENDA ITEMS**

# **BUSINESS ADMINISTRATION**

# Landscape Report

**TAB 1**

# GRAMERCY FARMS

## FIELD INSPECTION REPORT



February 7, 2022  
Rizzetta & Company  
Bryan Schaub - Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Dog Park & Main Entrance

## General Updates, Recent & Upcoming Maintenance Events

- Monitor all Palms and report any signs of stress, immediately to the District Manager.
- Upcoming Fertilization event, including beds, turf and Palms.
- Diagnose and treat all affected Viburnum Hedge units. This issue is spreading.

The following are action items for **Capital Land Management** complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. At the main entrance monument, by the courts, and though out the property, there are sections of Viburnum hedge that are chlorotic. There are also leaf distortion and brown spots. Diagnose and take all corrective measures, as Viburnum units are dead/dying.



2. Property-wide schedule a maintenance rotation to pencil prune all Crape Myrtles by mid-March.
3. At the main entrance monuments in both ROWs but especially the south ROW, several of the Crotons are stressed and declining. Diagnose, treat and replace dead units under warranty. (Pic 3 >)
4. Property-wide treat all active ant mounds.

5. During the next rotation, prune all remaining unpruned Ornamental Grasses.

6. In the beds near the dog park, there are several cut irrigation drip lines. Repair.

7. At the entrance, continue treating the Juniper for mites. **Trim out dead plant material.**

8. **On the north side of the wall in the south ROW of GFB by the townhomes, replace dead/dying Loropetalum with 3-gal plants that match the overall theme and are location appropriate.**

9. At the courts & property-wide, remove all low hanging mosses from all trees.



# Entrance, GFB & Round About

10. At the entrance, treat Ornamental Grass beds for weeds & hand pull large weeds from the Ornamental Grasses. Some weeds are 3 feet tall. (Pic 10)



11. After trimming all Ornamental Grasses, treat the units that have Mites, especially by the entrance & Round About. (Pic 11)



12. At the entrance & along GFB, diagnose and treat the stressed Flax Lily.

13. Along GFB & at the Round About, remove all grassy weeds from the Schilling's Holly.

14. There are still stressed Loropetalum. Treat.

15. At GFB & Mosshire, prune the Roses after the cold weather/freeze season. This is to promote healthy growth this spring.

16. In the same area, prune the bush form Privets as they are getting shaggy. (Pic 16)



17. Just to the north of Mosshire, diagnose and treat a section of Schilling's Holly that has bare branches and some leaf discoloration.

18. An area in the south ROW of GFB by the Townhomes was mowed. Looks good.

19. At the Round About, clean up the Crinum Lilies that were hit by the cold temperature event.

20. In the island beds at the Round About & the bed directly west of the Round About, repair cut irrigation drip lines.

21. There is widespread cold damage to plants. Take whatever steps necessary to improve their vigor. Delay seasonal rejuve pruning until cold weather events are not likely.

22. In the NE corner of the Round About where the irrigation line break occurred, the Pine tree that was removed due to the break needs to have the stump that was left cut down to 1-2 inches below ground level. It is a tripping hazard.

23. There is a broken reclaimed irrigation valve box in the south ROW of GFB just west of the Round About. Replace.

# Baler, Ivy Stable & Sweet Acres

24. At the small park on Baler Trails, diagnose and treat the declining Magnolia & Live Oak.

25. In the same area, there is a cut bubbler irrigation line. Repair.

26. At the lift station on Baler, the Holly hedge on the west side of the sidewalk is about a foot and a half to two feet shorter than the hedge on the east side. What is the cause of this?

27. The Viburnum at the lift station on Baler are stressed as well. They have similar symptoms as those by the entrance. Treat.

28. Almost all the encroaching plant material on the boundary near the Baler lift station has been pruned back. Great job, Juniper. Please, remove the rest of the plant material in the areas that looked to be too wet to cut. These are at the bend near the wet land area.

29. Along the hedge row between the lift station on Baler running east to the bend in Baler, north of the homes, there are at least 5 irrigation drip line breaks/cuts. Please, repair.

30. In the same area, prune all plants to achieve plant separation. Most of these areas are where the Viburnum hedge has overgrown the Crape Myrtles. (Pic 30 >)

31. The same hedge as above needs to be maintained at an approximate height of 6 feet. The hedge heights range from 4 to 9 feet.

32. Weed the bed behind the Viburnum hedge from Item 31.

33. There are several missing Viburnum in this hedge north of Baler. Catalog number.

34. In the area near the Baler lift station, investigate & treat the Magnolia trees. They appear to have scale on the leaves. I am seeing this condition state-wide.

35. At Ivy Stable Park, the cold event burnt the turf. Improve the turf's vigor as possible.

36. In the same area, treat turf for broadleaf weeds.

37. Near the gazebo in the Ivy Stable park, there is an irrigation break that is cutting into a Live Oak root ball. Repair, immediately. (Pic 37)



38. At Ivy Stable Park, remove all suckers and water shoots from the Live Oaks.

39. In the boundary beds between the homes on Sweet Acres and the homes on the off-site Packard Avenue, there are multiple irrigation drip line cuts/breaks, washed out soil in the beds causing tripping hazards, tipped over Live Oak, and very stressed plant material. Please correct.



# Sweet Acre, Harlow & Old Hickory

40. At Sweet Acre park, remove all water shoots and suckers from the Live Oaks.
41. The turf at Sweet Acre park was stressed by the cold snap. Improve the vigor as possible.
42. The Sabal Palm at the end of GFB at Harlow is not responding. Juniper was to run a tissue test to establish the Palm's condition. I have not received the results. Palm is dying. (Pic 42 >)
43. Along the NW side of the pond along Harlow at the end of GFB, the natural area is overgrowing the bed and approaching the sidewalk. Please, cut back and detail the rest of the bed. (Pic 43 >)
44. Along the east ROW of Harlow where there are not any homes along the big pond, treat all active ant mounds near the sidewalk. Rake out any inactive mounds. (Pic 44 >)
45. In the same area, it looks like a mower hit the side of a Live Oak. Monitor. Also, a bubbler has been tied around a Live Oak. Untie or cut and repair.
46. On Old Hickory Road in the west ROW between sidewalk and wall, there are multiple dead/dying Viburnum. Treat and replace dead units. (Pic 46)



**TAB 2**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on **Thursday, November 18, 2021, at 6:00 p.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

Maria Borrero	<b>Board Supervisor, Chairperson</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
Cindy Sircus	<b>Board Supervisor, Assistant Secretary</b>
Clara Velez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Richard Hernandez	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Wes Haber	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b> <i>(via phone)</i>
Bryan Schaub	<b>Field Services Manager, Rizzetta &amp; Co., Inc.</b> <i>(via phone)</i>
Jeff Story	<b>Capital Land Management</b>
Juan Nova	<b>Capital Land Management</b>
Audience	<b>Not Present</b>

**FIRST ORDER OF BUSINESS**                      **Call to Order**

Mr. Hernandez called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**                      **Audience      Member      Comments**  
**Regarding Agenda Items**

There were no audience member comments at this time.

**THIRD ORDER OF BUSINESS**                      **Consideration of the Minutes of the**  
**Board of Supervisors' Meeting held on**  
**October 28, 2021**

There were no comments from the Board on the October 28, 2021 meeting minutes.

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 28, 2021, for the Gramercy Farms Community Development District.

46 **FOURTH ORDER OF BUSINESS** **Capital Land Management – Juniper**  
47 **Merger Discussion**  
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On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board accepted the Consent to Assignment of Landscape and Irrigation Maintenance Agreement, for the Gramercy Farms Community Development District.

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52 **FIFTH ORDER OF BUSINESS** **Consideration of Consent to**  
53 **Assignment Agreement – Rizzetta**  
54 **Technology Services, LLC.**  
55  
56

57 Mr. Hernandez provided an overview of the Consent to Assignment, advising that  
58 all services will be provided by Rizzetta & Company.  
59

On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board accepted the Consent to Assignment of Landscape and Irrigation Maintenance Agreement, for the Gramercy Farms Community Development District.

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62 **SIXTH ORDER OF BUSINESS** **Consideration of Entrance Wall Repair**  
63 **Proposals – Dehlinger Construction,**  
64 **LLC.**  
65

66 *This item was tabled for further discussion.*  
67  
68

69 **SEVENTH ORDER OF BUSINESS** **Staff Reports**  
70

71 A. Field Manager  
72 Mr. Schaub reviewed the Field Inspection Report dated October 13, 2021 and  
73 November 3, 2021.  
74

75 B. District Counsel  
76 2021 Legislative Update Regarding District Wastewater and Stormwater Needs  
77 Analysis  
78

79 Mr. Haber stated the new Florida law enacted that all local governments, including  
80 special districts, perform a 20 year needs analysis of certain wastewater and  
81 stormwater services or systems. Subjected special districts are required to complete  
82 this analysis by June 30, 2022, and every five years thereafter.  
83

84 C. District Engineer  
85 Not present.  
86

87 D. District Manager  
88 Mr. Hernandez provided updates and timelines on various projects throughout the  
89 District.  
90

91 **EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

92  
93  
94 Mr. Hernandez stated that the next meeting of the Board of Supervisors has  
95 been scheduled to be held on Thursday, December 16, 2021 at 11:00 a.m. at the  
96 Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.  
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**NINTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Ms. Borreo, seconded by Ms. Velez, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 7:10 p.m. for Gramercy Farms Community Development District.

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Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairman

DRAFT

**TAB 3**



Rizzetta & Company

# **Gramercy Farms Community Development District**

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**Financial Statements  
(Unaudited)**

**January 31, 2022**

**Prepared by: Rizzetta & Company, Inc.**

[gramercyfarmscdd.org](http://gramercyfarmscdd.org)  
[rizzetta.com](http://rizzetta.com)

**Gramercy Farms Community Development District**

Balance Sheet

As of 1/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	436,822	0	0	0	436,822	0	0
Investments	0	0	547,958	702	548,661	0	0
Accounts Receivable	9,041	0	6,447	0	15,488	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Due From Other Funds	0	10,000	2,989	0	12,989	0	0
Amount Available in Debt Service	0	0	0	0	0	0	557,394
Amount To Be Provided Debt Service	0	0	0	0	0	0	52,535,444
Fixed Assets	0	0	0	0	0	28,335,236	0
<b>Total Assets</b>	<b>445,863</b>	<b>10,000</b>	<b>557,394</b>	<b>702</b>	<b>1,013,960</b>	<b>28,335,236</b>	<b>53,092,838</b>
<b>Liabilities</b>							
Accounts Payable	18,538	0	0	0	18,538	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	1,266	0	0	0	1,266	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	12,989	0	0	0	12,989	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	0	53,092,838
<b>Total Liabilities</b>	<b>32,794</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32,794</b>	<b>0</b>	<b>53,092,838</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	58,109	0	126,727	702	185,538	28,335,236	0
Net Change in Fund Balance	354,961	10,000	430,668	0	795,628	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>413,069</b>	<b>10,000</b>	<b>557,394</b>	<b>702</b>	<b>981,166</b>	<b>28,335,236</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>445,863</b>	<b>10,000</b>	<b>557,394</b>	<b>702</b>	<b>1,013,960</b>	<b>28,335,236</b>	<b>53,092,838</b>

See Notes to Unaudited Financial Statements

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Special Assessments					
Tax Roll	572,488	572,488	576,100	3,612	(0.63)%
Total Revenues	572,488	572,488	576,100	3,612	(0.63)%
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	4,000	1,600	2,400	86.66%
Financial & Administrative					
Administrative Services	4,725	1,575	1,725	(150)	63.49%
District Management	21,630	7,210	7,210	0	66.66%
District Engineer	6,500	2,167	500	1,667	92.30%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	11,314	8,889	8,889	0	21.43%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	4,200	1,400	1,400	0	66.66%
Accounting Services	13,725	4,575	4,575	0	66.66%
Auditing Services	3,575	3,575	3,575	0	0.00%
Arbitrage Rebate Calculation	1,000	1,000	500	500	50.00%
Public Officials Liability	3,848	3,848	3,673	175	4.54%
Insurance					
Legal Advertising	5,000	1,667	411	1,255	91.77%
Dues, Licenses & Fees	400	400	175	225	56.25%
Website Hosting, Maintenance, Backup	4,300	1,468	1,319	149	69.33%
Legal Counsel					
District Counsel	16,000	5,333	1,944	3,390	87.85%
Electric Utility Services					
Utility Services	350	117	110	7	68.64%
Street Lights	185,400	61,800	74,286	(12,486)	59.93%
Water-Sewer Combination Services					
Utility Services	20,000	6,667	975	5,692	95.12%
Stormwater Control					
Lake/Pond Bank Maintenance	9,660	3,220	0	3,220	100.00%
Other Physical Environment					
General Liability/Property Insurance	6,604	6,604	11,158	(4,554)	(68.95)%
Landscape Maintenance	213,500	71,167	77,976	(6,809)	63.47%
Field Services	8,400	2,800	2,800	0	66.66%
Contingency					

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	10,107	3,369	6,089	(2,720)	39.75%
Total Expenditures	<u>572,488</u>	<u>213,100</u>	<u>221,140</u>	<u>(8,040)</u>	<u>61.37%</u>
Excess of Revenues Over (Under) Expenditures	0	359,388	354,961	(4,427)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	359,388	354,961	(4,427)	0.00%
Fund Balance, Beginning of Period	0	0	58,109	58,109	0.00%
Fund Balance, End of Period	<u>0</u>	<u>359,388</u>	<u>413,069</u>	<u>53,682</u>	<u>0.00%</u>

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Special Assessments				
Tax Roll	10,000	10,000	0	0.00%
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>0</u>	<u>0.00%</u>
Expenditures				
Contingency				
Capital Reserves	10,000	0	10,000	100.00%
Total Expenditures	<u>10,000</u>	<u>0</u>	<u>10,000</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>10,000</u>	<u>10,000</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>10,000</u></u>	<u><u>10,000</u></u>	<u><u>0.00%</u></u>

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund-Series 2007

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	4	4	0.00%
Total Revenues	<u>0</u>	<u>4</u>	<u>4</u>	<u>0.00%</u>
Excess of Revenues Over (Under)	0	4	4	0.00%
Expenditures				
Excess of Rev./Other Sources Over (Under)	0	4	4	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	97,784	97,784	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>97,789</u></u>	<u><u>97,789</u></u>	<u><u>0.00%</u></u>

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

201 - Debt Service Fund-Series 2011

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Special Assessments				
Tax Roll	380,368	417,916	37,548	9.87%
Off Roll	0	20,569	20,569	0.00%
<b>Total Revenues</b>	<u>380,368</u>	<u>438,487</u>	<u>58,118</u>	<u>15.28%</u>
<b>Expenditures</b>				
Debt Service				
Interest	380,368	0	380,368	100.00%
Principal	0	7,823	(7,823)	0.00%
<b>Total Expenditures</b>	<u>380,368</u>	<u>7,823</u>	<u>372,545</u>	<u>97.94%</u>
Excess of Revenues Over (Under) Expenditures	0	430,663	430,663	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	430,663	430,663	0.00%
Fund Balance, Beginning of Period	0	28,942	28,942	0.00%
Fund Balance, End of Period	<u>0</u>	<u>459,606</u>	<u>459,606</u>	<u>0.00%</u>

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund-Series 2007

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	667	667	0.00%
Fund Balance, End of Period	<u>0</u>	<u>667</u>	<u>667</u>	<u>0.00%</u>

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

301 - Capital Projects Fund-Series 2011

From 10/1/2021 Through 1/31/2022

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	35	35	0.00%
Fund Balance, End of Period	<u>0</u>	<u>35</u>	<u>35</u>	<u>0.00%</u>

**Gramercy Farms CDD  
Investment Summary  
January 31, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2022</u>
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 25,531
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	11,700
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	60,558
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	450,169
	<b>Total Debt Service Fund Investments</b>	<b>\$ 547,958</b>
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 439
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	228
US Bank Series 2011 Construction	First American Treasury Obligation Fund Class Z	34
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	1
	<b>Total Capital Project Fund Investments</b>	<b>\$ 702</b>

**Gramercy Farms Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Osceola County Tax Collector	FY21-22	<u>9,041.06</u>
		Total 001 - General Fund	9,041.06

**Gramercy Farms Community Development District**

Summary A/R Ledger

201 - Debt Service Fund-Series 2011

From 1/1/2022 Through 1/31/2022

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2021	Osceola County Tax Collector	FY21-22	<u>6,446.71</u>
		Total 201 - Debt Service Fund-Series 2011	<u>6,446.71</u>
Report Balance			<u><u>15,487.77</u></u>

**Gramercy Farms Community Development District**

Aged Payables by Invoice Date

Aging Date - 1/1/2022

001 - General Fund

From 12/1/2021 Through 1/31/2022

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balan</u>
Juniper Landscaping of Florida, LLC	1/3/2022	144818	Landscape & Irrigation Maintenance 01/22	17,280.00
City of St. Cloud	1/19/2022	Utility Summ 12/21	City of St Cloud Utility Summary 12/21	262.80
Kutak Rock, LLP	1/31/2022	2982019	Legal Services 11/21-12/21	<u>995.50</u>
			Total 001 - General Fund	18,538.30
Report Total				<u><u>18,538.30</u></u>

**Gramercy Farms Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2022**

**Balance Sheet**

1. Trust statement activity has been recorded through 01/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**TAB 4**

# GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.GRAMERCYFARMSCDD.ORG

## **Operation and Maintenance Expenditures October 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2021 through October 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$57,347.34**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2021 Through October 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthem Park CDD	002166	Anthem 102021	BOS Meeting Space Rental 10/20/21	\$ 45.00
Campus Suite	002160	19783	Website & Compliance Services - Q1 FY21/22	\$ 384.38
Capital Land Management Corporation	002163	211792	Landscape & Irrigation Maintenance 10/21	\$ 17,280.00
Capital Land Management Corporation	002163	211804	Irrigation Inspection Repairs 09/21	\$ 2,858.32
Capital Land Management Corporation	002163	211833	Irrigation Inspection Repairs 10/21	\$ 5,997.69
City of St. Cloud	101521	Utility Summ 08/21	City of St Cloud Utility Summary 08/21	\$ 281.63
Orlando Sentinel Communications	002164	042831988000	Acct # CU00110659 Legal Advertising 09/21	\$ 203.75
Orlando Utilities Commission	100621	OUC Summary 09/21	OUC Summary 09/21	\$ 16,034.07
Rizzetta & Company, Inc.	002161	INV0000061814	District Management Services 10/21	\$ 4,390.00
Rizzetta Technology Services, LLC	002162	INV0000007953	Website & EMail Hosting Services 10/21	\$ 175.00
U.S. Bank	002165	6274566	Trustee Fees Series 2011 09/01/21-08/31/22	\$ <u>9,697.50</u>
<b>Report Total</b>				<b>\$ <u>57,347.34</u></b>

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

---

District Office ~ 8529 South Park Circle ~ Suite 330 ~ Orlando, Florida 32819

**Check Request**

**Amount:** \$ 45.00

**Date:** October 20, 20

**Payable to:** ANTHEM PARK CDD

**Address:** 2090 Continental St.  
Saint Cloud, FL 34769

**Reason:** BOS Meeting Space Rental at Anthem Park Clubhouse –  
October 20, 2021

**Requestor:** Alexis Davis

**Special Instructions:**

**Approved by:** Richard Hernandez  
Richard Hernandez, District Manager

Date Rec'd Rizzetta & Co., Inc. 10/20/2021  
D/M approval RH Date 10/27/21  
Date entered 10/22/2021  
Fund 001 GL 57900 OC 4799  
Check # \_\_\_\_\_

# INVOICE

**BILL TO**

Gramercy Farms CDD  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

**INVOICE #** 19783  
**DATE** 10/01/2021  
**DUE DATE** 10/16/2021  
**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
Quarterly invoice	
<b>BALANCE DUE</b>	<b>\$384.38</b>

Date Rec'd Rizzetta & Co., Inc. 10/01/2021  
D/M approval RH Date 10/04/21  
Date entered 10/01/2021  
Fund 001 GL 51300 OC 5103  
Check # \_\_\_\_\_

Capital Land Management Corp.

PO Box 130  
 Matlacha, FL 33993  
 Billing Question? Call 863-640-0750

# Invoice

Date	Invoice #
10/1/2021	211792

Bill To

Gramercy Farms CDD  
 3434 Colwell Ave, Suite 200  
 Tampa, FL 33614

P.O. No.	Terms	Due Date
October 2021	Net 15	10/16/2021

Quantity	Description	Rate	Amount
1	Landscape Mowing, Edging, Weeding, & Pruning Program  Weekly: May - September    Bi-Weekly: October - April  Includes Original Agreement plus: First Amendment, approved May 24, 2019 Second Amendment, approved November 1, 2019 Third Amendment, approved September 24, 2020 Fourth Amendment, approved December 1, 2020 Fifth Ammendment, approved March 29, 2021	15,065.00	15,065.00
1	Turf & Ornamental Fertilization & Pest Control Program	1,485.00	1,485.00
1	Irrigation Inspection Program	480.00	480.00
1	Bushhog Mowing Program  Quarterly: Phase 1, and 4 only (Phase 7 NOT INCLUDED)	250.00	250.00

Date Rec'd Rizzetta & Co., Inc. 10/04/2021  
 D/M approval RA Date 10/11/21  
 Date entered 10/07/2021  
 Fund 001 GL 53900 OC 4604  
 Check # \_\_\_\_\_

Please remit payment to address above. A 1.5% late charge will be applied to all past due invoices.	<b>Total</b>	\$17,280.00
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Capital Land Management Corp.

PO Box 130  
 Matlacha, FL 33993  
 Billing Question? Call 863-640-0750

# Invoice

Date	Invoice #
9/30/2021	211804

Bill To

Gramercy Farms CDD  
 3434 Colwell Ave, Suite 200  
 Tampa, FL 33614

P.O. No.	Terms	Due Date
	Net 15	10/15/2021

Quantity	Description	Rate	Amount
1	<p>Irrigation Inspection repairs</p> <p>Proposal #533                      Make necessary irrigation system repairs, last irrigation repairs completed on February. Repairs describe are from inspections done in March-July.</p> <p>Zones 1,8,23,29,65 showing alarm, diagnosis will be performed and a proposal will be submitted to make necessary repairs.</p> <p>March Irrigation Inspection Repairsl                      44 - Nozzles 4' - 18'                      15 - Pop Up 6"                      1 - Rotor 4"                      2 - Fitting 1 in (Elbows, Couplings, etc.)                      8 - Fitting 1/2 in (Elbows, Couplings, etc.)                      17 - Fitting - Drip Line                      1 - Slip Fix 1/2                      1 - Slip Fix 1                      I\$466.54</p> <p>April Irrigation Inspection Repairs                      12 - Nozzles 4' - 18'</p>	2,858.32	2,858.32

Please remit payment to address above. A 1.5% late charge will be applied to all past due invoices.	<b>Total</b>
---	--------------

Capital Land Management Corp.

# Invoice

PO Box 130  
 Matlacha, FL 33993  
 Billing Question? Call 863-640-0750

Date	Invoice #
9/30/2021	211804

Bill To

Gramercy Farms CDD  
 3434 Colwell Ave, Suite 200  
 Tampa, FL 33614

P.O. No.	Terms	Due Date
	Net 15	10/15/2021

Quantity	Description	Rate	Amount
	21 - Pop Up 6" 3 - Rotor 4" 4 - Fitting 1/2 in (Elbows, Couplings, etc.) 5 - Fitting - Drip Line \$468.10  May Irrigation Inspection Repairs 11 - Nozzles 4' - 18' 8 - Pop Up 6" \$154.40  June Irrigation Inspection Repairs 5 - Nozzles 4' - 18' 4 - Pop Up 6" 12 - Fitting - Drip Line 1 - Fitting 1/2 in (Elbows, Couplings, etc.) \$98.76  July Irrigation Inspection Repairs 3 - Nozzles 4' - 18' 3.00 ea \$8.00 4 - Pop Up 6" 4.00 ea \$62.53 20 HR Labor - Irrigation Services 1 - Glue/Primer/Teflon/Shop Supplies \$1,670.52		
		Date Rec'd Rizzetta & Co., Inc. <u>10/04/2021</u> D/M approval <u>RH</u> Date <u>10/11/21</u> Date entered <u>10/07/2021</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____	

Please remit payment to address above. A 1.5% late charge will be applied to all past due invoices.	<b>Total</b>	\$2,858.32
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Capital Land Management Corp.

PO Box 130  
 Matlacha, FL 33993  
 Billing Question? Call 863-640-0750

# Invoice

Date	Invoice #
10/7/2021	211833

Bill To

Gramercy Farms CDD  
 3434 Colwell Ave, Suite 200  
 Tampa, FL 33614

P.O. No.	Terms	Due Date
	Net 15	10/22/2021

Quantity	Description	Rate	Amount
1	<p>Irrigation Inspection repairs</p> <p>Proposal #698                      Irrigation Clock and Mainline Repairs</p> <p>Replace irrigation clock that was struck and damaged by lightning. After the clock is replaced we will need to diagnose the rest of the system to see if there was anymore damage caused by the lightning. It is possible it could have traveled through the wire and damaged some decoders.</p> <p>Repair mainline brake located on CDD landscaping bed by 2859 Shelbourne, labor intensive due to Pine tree root system.</p> <p>1 -Hunter ACC2 75 expandable to 225 Stations                      1 - Hunter ACC2 Expansion Module 75 Station                      5 lf - Pipe 3 in                      1 - Slip Fix 3 in                      2 - Fitting 3 in (Elbows, Couplings, etc.)                      1 - Surge Protector - 250090LED                      3 HR - Labor - Irrigation Diagnostics                      10 HR - Labor - Irrigation Services</p>	5,997.69	5,997.69

Please remit payment to address above. A 1.5% late charge will be applied to all past due invoices.	<b>Total</b>
---	--------------



Gramercy Farms CDD

City of St. Cloud/St. Cloud Utilities

August 21

Month: 08/21 Dated 09/22/21

08/11/21 - 09/13/21 Due Date: 10/13/2021

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	\$ 33.40
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 35.21
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 71.15
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 16.53

TOTAL \$ 281.63

Utility Services	Summary	
	001 53600 4301	\$ 281.63
	Total	\$ 281.63

Date Rec'd Rizzetta & Co., Inc. 09/24/2021  
D/M approval RH Date 9/24/21  
Date entered 09/24/2021  
Fund 001 GL 53600 OC 4301  
Check # \_\_\_\_\_



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00039375  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3040 OLD HICKORY TREE ROAD  
Bill Date: 9/22/2021      Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

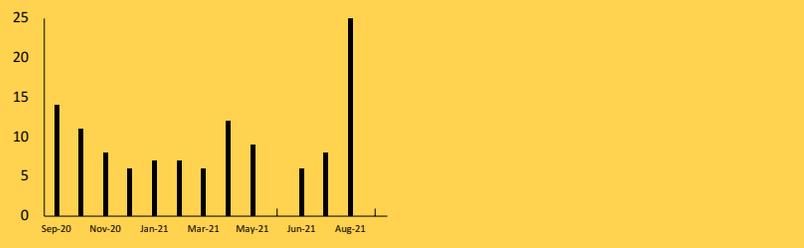
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$33.40
<b>Total Current Charges</b>		<b>\$33.40</b>
<b>Total Amount Due</b>		<b>\$33.40</b>

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	8/11/21	9/13/21	39	39	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458566



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00039375

Amount Due **\$33.40**      Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000039375** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000039375000003340202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00050564  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE  
Bill Date: 9/22/2021      Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

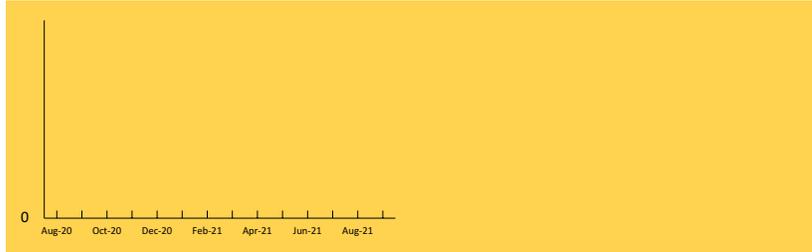
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	8/11/21	9/13/21	7305	7305	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3458570



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050564

Amount Due **\$26.72**      Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050564** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000050564000002672202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00048448  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83  
Bill Date: 9/22/2021 Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

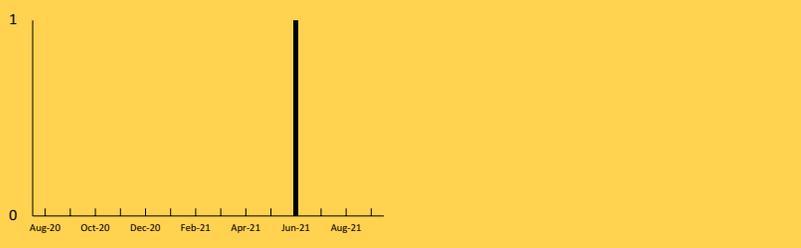
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Water Base Charge		\$13.79
<b>Total Current Charges</b>		<b>\$13.79</b>
<b>Total Amount Due</b>		<b>\$13.79</b>

**Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	8/11/21	9/13/21	4	4	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458567



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00048448

Amount Due **\$13.79** Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048448** for online, bank or epay payments.

Please make checks payable to:

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614



00017686000048448000001379202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00048909  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD  
Bill Date: 9/22/2021 Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

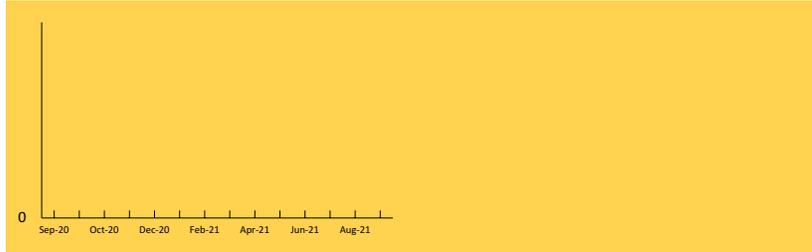
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Summary of Charges	
	Consumption Charge
<b>Previous Balance</b>	<b>\$0.00</b>
Water Base Charge	\$23.02
<b>Total Current Charges</b>	<b>\$23.02</b>
<b>Total Amount Due</b>	<b>\$23.02</b>

**Bank Draft  
Do Not Pay**

**Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	8/11/21	9/13/21	0	0	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458568



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00048909

Amount Due **\$23.02** Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048909** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000048909000002302202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



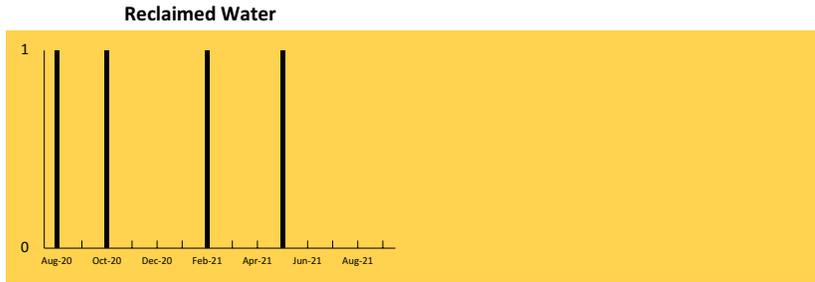
Customer Number: 000176860      Account Number: 00050195  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR  
Bill Date: 9/22/2021      Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Summary of Charges	
	Consumption Charge
<b>Previous Balance</b>	<b>\$0.00</b>
Reclaim Base Charge	\$26.72
<b>Total Current Charges</b>	<b>\$26.72</b>
<b>Total Amount Due</b>	<b>\$26.72</b>



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	8/11/21	9/13/21	3070	3070	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3458569



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050195

Amount Due **\$26.72**      Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050195** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000050195000002672202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00052699  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM  
Bill Date: 9/22/2021      Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

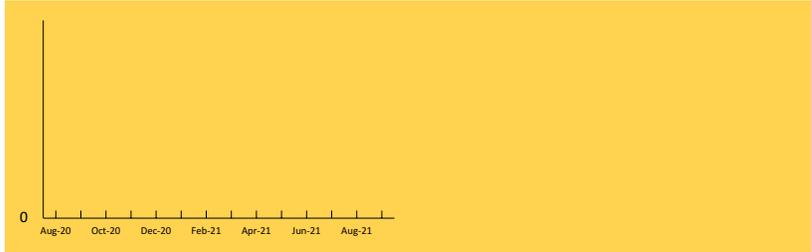
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

### Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	8/11/21	9/13/21	8909	8909	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458571



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00052699

Amount Due **\$26.72**      Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000052699** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



0001768600005269900002672202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00053301  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD  
Bill Date: 9/22/2021      Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

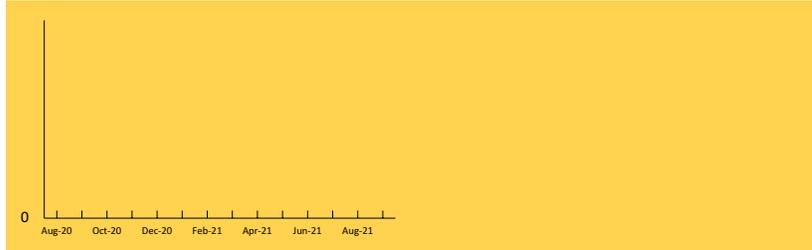
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
<b>Total Current Charges</b>		<b>\$8.37</b>
<b>Total Amount Due</b>		<b>\$8.37</b>

### Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	8/10/21	9/13/21	0	0	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458572



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00053301

Amount Due **\$8.37**      Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000053301** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000053301000000837202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



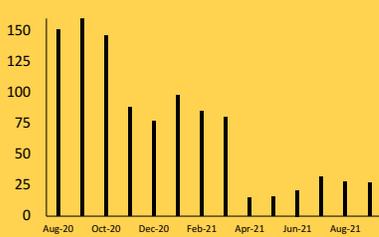
Customer Number: 000183236 Account Number: 00056930  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE  
Bill Date: 9/22/2021 Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	8/11/21	9/13/21	1381	1408	27

Summary of Charges		
	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$16.70
Reclaim Consumption Tier 1	17 TGAL @ 0.63	\$10.71
Reclaim Consumption Tier 2	10 TGAL @ 0.78	\$7.80
<b>Total Current Charges</b>		<b>\$35.21</b>
<b>Total Amount Due</b>		<b>\$35.21</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458626



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00056930

Amount Due **\$35.21** Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600056930** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00018323600056930000003521202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



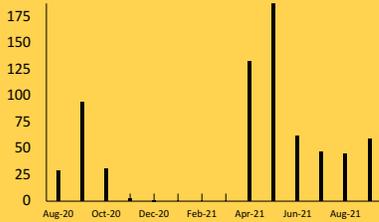
Customer Number: 000183236 Account Number: 00057874  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE  
Bill Date: 9/22/2021 Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	8/11/21	9/13/21	1169	1228	59

Summary of Charges		
	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28
Reclaim Consumption Tier 3	6 TGAL @ 1.19	\$7.14
<b>Total Current Charges</b>		<b>\$71.15</b>
<b>Total Amount Due</b>		<b>\$71.15</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458627



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00057874

Amount Due **\$71.15** Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600057874** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00018323600057874000007115202110130



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00058972  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2  
Bill Date: 9/22/2021 Due Date: 10/13/2021

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

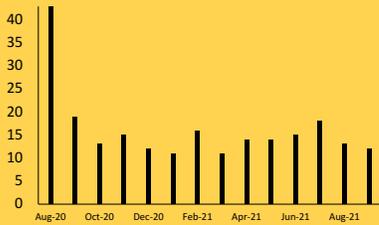
Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Behind on your payments? If you are experiencing a financial hardship, you may qualify for payment assistance. Call us at 407-957-7344 or visit [www.stcloud.org/1753/St-Cloud-Utilities](http://www.stcloud.org/1753/St-Cloud-Utilities) to learn more.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
Reclaim Consumption Tier 1	8 TGAL @ 0.63	\$5.04
Reclaim Consumption Tier 2	4 TGAL @ 0.78	\$3.12
<b>Total Current Charges</b>		<b>\$16.53</b>
<b>Total Amount Due</b>		<b>\$16.53</b>

### Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	8/11/21	9/12/21	362	374	12

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3458573



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00058972

Amount Due **\$16.53** Due Date **10/13/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000058972** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000058972000001653202110130

**Invoice & Summary**

Billed Account Name: Rizzetta & Company - Gramercy Farms Cdd  
 Billed Account Number: CU00110659  
 Invoice Number: 042831988000  
 Amount: \$203.75  
 Billing Period: 09/01/21 - 09/30/21  
 Due Date: 10/30/21

**INVOICE/SUMMARY**

Page 1 of 2

**Invoice & Summary Details**

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				335.85
09/22/21		Payment Received :Ref# 2155				-335.85
<b>Current Activity</b>						
09/14/21	OSC42831988	Classified Listings, Online Orlando Sentinel 7040260				203.75
		<b>Total Current Advertising</b>				203.75
		Date Rec'd Rizzetta & Co., Inc.	10/05/2021			
		D/M approval	<i>RA</i>	Date	10/11/21	
		Date entered	10/07/2021			
		Fund	001	GL	51300	OC 4801
		Check #				

**Total: \$203.75**

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
203.75	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 09/01/21 - 09/30/21  
 Billed Account Name: Rizzetta & Company - Gramercy Farms Cdd  
 Billed Account Number: CU00110659  
 Invoice Number: 042831988000

Return Service Requested

RIZZETTA & COMPANY - GRAMERCY FARMS CDD  
 CHRISTINA HARTNETT  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel  
 PO Box 100608  
 Atlanta, GA 30384-0608



All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at <http://tribpub.com/ad-io-terms> and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at <http://tribpub.com/ad-io-terms>. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, Tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

#### **FINANCIAL RELATED TERMS**

##### **Payments and Disputes**

**Payment:** All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

**Agency Liability:** Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

**Credit:** Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

**Pricing:** For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

**Invoice Disputes:** Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

**Late Payment and Collections:** Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

##### **No Set-Off**

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

##### **Taxes**

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

##### **Other Services**

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

##### **Rate Changes & Postal Changes**

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Gramercy Farms CDD

OUC

September 21

Month: 09/21 Dated 09/13/21

08/12/21 - 09/13/21

Due: 10/04/21

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr. Rd. LS83	001 53100 4307	\$ 16,009.20
9433056077	2900	Block Even Old Hickory Tr. Rd.	001 53100 4301	\$ 24.87
<b>TOTAL</b>				<b><u>\$ 16,034.07</u></b>

		<b>Summary</b>	
<b>Utility Services</b>		<b>001 53100 4307</b>	<b>\$ 16,009.20</b>
<b>Utility Services</b>		<b>001 53100 4301</b>	<b>\$ 24.87</b>
		<b>Total</b>	<b><u>\$ 16,034.07</u></b>

Date Rec'd Rizzetta & Co., Inc. 09/17/2021  
D/M approval RH Date 9/20  
Date entered 09/17/2021  
Fund 001 GL 53100 OC 4307 \$16,009.20  
4301 \$24.87  
Check # \_\_\_\_\_

**GRAMERCY FARMS COMMUNITY DEV**

**MASTER BILL SUMMARY**

DUE DATE  
**10/04/21**

OPENING BALANCE \$15,961.80	-	PAYMENTS \$15,961.80	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$16,009.20	=	TOTAL AMOUNT DUE \$16,009.20
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**CURRENT CHARGES SUMMARY \$16,009.20\***

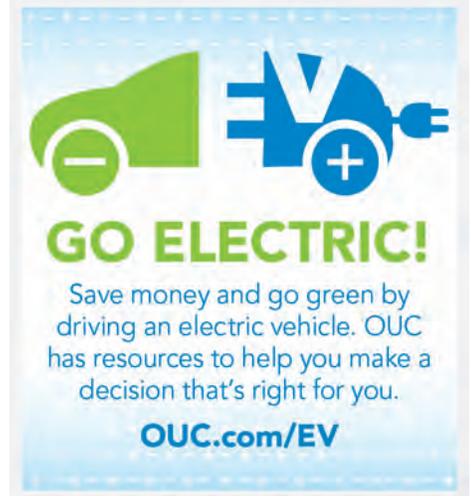
Commercial Non-Demand Electric Rate . . . . .	\$ 228.30
OUConvenient Lighting . . . . .	15,775.05
Gross Receipts Tax. . . . .	5.85

\* A detailed description of current charges is categorized by service address on each of the following pages.

**CUSTOMER SERVICE**

-  **Online**  
www.ouc.com
-  **Telephone**  
407-957-7373
-  **Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



**GO ELECTRIC!**  
Save money and go green by driving an electric vehicle. OUC has resources to help you make a decision that's right for you.  
[OUC.com/EV](http://OUC.com/EV)

ACCOUNT NUMBER  
**0933934710**

**DO NOT PAY**

DUE DATE **10/04/21**  TOTAL AMOUNT DUE  
\$16,009.20

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

Your bank account will be drafted on October 04, 2021

Seq=14974



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**GRAMERCY FARMS COMMUNITY DEV**

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Orlando: 407-423-9018 St. Cloud: 407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
To file a claim, call 877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)  
  
2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando  
Solid Waste: 407-246-2314  
Wastewater: 407-246-2213  
  
City of St. Cloud  
Solid Waste: 407-957-7289

Orange County  
Wastewater: 407-836-5515  
  
St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**KGAL:** A unit of measure for water consumption equal to 1,000 gallons.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$234.15

**CURRENT CHARGES**

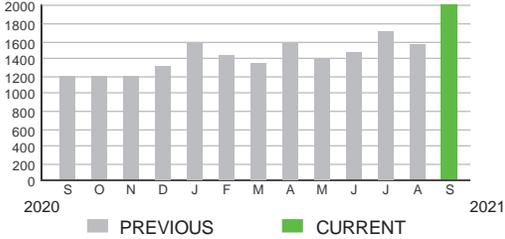
**OUC Electric Service \$228.30**

Meter #: 1ZR15085 - Service Charge ..... \$ 18.20  
 Commercial Non-Demand Electric Rate (08/12/21 - 09/13/21)  
 2,000 kWh @ \$0.07435 (Non-Fuel) ..... 148.70  
 2,000 kWh @ \$0.0307 (Fuel) ..... 61.40  
 (\$48.64 of your Fuel Cost is exempt from Municipal Tax)

**State of Florida Charges \$5.85**

Gross Receipts Tax. .... \$ 5.85

 **Electric Usage in kWh**



**Meter Data**

METER #: 1ZR15085  
 CURRENT: 1,947 on 09/13/21  
 PREVIOUS: 1,897 on 08/12/21  
 DIFFERENCE: 50 kWh  
 MULTIPLIER: x40  
 TOTAL USAGE: 2,000 kWh  
 DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	62.50 kWh	40.00 kWh



BILL DATE  
09/13/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 6

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$5,995.86

**CURRENT CHARGES**

**OUC Electric Service \$5,995.86**

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (08/12/21 - 09/13/21)	
Investment - Convenient 228.52 @ \$9.98 .....	\$ 2,280.63
Maintenance - Convenient 48 @ \$7.61 .....	365.28
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (08/12/21 - 09/13/21)	
Investment - Convenient 135.68 @ \$9.98 .....	1,354.09
Maintenance - Convenient 30 @ \$7.61 .....	228.30
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (08/12/21 - 09/13/21)	
Investment - Convenient 150.85 @ \$9.98 .....	1,505.48
Maintenance - Convenient 36 @ \$7.28 .....	262.08



BILL DATE  
09/13/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 6

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,527.09

**CURRENT CHARGES**

**OUC Electric Service \$2,527.09**

Customer Ref: Gramercy Farms - Phase 6

OUConvenient Lighting (08/12/21 - 09/13/21)

Investment - Convenient 113.3 @ \$9.98 . . . . .	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.28 . . . . .	196.56

OUConvenient Lighting (08/12/21 - 09/13/21)

Investment - Convenient 101.92 @ \$9.98 . . . . .	1,017.16
Maintenance - Convenient 24 @ \$7.61 . . . . .	182.64



BILL DATE  
09/13/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 6

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$7,252.10

**CURRENT CHARGES**

**OUC Electric Service **\$7,252.10****

Customer Ref: WO# 518955 Farms Phase 3.  
OUConvenient Lighting (08/12/21 - 09/13/21)  
Investment - Convenient 163.33 @ \$9.98 ..... \$ 1,630.03  
Maintenance - Convenient 43 @ \$8.70..... 374.10

OUConvenient Lighting (08/12/21 - 09/13/21)  
Investment - Convenient 277.36 @ \$9.98 ..... 2,768.05  
Maintenance - Convenient 50 @ \$10.41..... 520.50

Customer Ref: WO 452753 Phase 2  
OUConvenient Lighting (08/12/21 - 09/13/21)  
Investment - Convenient 168.91 @ \$9.98 ..... 1,685.72  
Maintenance - Convenient 23 @ \$11.90..... 273.70



The Reliable One®

BILL DATE  
09/13/21

ACCOUNT NUMBER  
9433056077

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 1 OF 2

PIN#: 2014909841

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

**BILL SUMMARY**

DUE DATE  
**10/04/21**

OPENING BALANCE \$24.67	-	PAYMENTS \$24.67	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$24.87	=	TOTAL AMOUNT DUE \$24.87
----------------------------	---	---------------------	---	---------------------------	---	----------------------------	---	-----------------------------

**CURRENT CHARGES**

**OUC Electric Service \$24.25**

Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (08/12/21 - 09/13/21)	
88 kWh @ \$0.06758 (Non-Fuel)	5.95
88 kWh @ \$0.0307 (Fuel)	2.70
(\$2.14 of your Fuel Cost is exempt from Municipal Tax)	

**State of Florida Charges \$0.62**

Gross Receipts Tax	\$ 0.62
--------------------	---------

**CUSTOMER SERVICE**

- Online**  
www.ouc.com
- Telephone**  
407-957-7373
- Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**

**GO ELECTRIC!**  
Save money and go green by driving an electric vehicle. OUC has resources to help you make a decision that's right for you.  
[OUC.com/EV](http://OUC.com/EV)

ACCOUNT NUMBER  
**9433056077**



The Reliable One®

**DO NOT PAY**

DUE DATE **10/04/21** TOTAL AMOUNT DUE **\$24.87**

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

Your bank account will be drafted on October 04, 2021

Seq=7260

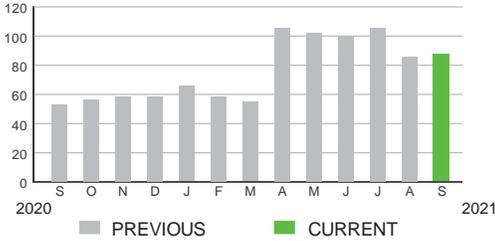


GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

 **Electric Usage in kWh**



**Meter Data**

METER #: 6CD60005  
 CURRENT: 2,802 on 09/13/21  
 PREVIOUS: 2,714 on 08/12/21  
 TOTAL USAGE: 88 kWh  
 DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.75 kWh	1.77 kWh

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
 To file a claim, call  
 877-320-4624

Call Before You Dig  
 Sunshine 811

8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)

2-1-1 Community Resources and  
 Elder Helpline for Osceola County Residents  
 2-1-1 or 407-839-HELP (4357)

City of St. Cloud  
 Solid Waste: 407-957-7289

St. Cloud Utilities  
 407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
10/1/2021	INV0000061814

**Bill To:**

GRAMERCY FARMS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00225

Description	Qty	Rate	Amount
District Management Services	1.00	\$1,802.50	\$1,802.50
Administrative Services	1.00	\$393.75	\$393.75
Accounting Services	1.00	\$1,143.75	\$1,143.75
Financial & Revenue Collections	1.00	\$350.00	\$350.00
Field Services	1.00	\$700.00	\$700.00
<p>           Date Rec'd Rizzetta &amp; Co., Inc. <u>09/27/2021</u>            D/M approval <u>RH</u> Date <u>10.04.21</u>            Date entered <u>10/01/2021</u>            Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$1,802.50            Check # <u>51300</u> <u>3100</u> \$393.75  <u>51300</u> <u>3201</u> \$1,143.75  <u>51300</u> <u>3111</u> \$350.00  <u>53900</u> <u>4658</u> \$700.00         </p>			

<b>Subtotal</b>	\$4,390.00
<b>Total</b>	\$4,390.00





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6274566  
Account Number: 150136000  
Invoice Date: 09/24/2021  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

GRAMERCY FARMS CDD  
C/O RIZZETTA & COMPANY  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

RECEIVED  
OCT - 5 2021

**GRAMERCY FARMS 2011 INTEREST**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$9,697.50

All invoices are due upon receipt.

Date Rec'd Rizzetta & Co., Inc. 10/05/2021  
D/M approval RH Date 10/11/21  
Date entered 10/07/2021  
Fund 001 GL 51300 OC 3105 \$808.12  
Check # 15500 \$8,889.38

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**GRAMERCY FARMS 2011 INTEREST**

Invoice Number:	6274566
Account Number:	150136000
Current Due:	\$9,697.50
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 150136000  
Invoice # 6274566  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 6274566  
 Invoice Date: 09/24/2021  
 Account Number: 150136000  
 Direct Inquiries To: LEANNE DUFFY  
 Phone: 407-835-3807

**GRAMERCY FARMS 2011 INTEREST**

Accounts Included 150136000 150136001 150136002 150136003 150136004 150136005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04280 Administration	1.00	500.00	100.00%	\$500.00
04360 Administration Fee - Principal Amount O/S	73,485,000.00	0.0003	100.00%	\$22,045.50
04360 Administration Fee - Max Adjustment				(\$13,545.50)
<b>Subtotal Administration Fees - In Advance 09/01/2021 - 08/31/2022</b>				<b>\$9,000.00</b>
Incidental Expenses	9,000.00	0.0775		\$697.50
<b>Subtotal Incidental Expenses</b>				<b>\$697.50</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$9,697.50</b>

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.



# GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.GRAMERCYFARMSCDD.ORG

## Operation and Maintenance Expenditures November 2021 For Board Approval

The total items being presented: **\$30,881.79**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Gramercy Farms Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthem Park CDD	002167	Anthem 110521	BOS Meeting Space Rental 11/21/21	\$ 45.00
City of St. Cloud	111221	Utility Summ 09/21	City of St Cloud Utility Summary 09/21	\$ 254.18
Clara Velez	002171	CV102821	Board of Supervisors Meeting 10/28/2021	\$ 200.00
Clara Velez	002175	CV111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Cynthia Campbell Sircus	002172	CS102821	Board of Supervisors Meeting 10/28/2021	\$ 200.00
Cynthia Campbell Sircus	002176	CS111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Department of Economic Opportunity 694	002168	84953	Special District Fee FY 21/22	\$ 175.00
	002170	MB102821	Board of Supervisors Meeting 10/28/2021	\$ 200.00
Maria V. Borrero	002174	MB111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Milton R. Andrade	002178	MA111821	Board of Supervisors Meeting 11/18/21	\$ 200.00
Orlando Sentinel Communications	002179	044183377000	Acct # CU00110659 Legal Advertising 10/21	\$ 97.75
Orlando Utilities Commission	112221	OUC Summary 10/21.	OUC Summary 10/21	\$ 18,694.86
Rizzetta & Company, Inc.	002180	INV0000061968	Assesesment Roll Preparation FY 21/22	\$ 5,250.00
Rizzetta & Company, Inc.	002180	INV0000062505	District Management Services 11/21	\$ 4,390.00

# Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2021 Through November 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	002181	INV0000008136	Website & EMail Hosting Services 11/21	\$ 175.00
Robert R. Bishop	002169	BB102821	Board of Supervisors Meeting10/28/2021	\$ 200.00
Robert R. Bishop	002173	BB111821	Board of Supervisors Meeting 11/18/21	<u>\$ 200.00</u>
<b>Report Total</b>				<b><u>\$ 30,881.79</u></b>

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

---

District Office ~ 8529 South Park Circle ~ Suite 330 ~ Orlando, Florida 32819

**Check Request**

**Amount:** \$ 45.00

**Date:** November 5, 2021

**Payable to:** ANTHEM PARK CDD

**Address:** 250 International Parkway  
Suite 280  
Lake Mary, FL 32746

**Reason:** BOS Meeting Space Rental at Anthem Park Clubhouse –  
November 18, 2021

**Requestor:** Alexis Davis

**Special Instructions:**

**Approved by:**



**Richard Hernandez, District Manager**

Date Rec'd Rizzetta & Co., Inc. 11/05/2021  
D/M approval RH Date 11/9/21  
Date entered 11/08/21  
Fund 001 GL 57900 OC 4799  
Check # \_\_\_\_\_

Month: 09/21 Dated 10/20/21

09/13/21 - 10/12/21 Due Date: 11/10/2021

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	\$ - Credit of \$2
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 31.31
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 74.72
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 22.81

**TOTAL** \$ 254.18

	<b>Summary</b>	
Utility Services	<b>001 53600 4301</b>	<b>\$ 254.18</b>
	<b>Total</b>	<b>\$ 254.18</b>

Date Rec'd Rizzetta & Co., Inc. 10/25/2021  
 D/M approval RY Date 11/3/21  
 Date entered 11/02/2021  
 Fund 001 GL 53600 OC 4301  
 Check # \_\_\_\_\_



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00039375  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3040 OLD HICKORY TREE ROAD  
Bill Date: 10/20/2021 Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

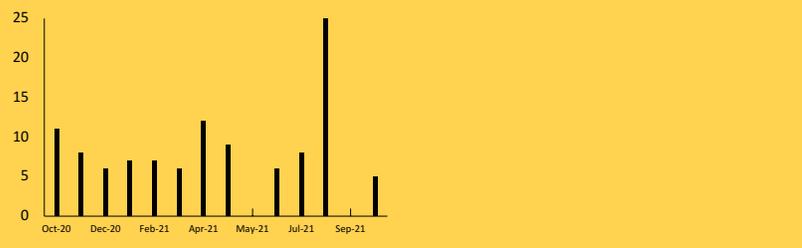
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	5 TGAL @ 0.63	\$3.15
<b>Total Current Charges</b>		<b>\$29.87</b>
<b>Total Amount Due</b>		<b>\$29.87</b>

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	9/13/21	10/12/21	39	44	5

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490208



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00039375

Amount Due **\$29.87** Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000039375** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

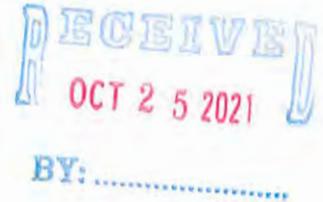
City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000039375000002987202111100



1300 Ninth St  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Date: October 20, 2021

RE Property Address: 3040 OLD HICKORY TREE ROAD

Dear GRAMERCY FARMS COMMUNITY DEV,

Thank you for being a valued customer. After completing a recent review of your account, it was discovered that your account was billing at the reclaim outside rate, and should be billing at the reclaim inside rate. As a result of this review, the City will credit your account per City Code for the services provided at your property. An adjustment of \$408.30 will be reflected on your next utility bill.

At the City of St. Cloud we strive to provide accurate and timely billing to our customers. We apologize for any inconvenience this may have caused you. For questions or concerns regarding this matter, or to make payment arrangements please contact us at 407-957-7344 and an agent will be happy to assist you.

Sincerely,

City of St. Cloud  
St. Cloud Utilities

+ Filters



Select	Invoice	Service Address	Invoice Date	Balance Due	
<input type="checkbox"/>	<b>Due in 16 days</b> Account #000183236-00056930 Pay Utility Bill  PAST DUE amounts included in the "BALANCE DUE" should be paid immediately to avoid service interruption.	2800 BLOCK EVEN MOSS	10/20/2021	<b>\$31.31</b>	<a href="#">View Bill</a> <a href="#">Payment History</a> <a href="#">Adjustment History</a> <a href="#">Scheduled Payment History</a> <a href="#">Refresh History</a> <a href="#">Remind Me</a>
<input type="checkbox"/>	<b>Due in 16 days</b> Account #000183236-00057874 Pay Utility Bill  PAST DUE amounts included in the "BALANCE DUE" should be paid immediately to avoid service interruption.	3100 BLOCK ODD SWEET	10/20/2021	<b>\$74.72</b>	<a href="#">View Bill</a> <a href="#">Payment History</a> <a href="#">Adjustment History</a> <a href="#">Scheduled Payment History</a> <a href="#">Refresh History</a> <a href="#">Remind Me</a>
<input type="checkbox"/>	<b>Due in 16 days</b> Account #000176860-00039375 Pay Utility Bill  PAST DUE amounts included in the "BALANCE DUE" should be paid immediately to avoid service interruption.	3040 OLD HICKORY TRE	10/20/2021	<b>(\$378.43)</b>	<a href="#">View Bill</a> <a href="#">Payment History</a> <a href="#">Adjustment History</a> <a href="#">Scheduled Payment History</a> <a href="#">Refresh History</a> <a href="#">Remind Me</a>



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00050564  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE  
Bill Date: 10/20/2021      Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

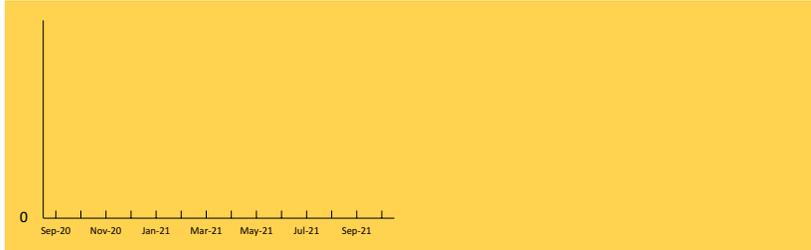
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	9/13/21	10/12/21	7305	7305	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490212



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050564

Amount Due **\$26.72**      Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050564** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000050564000002672202111100



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00048448  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83  
Bill Date: 10/20/2021      Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

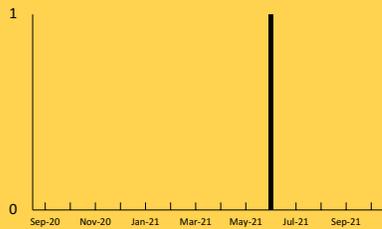
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Water Base Charge		\$13.79
<b>Total Current Charges</b>		<b>\$13.79</b>
<b>Total Amount Due</b>		<b>\$13.79</b>

**Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	9/13/21	10/12/21	4	4	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490209



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00048448

Amount Due **\$13.79**      Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048448** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
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Tampa, FL 33631-3304**



00017686000048448000001379202111100



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00048909  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD  
Bill Date: 10/20/2021 Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

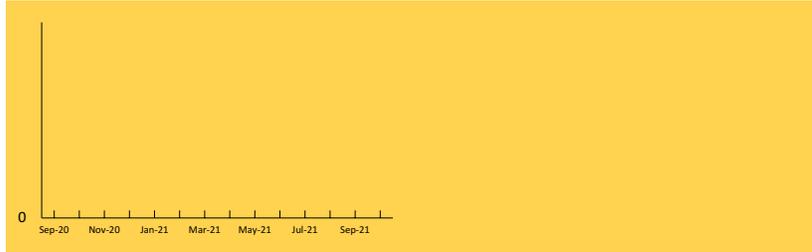
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Water Base Charge		\$23.02
<b>Total Current Charges</b>		<b>\$23.02</b>
<b>Total Amount Due</b>		<b>\$23.02</b>

### Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	9/13/21	10/12/21	0	0	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490210



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00048909

Amount Due **\$23.02** Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048909** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
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00017686000048909000002302202111100



1300 Ninth St.  
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www.stcloud.org



Customer Number: 000176860      Account Number: 00050195  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR  
Bill Date: 10/20/2021      Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

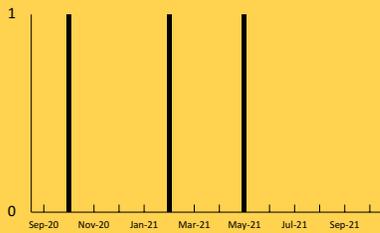
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	9/13/21	10/12/21	3070	3070	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490211



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050195

Amount Due **\$26.72**      Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050195** for online, bank or epay payments.

Please make checks payable to:

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3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
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Tampa, FL 33631-3304



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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00052699  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM  
Bill Date: 10/20/2021 Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

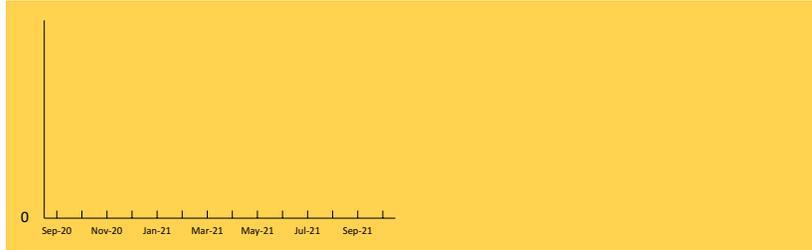
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

### Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	9/13/21	10/12/21	8909	8909	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490213



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00052699

Amount Due **\$26.72** Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000052699** for online, bank or epay payments.

Please make checks payable to:

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DEV  
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TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00053301  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD  
Bill Date: 10/20/2021      Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

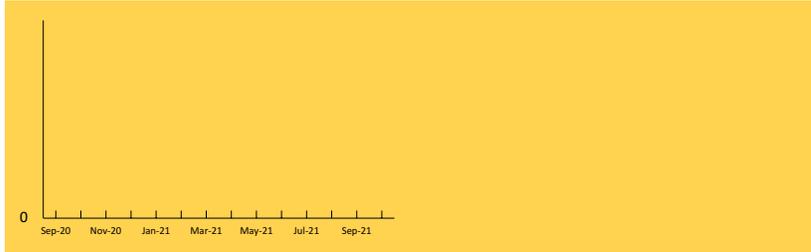
The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
<b>Total Current Charges</b>		<b>\$8.37</b>
<b>Total Amount Due</b>		<b>\$8.37</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	9/13/21	10/12/21	0	0	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490214



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00053301

Amount Due **\$8.37**      Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000053301** for online, bank or epay payments.

Please make checks payable to:

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3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000183236 Account Number: 00056930  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE  
Bill Date: 10/20/2021 Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at www.stcloud.org/utilities to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at www.stcloud.org/drawing.

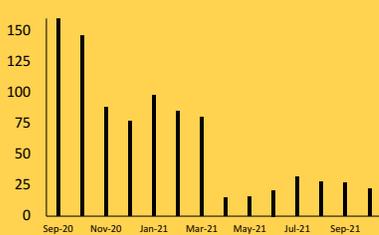
The annual water quality report is available at www.stcloud.org/2020waterreport. To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit www.stcloud.org/water to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$16.70
Reclaim Consumption Tier 1	17 TGAL @ 0.63	\$10.71
Reclaim Consumption Tier 2	5 TGAL @ 0.78	\$3.90
<b>Total Current Charges</b>		<b>\$31.31</b>
<b>Total Amount Due</b>		<b>\$31.31</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	9/13/21	10/12/21	1408	1430	22

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490268



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00056930

Amount Due **\$31.31** Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600056930** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00018323600056930000003131202111100



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
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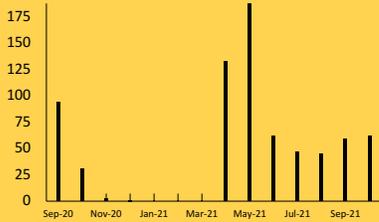
Customer Number: 000183236 Account Number: 00057874  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE  
Bill Date: 10/20/2021 Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	9/13/21	10/12/21	1228	1290	62

Summary of Charges		
	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28
Reclaim Consumption Tier 3	9 TGAL @ 1.19	\$10.71
<b>Total Current Charges</b>		<b>\$74.72</b>
<b>Total Amount Due</b>		<b>\$74.72</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490269



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00057874

Amount Due **\$74.72** Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600057874** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

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PO Box 31304  
Tampa, FL 33631-3304



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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00058972  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2  
Bill Date: 10/20/2021 Due Date: 11/10/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

The annual water quality report is available at [www.stcloud.org/2020waterreport](http://www.stcloud.org/2020waterreport). To receive a copy via email, please call 407-957-7344 or return your entire bill to SCU with this check [ ] box marked.

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

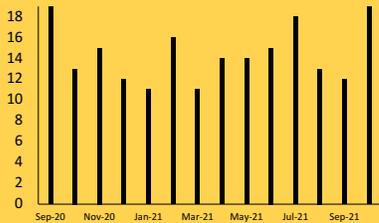
**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
Reclaim Consumption Tier 1	8 TGAL @ 0.63	\$5.04
Reclaim Consumption Tier 2	9 TGAL @ 0.78	\$7.02
Reclaim Consumption Tier 3	2 TGAL @ 1.19	\$2.38

**Total Current Charges \$22.81**

**Total Amount Due \$22.81**

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	9/12/21	10/12/21	374	393	19

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3490215



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00058972

Amount Due **\$22.81** Due Date **11/10/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000058972** for online, bank or epay payments.

Please make checks payable to:

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614



00017686000058972000002281202111100

**GRAMERCY FARMS CDD**

Meeting Date: 10/28/2021

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Maria Borrero	✓	✓
Bob Bishop	✓	✓
Clara Velez	✓	✓
Milton Andrade		
Cindy Sircus	✓	✓

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:00am
Meeting End Time:	11:50am
Total Meeting Time:	48 mins

Time Over ( ) Hours:

Total at \$175 per Hour:

DM Signature:

*Please forward copy to Marcia Eannetta for  
Extended Meeting .*

Date Rec'd Rizzetta & Co., Inc. 11/17/21

D/M approval RA Date 11/17/21

Date entered 11/17/21

Fund 001 GL 51100 OC 1101

Check # \_\_\_\_\_

**GRAMERCY FARMS CDD**

Meeting Date: 11/18/2021

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Maria Borrero	✓	✓
Bob Bishop	✓	✓
Clara Velez	✓	✓
Milton Andrade		
Cindy Sircus	✓	✓

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:07 pm
Meeting End Time:	7:10 pm
Total Meeting Time:	1:03 hr

Time Over ( ) Hours:

Total at \$175 per Hour:

Date Rec'd Rizzetta & Co., Inc. 11/24/21  
 D/M approval RH Date 11/29/21  
 Date entered 11/24/21  
 Fund 001 GL 51100 OC 1101  
 Check # \_\_\_\_\_

DM Signature: Richard Hernandez

*Please forward copy to Marcia Eannetta for Extended Meeting .*

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 84953			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Gramercy Farms Community Development District**  
 Mr. William Rizzetta  
 3434 Colwell Avenue, Suite 200  
 Tampa, FL 33614

Date Rec'd Rizzetta & Co., Inc. 11/04/2021

D/M approval RH Date 11/9/21

Date entered 11/08/21

Fund 001 GL 51300 OC 4902

Check # \_\_\_\_\_

- 2. Telephone: (813) 514-0400
- 3. Fax: (813) 514-0401
- 4. Email: brizzella@rizzetta.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: gramercyfarmscdd.org
- 8. County(ies): Osceola
- 9. Function(s): Community Development
- 10. Boundary Map on File: 09/29/2005
- 11. Creation Document on File: 09/29/2005
- 12. Date Established: 07/21/2005
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: City of St. Cloud
- 15. Creation Document(s): City Ordinance 2005-96
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 11/05/2020

**RECEIVED**  
 OCT - 4 2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *William F. Rizzetta* Date 10/26/21

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
  - 1.  This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  - 2.  This special district is in compliance with the reporting requirements of the Department of Financial Services.
  - 3.  This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**Invoice & Summary**

Billed Account Name: Rizzetta & Company - Gramercy Farms Cdd  
 Billed Account Number: CU00110659  
 Invoice Number: 044183377000  
 Amount: \$97.75  
 Billing Period: 10/01/21 - 10/31/21  
 Due Date: 11/30/21

**INVOICE/SUMMARY**

Page 1 of 2

**Invoice & Summary Details**

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				203.75
10/20/21		Payment Received :Ref# 2164				-203.75
<b>Current Activity</b>						
10/17/21	OSC44183377	PO# 2021-10-28 Gramercy Farms CDD Classified Listings, Online 2021-10-28 Gramercy Farms CDD Ad request 7060693				97.75
<p style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. 11/07/21            D/M approval <u>RA</u> Date 11/9/21            Date entered 11/09/21            Fund 001 GL 51300 OC 4801            Check # _____</p>						
<b>Total Current Advertising</b>						97.75

**Total: \$97.75**

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
97.75	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 10/01/21 - 10/31/21  
 Billed Account Name: Rizzetta & Company - Gramercy Farms Cdd  
 Billed Account Number: CU00110659  
 Invoice Number: 044183377000

Return Service Requested

RIZZETTA & COMPANY - GRAMERCY FARMS CDD  
 CHRISTINA HARTNETT  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel  
 PO Box 100608  
 Atlanta, GA 30384-0608



All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at <http://tribpub.com/ad-io-terms> and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at <http://tribpub.com/ad-io-terms>. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, Tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

#### **FINANCIAL RELATED TERMS**

##### **Payments and Disputes**

**Payment:** All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

**Agency Liability:** Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

**Credit:** Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

**Pricing:** For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

**Invoice Disputes:** Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

**Late Payment and Collections:** Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

##### **No Set-Off**

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

##### **Taxes**

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

##### **Other Services**

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

##### **Rate Changes & Postal Changes**

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Gramercy Farms CDD

OUC

October 21

Month: 10/21 Dated 10/12/21

09/13/21 - 10/12/21

Due: 11/01/21

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr. Rd. LS83	001 53100 4307	\$ 18,388.96
9433056077	2900	Block Even Old Hickory Tr. Rd.	001 53100 4301	\$ 25.07
<b>TOTAL</b>				<b><u>\$ 18,414.03</u></b>

		<b>Summary</b>	
Utility Services		001 53100 4307	\$ 18,388.96
Utility Services		001 53100 4301	\$ 25.07
		<b>Total</b>	<b><u>\$ 18,414.03</u></b>

Additional Charges \$280.83  
Grand Total **\$18,694.86**

Date Rec'd Rizzetta & Co., Inc. 10/14/2021

D/M approval RA Date 10/19/21

Date entered 10/14/2021

Fund 001 GL 53100 OC 4307 \$18,388.96

Check # 4301 \$25.07

**GRAMERCY FARMS COMMUNITY DEV**

**MASTER BILL SUMMARY**

DUE DATE

**11/01/21**

OPENING BALANCE \$16,009.20	-	PAYMENTS \$16,009.20	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$18,388.96	=	TOTAL AMOUNT DUE \$18,388.96
--------------------------------	---	-------------------------	---	---------------------------	---	--------------------------------	---	---------------------------------

**CURRENT CHARGES SUMMARY \$18,388.96\***

Commercial Non-Demand Electric Rate	\$ 186.28
OUConvenient Lighting	18,028.43
Osceola County Tax	5.11
Gross Receipts Tax	7.18
Florida Sales Tax	129.57
Discretionary Sales Surtax	32.39

\* A detailed description of current charges is categorized by service address on each of the following pages.

**CUSTOMER SERVICE**

-  **Online**  
www.ouc.com
-  **Telephone**  
407-957-7373
-  **Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



**ELECTRIC PRICING WORKSHOP**

OUC Commissioners will hold a public workshop at 2 p.m., November 9, 2021, to discuss electric service pricing.

More at [OUC.com/Commission](http://OUC.com/Commission).

ACCOUNT NUMBER

**0933934710**

**DO NOT PAY**

DUE DATE <b>11/01/21</b>	TOTAL AMOUNT DUE \$18,388.96
-----------------------------	---------------------------------

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

**Your bank account will be drafted on November 01, 2021**

Seq=19574



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**GRAMERCY FARMS COMMUNITY DEV**

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Orlando: 407-423-9018 St. Cloud: 407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
To file a claim, call 877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)  
  
2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando  
Solid Waste: 407-246-2314  
Wastewater: 407-246-2213  
  
City of St. Cloud  
Solid Waste: 407-957-7289

Orange County  
Wastewater: 407-836-5515  
  
St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**KGAL:** A unit of measure for water consumption equal to 1,000 gallons.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$191.05

**CURRENT CHARGES**

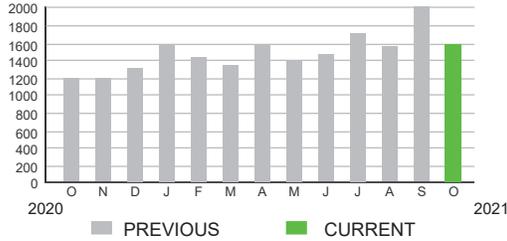
**OUC Electric Service \$186.28**

Meter #: 1ZR15085 - Service Charge ..... \$ 18.20  
 Commercial Non-Demand Electric Rate (09/13/21 - 10/12/21)  
 1,600 kWh @ \$0.07435 (Non-Fuel) ..... 118.96  
 1,600 kWh @ \$0.0307 (Fuel) ..... 49.12  
 (\$38.91 of your Fuel Cost is exempt from Municipal Tax)

**State of Florida Charges \$4.77**

Gross Receipts Tax. .... \$ 4.77

 **Electric Usage in kWh**



**Meter Data**

METER #: 1ZR15085  
 CURRENT: 1,987 on 10/12/21  
 PREVIOUS: 1,947 on 09/13/21  
 DIFFERENCE: 40 kWh  
 MULTIPLIER: x40  
 TOTAL USAGE: 1,600 kWh  
 DAYS OF SERVICE: 29

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	55.17 kWh	38.71 kWh



BILL DATE  
10/12/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$5,995.86

**CURRENT CHARGES**

**OUC Electric Service \$5,995.86**

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (09/13/21 - 10/12/21)	
Investment - Convenient 228.52 @ \$9.98 .....	\$ 2,280.63
Maintenance - Convenient 48 @ \$7.61.....	365.28
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (09/13/21 - 10/12/21)	
Investment - Convenient 135.68 @ \$9.98 .....	1,354.09
Maintenance - Convenient 30 @ \$7.61.....	228.30
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (09/13/21 - 10/12/21)	
Investment - Convenient 150.85 @ \$9.98 .....	1,505.48
Maintenance - Convenient 36 @ \$7.28.....	262.08



BILL DATE  
10/12/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,527.09

**CURRENT CHARGES**

**OUC Electric Service \$2,527.09**

Customer Ref: Gramercy Farms - Phase 6

OUConvenient Lighting (09/13/21 - 10/12/21)

Investment - Convenient 113.3 @ \$9.98 .....	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.28 .....	196.56

OUConvenient Lighting (09/13/21 - 10/12/21)

Investment - Convenient 101.92 @ \$9.98 .....	1,017.16
Maintenance - Convenient 24 @ \$7.61 .....	182.64



BILL DATE  
10/12/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$7,252.10

**CURRENT CHARGES**

**OUC Electric Service **\$7,252.10****

Customer Ref: WO# 518955 Farms Phase 3.  
 OUConvenient Lighting (09/13/21 - 10/12/21)  
 Investment - Convenient 163.33 @ \$9.98 ..... \$ 1,630.03  
 Maintenance - Convenient 43 @ \$8.70..... 374.10

OUConvenient Lighting (09/13/21 - 10/12/21)  
 Investment - Convenient 277.36 @ \$9.98 ..... 2,768.05  
 Maintenance - Convenient 50 @ \$10.41..... 520.50

Customer Ref: WO 452753 Phase 2  
 OUConvenient Lighting (09/13/21 - 10/12/21)  
 Investment - Convenient 168.91 @ \$9.98 ..... 1,685.72  
 Maintenance - Convenient 23 @ \$11.90..... 273.70



BILL DATE  
10/12/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,422.86

**CURRENT CHARGES**

**OUC Electric Service \$2,253.38**

OUConvenient Lighting (09/09/21 - 10/12/21)  
Investment - Convenient 181.91 @ \$9.98 ..... \$ 1,815.46  
Maintenance - Convenient 54 @ \$6.37..... 343.98  
1,468.80 kWh @ \$0.0355 (Non-Fuel)..... 52.14  
1,468.80 kWh @ \$0.02846 (Fuel)..... 41.80  
(\$32.43 of your Fuel Cost is exempt from Municipal Tax)

**Osceola County Charges \$5.11**

Municipal Taxes..... \$ 5.11

**State of Florida Charges \$164.37**

Gross Receipts Tax..... \$ 2.41  
Florida Sales Tax..... 129.57  
Discretionary Sales Surtax..... 32.39



**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 1 OF 2

PIN#: 2014909841

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

**BILL SUMMARY**

DUE DATE  
**11/01/21**

OPENING BALANCE \$24.87	-	PAYMENTS \$24.87	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$25.07	=	TOTAL AMOUNT DUE \$25.07
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**CURRENT CHARGES**

<b>OUC Electric Service</b>	<b>\$24.44</b>
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (09/13/21 - 10/12/21)	
90 kWh @ \$0.06758 (Non-Fuel)	6.08
90 kWh @ \$0.0307 (Fuel)	2.76
(\$2.19 of your Fuel Cost is exempt from Municipal Tax)	
<b>State of Florida Charges</b>	<b>\$0.63</b>
Gross Receipts Tax	\$ 0.63

**CUSTOMER SERVICE**

-  **Online**  
www.ouc.com
-  **Telephone**  
407-957-7373
-  **Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



**ELECTRIC PRICING WORKSHOP**

OUC Commissioners will hold a public workshop at 2 p.m., November 9, 2021, to discuss electric service pricing.

More at  
[OUC.com/Commission](http://OUC.com/Commission).

ACCOUNT NUMBER  
**9433056077**

**DO NOT PAY**

DUE DATE **11/01/21**  TOTAL AMOUNT DUE  
\$25.07

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

**Your bank account will be drafted on November 01, 2021**

Seq=8352

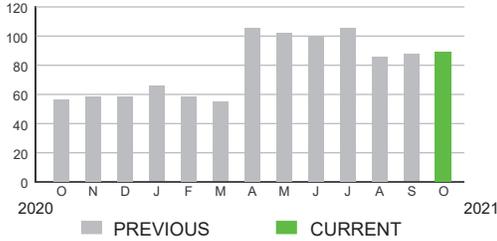


GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

 **Electric Usage in kWh**



**Meter Data**

METER #: 6CD60005  
CURRENT: 2,892 on 10/12/21  
PREVIOUS: 2,802 on 09/13/21  
TOTAL USAGE: 90 kWh  
DAYS OF SERVICE: 29

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	<b>3.10 kWh</b>	<b>1.87 kWh</b>

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
www.awrusa.com/ouc  
To file a claim, call  
877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770

www.sunshine811.com

2-1-1 Community Resources and  
Elder Helpline for Osceola County Residents  
2-1-1 or 407-839-HELP (4357)

City of St. Cloud  
Solid Waste: 407-957-7289

St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

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**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using www.ouc.com	Register using www.ouc.com	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit www.ouc.com/pay-my-bill for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
<b>Online</b>	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
10/1/2021	INV0000061968

**Bill To:**

GRAMERCY FARMS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
October	Upon Receipt	00225

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,250.00	\$5,250.00
<p>Date Rec'd Rizzetta &amp; Co., Inc. <u>10/14/2021</u>            D/M approval <u>RA</u> Date <u>10/19/21</u>            Date entered <u>10/14/2021</u>            Fund <u>001</u> GL <u>51300</u> OC <u>3106</u>            Check # _____</p>			
<b>Subtotal</b>			\$5,250.00
<b>Total</b>			\$5,250.00



**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
11/1/2021	INV0000008136

**Bill To:**

GRAMERCY FARMS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
November		00225

Description	Qty	Rate	Amount
EEmail Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Compliance and Management	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>10/26/2021</u> D/M approval <u>RH</u> Date <u>11/3/21</u> Date entered <u>11/02/2021</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____			

<b>Subtotal</b>	\$175.00
<b>Total</b>	\$175.00

# GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.GRAMERCYFARMSCDD.ORG

## Operation and Maintenance Expenditures December 2021 For Board Approval

The total items being presented: **\$89,206.11**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Gramercy Farms Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

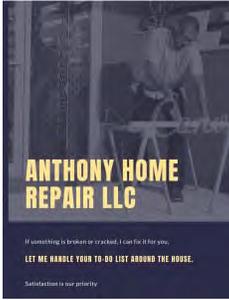
<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony Home Repair LLC	2182	INV08974	Fence Repair in Parks 10/21	\$ 3,000.00
Capital Land Management Corporation	2192	211945	Landscape & Irrigation Maintenance 11/21	\$ 17,280.00
City of St. Cloud	121021	Utility Summ 10/21	City of St Cloud Utility Summary 10/21	\$ 240.72
Hopping Green & Sams	2183	125601	General Legal Services 08/21	\$ 423.00
Hopping Green & Sams	2183	125768	General Legal Services 10/21	\$ 117.50
Hopping Green & Sams	2183	126214	General Legal Services 11/21	\$ 607.50
Juniper Landscaping of Florida, LLC	2191	142916	Landscape & Irrigation Maintenance 12/21	\$ 17,280.00
Lerner Reporting Services, Inc	2184	274	Annual Disclosure Fee FY 21/22	\$ 5,000.00
LLS Tax Solutions Inc.	2185	2479	Arbitrage Rebate Calculation S2011 PE 09/13/21	\$ 500.00
Orlando Sentinel Communications	2186	45543589000	Acct # CU00110659 Legal Advertising 11/21	\$ 110.00
Orlando Utilities Commission	121421	OUC 0933934710 11/21	OUC 0933934710 11/21	\$ 18,662.76
Orlando Utilities Commission	123121	OUC Summary 12/21	OUC Summary 12/21	\$ 18,465.63
Rizzetta & Company, Inc.	2187	INV0000063087	District Management Services 12/21	\$ 4,390.00
Rizzetta Technology Services, LLC	2181	INV0000008228	Website & EMail Hosting Services 12/21	\$ 175.00

# Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2021 Through December 31, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Windom Solutions, Inc.	2189	GF107	Install 16 Wildlife signs 10/21	\$ 852.00
Windom Solutions, Inc.	2190	GF110	Straighten Community Playground Area Bench 10/21	\$ 852.00
Windom Solutions, Inc.	2190	GF111.	Lights Purchase, Removal, Tests Systems	<u>\$ 1,250.00</u>
<b>Report Total</b>				<b><u>\$ 89,206.11</u></b>



# Anthony Home Repair LLC

Tian Smith  
**Business Number** 203-260-8343  
603 Spice Trader Way APT G  
Orlando, FL 32818  
☎ 203-260-8343  
☎ 954-371-4798  
sethaszora@gmail.com

INVOICE

INV08974

DATE

11/01/2021

DUE

On Receipt

BALANCE DUE

USD \$3,000.00

## BILL TO

### GRAMERCY FARMS COMMUNITY CDD

C/O Rizzetta & Company  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614  
☎ 407-472-2471  
rhernandez@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
GRAMERCY FARMS COMMUNITY	\$3,000.00	1	\$3,000.00

Replace 45 missing post and caps around both parks.  
Bolt down each and every post making it impossible to be removed with barehands.  
Stabilize fence enabling it to withstand some pressure Eg( leaning against and holding for support )  
Material, labor and travel included in cost.  
\*\*\* All 45 missing post will be covered at no additional cost if broken or removed at anytime within 3 years. Includes but not limited to all parks on site.

TOTAL \$3,000.00

BALANCE DUE USD \$3,000.00

Date Rec'd Rizzetta & Co., Inc. 11/01/2021

D/M approval RY Date 11/3/21

Date entered 11/02/2021

Fund 001 GL 57900 OC 4799

Check # \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'Fond', with a long horizontal line extending to the right.

**DATE SIGNED**  
10/28/2021

Capital Land Management Corp.

PO Box 130  
 Matlacha, FL 33993  
 Billing Question? Call 863-640-0750

# Invoice

Date	Invoice #
11/1/2021	211945

Bill To

Gramercy Farms CDD  
 3434 Colwell Ave, Suite 200  
 Tampa, FL 33614

P.O. No.	Terms	Due Date
November 2021	Net 15	11/16/2021

Quantity	Description	Rate	Amount
1	Landscape Mowing, Edging, Weeding, & Pruning Program  Weekly: May - September    Bi-Weekly: October - April  Includes Original Agreement plus: First Amendment, approved May 24, 2019 Second Amendment, approved November 1, 2019 Third Amendment, approved September 24, 2020 Fourth Amendment, approved December 1, 2020 Fifth Ammendment, approved March 29, 2021	15,065.00	15,065.00
1	Turf & Ornamental Fertilization & Pest Control Program	1,485.00	1,485.00
1	Irrigation Inspection Program	480.00	480.00
1	Bushhog Mowing Program  Quarterly: Phase 1, and 4 only (Phase 7 NOT INCLUDED)	250.00	250.00
Date Rec'd Rizzetta & Co., Inc. <u>12/21/21</u> D/M approval <u>RA</u> Date <u>12/29/21</u> Date entered <u>12/28/21</u> Fund <u>001</u> GL <u>53900</u> OC <u>4604</u> Check # _____			

Please remit payment to address above. A 1.5% late charge will be applied to all past due invoices.

<b>Total</b>	<b>\$17,280.00</b>
--------------	--------------------

Gramercy Farms CDD

City of St. Cloud/St. Cloud Utilities

October 21

Month: 10/21 Dated 11/17/21

10/12/21 - 11/10/21 Due Date:12/08/2021

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	\$ -
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 41.08
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 57.77
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 16.53
<b>TOTAL</b>					<b>\$ 240.72</b>

Utility Services	Summary 001 53600 4301	\$ 240.72
	<b>Total</b>	<b>\$ 240.72</b>

Date Rec'd Rizzetta & Co., Inc. 11/24/21  
D/M approval RH Date 11/29/21  
Date entered 11/24/21  
Fund 001 GL 53600 OC 4301  
Check # \_\_\_\_\_



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000183236 Account Number: 00057874  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE  
Bill Date: 11/17/2021 Due Date: 12/8/2021

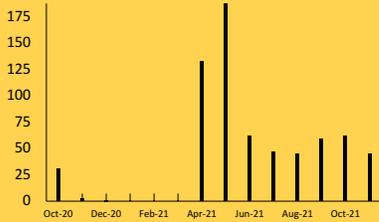
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	18 TGAL @ 0.78	\$14.04
<b>Total Current Charges</b>		<b>\$57.77</b>
<b>Total Amount Due</b>		<b>\$57.77</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	10/12/21	11/10/21	1290	1335	45

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522122



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00057874

Amount Due **\$57.77** Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600057874** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

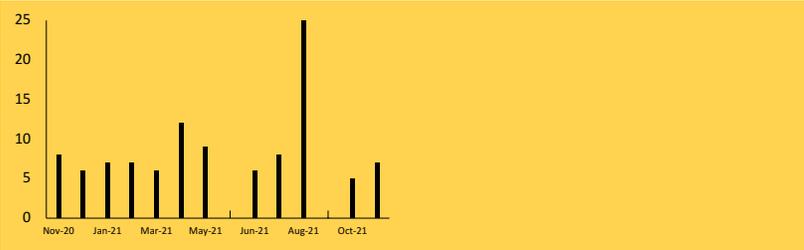


Customer Number: 000176860 Account Number: 00039375  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3040 OLD HICKORY TREE ROAD  
Bill Date: 11/17/2021 Due Date: 12/8/2021

Enter to win 1 of 5 \$100 gift cards! Register at www.stcloud.org/utilities to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at www.stcloud.org/drawing.

Irrigation restrictions are in place. Please visit www.stcloud.org/water to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	10/12/21	11/10/21	44	51	7

Summary of Charges		
	Consumption	Charge
Adj Reclaim Base Charge		\$-320.64
Adj Reclaim Volume Charge		\$-87.66
<b>Previous Balance</b>		<b>\$-378.43</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	7 TGAL @ 0.63	\$4.41
<b>Total Current Charges</b>		<b>\$31.13</b>
<b>Total Amount Due</b>		<b>\$-347.30</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522060



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00039375

Amount Due **\$-347.30** Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000039375** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



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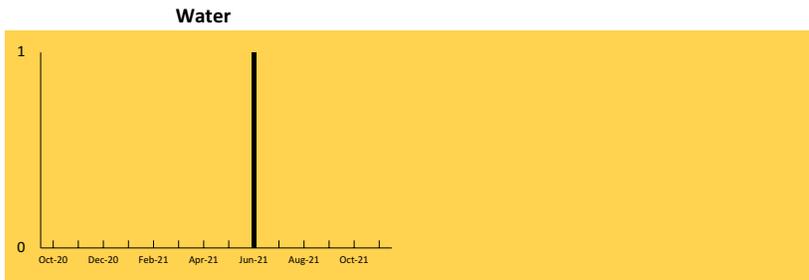
1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00048448  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83  
Bill Date: 11/17/2021      Due Date: 12/8/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	10/12/21	11/10/21	4	4	0

Summary of Charges	
	Consumption Charge
<b>Previous Balance</b>	<b>\$0.00</b>
Water Base Charge	\$13.79
<b>Total Current Charges</b>	<b>\$13.79</b>
<b>Total Amount Due</b>	<b>\$13.79</b>

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3522061



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00048448

Amount Due **\$13.79**      Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048448** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00050195  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR  
Bill Date: 11/17/2021      Due Date: 12/8/2021

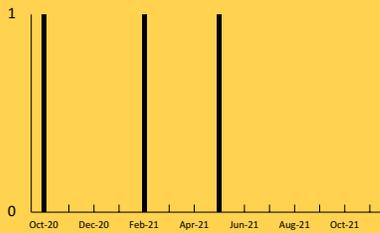
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	10/12/21	11/10/21	3070	3070	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522063



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050195

Amount Due **\$26.72**      Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050195** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000050195000002672202112080



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00052699  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM  
Bill Date: 11/17/2021      Due Date: 12/8/2021

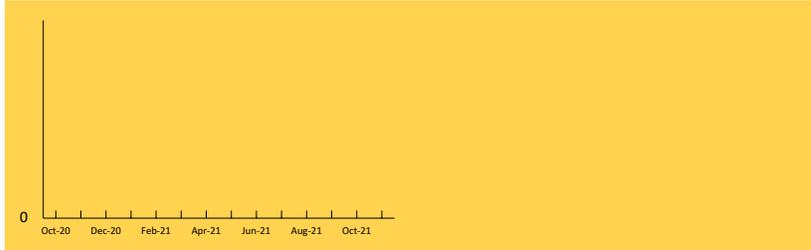
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	10/12/21	11/10/21	8909	8909	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522065



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00052699

Amount Due **\$26.72**      Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000052699** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



0001768600005269900002672202112080



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

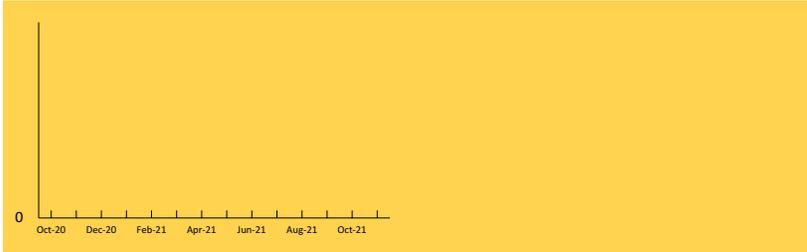


Customer Number: 000176860      Account Number: 00048909  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD  
Bill Date: 11/17/2021      Due Date: 12/8/2021

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	10/12/21	11/10/21	0	0	0

Summary of Charges	
	Consumption Charge
<b>Previous Balance</b>	<b>\$0.00</b>
Water Base Charge	\$23.02
<b>Total Current Charges</b>	<b>\$23.02</b>
<b>Total Amount Due</b>	<b>\$23.02</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522062



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00048909

Amount Due **\$23.02**      Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048909** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000048909000002302202112080



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00050564  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE  
Bill Date: 11/17/2021 Due Date: 12/8/2021

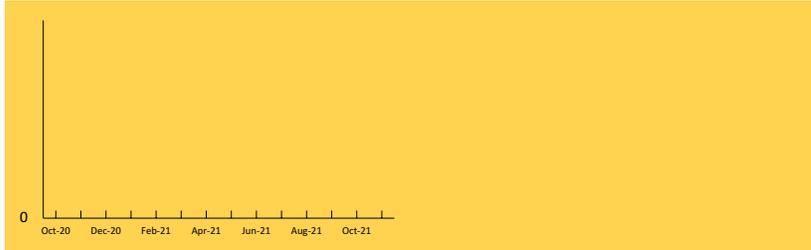
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	10/12/21	11/10/21	7305	7305	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522064



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00050564

Amount Due **\$26.72** Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050564** for online, bank or epay payments.

Please make checks payable to:

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614



00017686000050564000002672202112080



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00053301  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD  
Bill Date: 11/17/2021      Due Date: 12/8/2021

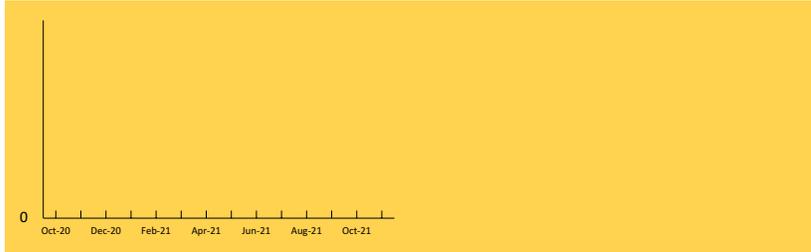
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
<b>Total Current Charges</b>		<b>\$8.37</b>
<b>Total Amount Due</b>		<b>\$8.37</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	10/12/21	11/10/21	0	0	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522066



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00053301

Amount Due **\$8.37**      Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000053301** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000053301000000837202112080



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00058972  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2  
Bill Date: 11/17/2021 Due Date: 12/8/2021

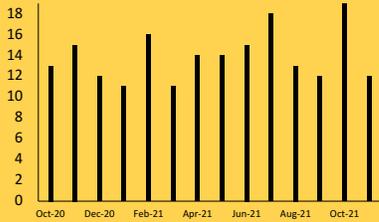
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

### Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
Reclaim Consumption Tier 1	8 TGAL @ 0.63	\$5.04
Reclaim Consumption Tier 2	4 TGAL @ 0.78	\$3.12
<b>Total Current Charges</b>		<b>\$16.53</b>
<b>Total Amount Due</b>		<b>\$16.53</b>

### Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	10/12/21	11/10/21	393	405	12

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3522067



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00058972

Amount Due **\$16.53** Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000058972** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00017686000058972000001653202112080



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

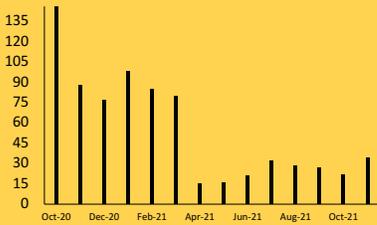


Customer Number: 000183236 Account Number: 00056930  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE  
Bill Date: 11/17/2021 Due Date: 12/8/2021

Enter to win 1 of 5 \$100 gift cards! Register at www.stcloud.org/utilities to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at www.stcloud.org/drawing.

Irrigation restrictions are in place. Please visit www.stcloud.org/water to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	10/12/21	11/10/21	1430	1464	34

Summary of Charges		
	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$16.70
Reclaim Consumption Tier 1	17 TGAL @ 0.63	\$10.71
Reclaim Consumption Tier 2	16 TGAL @ 0.78	\$12.48
Reclaim Consumption Tier 3	1 TGAL @ 1.19	\$1.19
<b>Total Current Charges</b>		<b>\$41.08</b>
<b>Total Amount Due</b>		<b>\$41.08</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3522121



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00056930

Amount Due **\$41.08** Due Date **12/8/2021**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600056930** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00018323600056930000004108202112080

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

September 17, 2021

Gramercy Farms CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Bill Number 125601  
Billed through 08/31/2021

**General Counsel**  
**GFCDD 00001 WSH**

**FOR PROFESSIONAL SERVICES RENDERED**

08/09/21	WSH	Review correspondence and confer with Hernandez regarding insurance coverage.	0.20 hrs
08/26/21	WSH	Prepare for and participate in Board meeting.	1.60 hrs
Total fees for this matter			\$423.00

**MATTER SUMMARY**

Haber, Wesley S.	1.80 hrs	235 /hr	\$423.00
TOTAL FEES			\$423.00
<b>TOTAL CHARGES FOR THIS MATTER</b>			<b>\$423.00</b>

**BILLING SUMMARY**

Haber, Wesley S.	1.80 hrs	235 /hr	\$423.00
TOTAL FEES			\$423.00
<b>TOTAL CHARGES FOR THIS BILL</b>			<b>\$423.00</b>

**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. 11/01/2021  
D/M approval RA Date 11/3/21  
Date entered 11/02/2021  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

October 31, 2021

Gramercy Farms CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Bill Number 125768  
Billed through 09/30/2021

**General Counsel**  
**GFCDD 00001 WSH**

**FOR PROFESSIONAL SERVICES RENDERED**

09/06/21	WSH	Confer with Davis regarding notice.	0.20 hrs
09/14/21	WSH	Review and revise HOA neighborhood update.	0.30 hrs
Total fees for this matter			\$117.50

**MATTER SUMMARY**

Haber, Wesley S. 0.50 hrs 235 /hr \$117.50

TOTAL FEES \$117.50

**TOTAL CHARGES FOR THIS MATTER \$117.50**

**BILLING SUMMARY**

Haber, Wesley S. 0.50 hrs 235 /hr \$117.50

TOTAL FEES \$117.50

**TOTAL CHARGES FOR THIS BILL \$117.50**

**Please include the bill number with your payment.**

Date Rec'd Rizzetta & Co., Inc. 11/10/2021  
D/M approval RA Date 11/15/21  
Date entered 11/ 15/21  
Fund 001 GL 51400 OC 3107  
Check # \_\_\_\_\_

Date Rec'd Rizzetta & Co., Inc. 12/02/2021

D/M approval RA Date 12/13/21

Date entered 12/10/21

Fund 001 GL 51400 OC 3107

Check # \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

November 12, 2021

Gramercy Farms CDD  
C/O Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Bill Number 126214  
Billed through 11/12/2021

**General Counsel**  
**GFCDD 00001 WSH**

**FOR PROFESSIONAL SERVICES RENDERED**

10/15/21	WSH	Confer with Davis regarding agenda for October meeting.	0.20 hrs
10/22/21	WSH	Respond to auditor inquiry.	0.20 hrs
10/25/21	KBB	Prepare response to auditor request letter regarding fiscal year 2020-2021.	1.20 hrs
10/28/21	WSH	Prepare for and participate in Board meeting.	1.40 hrs
11/05/21	WSH	Review and respond to correspondence regarding change in landscape company.	0.30 hrs
Total fees for this matter			\$607.50

**MATTER SUMMARY**

Baxter, Kenda B. - Legal Asst.	1.20 hrs	95 /hr	\$114.00
Haber, Wesley S.	2.10 hrs	235 /hr	\$493.50

TOTAL FEES \$607.50

**TOTAL CHARGES FOR THIS MATTER \$607.50**

**BILLING SUMMARY**

Baxter, Kenda B. - Legal Asst.	1.20 hrs	95 /hr	\$114.00
Haber, Wesley S.	2.10 hrs	235 /hr	\$493.50

TOTAL FEES \$607.50

**TOTAL CHARGES FOR THIS BILL \$607.50**

**Please include the bill number with your payment.**



<b>1-30 Days</b>	<b>31-60 Days (Past Due)</b>	<b>61-90 Days (Past Due)</b>	<b>91-120 Days (Past Due)</b>	<b>121+ Days (Past Due)</b>
\$17,280.00	\$17,280.00	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

# Invoice

Lerner Reporting Services, Inc.  
 3014 W Palmira Ave, Suite 301  
 Tampa, FL 33629  
 (813) 786-2094

Date	Invoice #
11/29/2021	274

Bill To
Richard Hernandez Rizzetta & Co. 3434 Colwell Ave., Suite 200 Tampa, FL 33614

P.O. No.	Terms	Project

Quantity	Description	Amount
	Gramercy Farms CDD FY21/22 Annual Disclosure Fee	5,000.00
	Date Rec'd Rizzetta & Co., Inc. <u>12/10/21</u> D/M approval <u>RH</u> Date <u>12/13/21</u> Date entered <u>12/10/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>3104</u> Check # _____	

Please mail to: Lerner Reporting Services, Inc. 3014 W. Palmira Avenue, Suite 301 Tampa, FL 33629	Direct all questions to: Leah Popelka lpopelka@lerneradvisors.com (813) 786-2094	<b>Total</b> \$5,000.00
--	---	-------------------------

LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



# INVOICE

**BILL TO**

Gramercy Farms  
Community Development  
District  
c/o Rizzetta & Company,  
Inc.  
3434 Colwell Avenue,  
Suite 200  
Tampa, FL 33614

INVOICE # 002479  
DATE 10/28/2021  
DUE DATE 11/27/2021  
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$18,832,585.20 Gramercy Farms Community Development District (St. Cloud, Florida) Special Assessment Refunding Bonds, Series 2011 – Rebate Amount Calculation for the period ended September 13, 2021.	500.00

BALANCE DUE **\$500.00**

Date Rec'd Rizzetta & Co., Inc. 11/01/2021  
D/M approval RA Date 11/3/21  
Date entered 11/02/2021  
Fund 001 GL 51300 OC 3203  
Check # \_\_\_\_\_

Thank You For Your Business

**Invoice & Summary**

Billed Account Name: Rizzetta & Company - Gramercy Farms Cdd  
 Billed Account Number: CU00110659  
 Invoice Number: 045543589000  
 Amount: \$207.75  
 Billing Period: 11/01/21 - 11/30/21  
 Due Date: 12/30/21

**INVOICE/SUMMARY**

Page 1 of 2

**Invoice & Summary Details**

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				97.75
		<i>Current Activity</i>				
11/07/21	OSC45543589	Classified Listings, Online Lake 7079867				110.00
		<b>Total Current Advertising</b>				110.00

Date Rec'd Rizzetta & Co., Inc. 12/08/2021  
 D/M approval RA Date 12/13/21  
 Date entered 12/07/21  
 Fund 001 GL 51300 OC 4801  
 Check # \_\_\_\_\_

**Total: \$207.75**

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
207.75	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

**Remittance Section**

Billed Period: 11/01/21 - 11/30/21  
 Billed Account Name: Rizzetta & Company - Gramercy Farms Cdd  
 Billed Account Number: CU00110659  
 Invoice Number: 045543589000

Return Service Requested

RIZZETTA & COMPANY - GRAMERCY FARMS CDD  
 CHRISTINA HARTNETT  
 3434 COLWELL AVE STE 200  
 TAMPA FL 33614-8390

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel  
 PO Box 100608  
 Atlanta, GA 30384-0608



All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at <http://tribpub.com/ad-io-terms> and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at <http://tribpub.com/ad-io-terms>. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, Tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

#### **FINANCIAL RELATED TERMS**

##### **Payments and Disputes**

**Payment:** All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

**Agency Liability:** Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

**Credit:** Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of \$2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

**Pricing:** For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

**Invoice Disputes:** Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

**Late Payment and Collections:** Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

##### **No Set-Off**

Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

##### **Taxes**

All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

##### **Other Services**

Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

##### **Rate Changes & Postal Changes**

Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.

If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Gramercy Farms CDD

OUC

October 21

Month: 11/21 Dated 11/10/21

10/12/21 -11/10/21

Due: 11/30/21

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr. Rd. LS83 .	001 53100 4307	\$ 18,662.76 \$
<b>TOTAL</b>				<b><u>\$ 18,662.76</u></b>

Utility Services	<b>Summary</b>	<b>001 53100 4307</b>	<b>\$ 18,662.76</b>
	<b>Total</b>		<b><span style="border: 1px solid black; padding: 2px;">\$ 18,662.76</span></b>

Date Rec'd Rizzetta & Co., Inc. 11/24/21  
D/M approval RA Date 11/29/21  
Date entered 11/24/21  
Fund 001 GL 53100 OC 4307 \$18662.76  
Check # \_\_\_\_\_

**GRAMERCY FARMS COMMUNITY DEV**

**MASTER BILL SUMMARY**

**TO AVOID DISCONNECTION  
PAY NOW**

DUE DATE  
**11/30/21**

OPENING BALANCE \$18,388.96	-	PAYMENTS \$0.00	=	PAST DUE AMOUNT \$18,388.96	+	CURRENT CHARGES \$18,662.79	=	TOTAL AMOUNT DUE \$37,051.75
--------------------------------	---	--------------------	---	--------------------------------	---	--------------------------------	---	---------------------------------

**CURRENT CHARGES SUMMARY**

**\$18,662.79\***

Commercial Non-Demand Electric Rate	\$ 198.88
OUC Convenient Lighting	18,014.61
Late payment charge	275.83
Osceola County Tax	4.36
Gross Receipts Tax	7.15
Florida Sales Tax	129.57
Discretionary Sales Surtax	32.39

\* A detailed description of current charges is categorized by service address on each of the following pages.

**Additional Charges**

**\$275.83**

Late payment charge	\$ 275.83
---------------------	-----------

**CUSTOMER SERVICE**

- Online**  
www.ouc.com
- Telephone**  
407-957-7373
- Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



**MONEY-SAVING  
REBATES**

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OUC offers rebates  
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home or business.  
[OUC.com/rebates](http://OUC.com/rebates)

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲

MAKE CHECKS PAYABLE TO  
**Orlando Utilities Commission**  
PO Box 31329  
Tampa, FL 33631-3329

ACCOUNT NUMBER  
**0933934710**

**TO AVOID  
DISCONNECTION  
PAY NOW**

DUE DATE  
**11/30/21**

PAST DUE AMOUNT <b>\$18,388.96</b>
CURRENT CHARGES <b>\$18,662.79</b>
TOTAL AMOUNT DUE <b>\$37,051.75</b>

Seq=6140



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Pay by the due date to avoid a 1.5% late charge  
or minimum \$5 charge.

**GRAMERCY FARMS COMMUNITY DEV**

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Orlando: 407-423-9018 St. Cloud: 407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
To file a claim, call 877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)  
  
2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando  
Solid Waste: 407-246-2314  
Wastewater: 407-246-2213  
  
City of St. Cloud  
Solid Waste: 407-957-7289

Orange County  
Wastewater: 407-836-5515  
  
St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**KGAL:** A unit of measure for water consumption equal to 1,000 gallons.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$203.98

**CURRENT CHARGES**

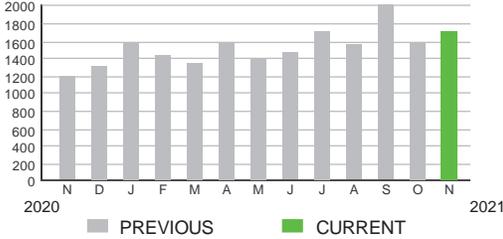
**OUC Electric Service \$198.88**

Meter #: 1ZR15085 - Service Charge . . . . . \$ 18.20  
 Commercial Non-Demand Electric Rate (10/12/21 - 11/10/21)  
 1,720 kWh @ \$0.07435 (Non-Fuel) . . . . . 127.88  
 1,720 kWh @ \$0.0307 (Fuel) . . . . . 52.80  
 (\$41.83 of your Fuel Cost is exempt from Municipal Tax)

**State of Florida Charges \$5.10**

Gross Receipts Tax. . . . . \$ 5.10

 **Electric Usage in kWh**



**Meter Data**

METER #: 1ZR15085  
 CURRENT: 2,030 on 11/10/21  
 PREVIOUS: 1,987 on 10/12/21  
 DIFFERENCE: 43 kWh  
 MULTIPLIER: x40  
 TOTAL USAGE: 1,720 kWh  
 DAYS OF SERVICE: 29

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	59.31 kWh	40.00 kWh



BILL DATE  
11/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$5,995.86

**CURRENT CHARGES**

**OUC Electric Service \$5,995.86**

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (10/12/21 - 11/10/21)	
Investment - Convenient 228.52 @ \$9.98 .....	\$ 2,280.63
Maintenance - Convenient 48 @ \$7.61 .....	365.28
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (10/12/21 - 11/10/21)	
Investment - Convenient 135.68 @ \$9.98 .....	1,354.09
Maintenance - Convenient 30 @ \$7.61 .....	228.30
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (10/12/21 - 11/10/21)	
Investment - Convenient 150.85 @ \$9.98 .....	1,505.48
Maintenance - Convenient 36 @ \$7.28 .....	262.08



BILL DATE  
11/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,527.09

**CURRENT CHARGES**

**OUC Electric Service \$2,527.09**

Customer Ref: Gramercy Farms - Phase 6

OUConvenient Lighting (10/12/21 - 11/10/21)

Investment - Convenient 113.3 @ \$9.98 .....	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.28 .....	196.56

OUConvenient Lighting (10/12/21 - 11/10/21)

Investment - Convenient 101.92 @ \$9.98 .....	1,017.16
Maintenance - Convenient 24 @ \$7.61 .....	182.64



BILL DATE  
11/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$7,252.10

**CURRENT CHARGES**

**OUC Electric Service **\$7,252.10****

Customer Ref: WO# 518955 Farms Phase 3.  
OUConvenient Lighting (10/12/21 - 11/10/21)  
Investment - Convenient 163.33 @ \$9.98 ..... \$ 1,630.03  
Maintenance - Convenient 43 @ \$8.70..... 374.10

OUConvenient Lighting (10/12/21 - 11/10/21)  
Investment - Convenient 277.36 @ \$9.98 ..... 2,768.05  
Maintenance - Convenient 50 @ \$10.41..... 520.50

Customer Ref: WO 452753 Phase 2  
OUConvenient Lighting (10/12/21 - 11/10/21)  
Investment - Convenient 168.91 @ \$9.98 ..... 1,685.72  
Maintenance - Convenient 23 @ \$11.90..... 273.70



BILL DATE  
11/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,407.93

**CURRENT CHARGES**

**OUC Electric Service \$2,239.56**

OUConvenient Lighting (10/12/21 - 11/10/21)  
Investment - Convenient 181.91 @ \$9.98 ..... \$ 1,815.46  
Maintenance - Convenient 54 @ \$6.37..... 343.98  
1,252.80 kWh @ \$0.0355 (Non-Fuel) ..... 44.47  
1,252.80 kWh @ \$0.02846 (Fuel)..... 35.65  
(\$27.66 of your Fuel Cost is exempt from Municipal Tax)

**Osceola County Charges \$4.36**

Municipal Taxes..... \$ 4.36

**State of Florida Charges \$164.01**

Gross Receipts Tax..... \$ 2.05  
Florida Sales Tax ..... 129.57  
Discretionary Sales Surtax ..... 32.39

Gramercy Farms CDD

OUC

December 21

Month: 12/21 Dated 12/10/21

11/12/21 -12/10/21

Due: 12/30/21

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr. Rd. LS83	001 53100 4307	\$ 18,411.49
9433056077	2900	Block Even Old Hickory Tr. Rd.	001 53100 4301	\$ 54.14
<b>TOTAL</b>				<b>\$ 18,465.63</b>

		<u>Summary</u>	
Utility Services		001 53100 4307	\$ 18,411.49
Utility Services		001 53100 4301	\$ 54.14
		<b>Total</b>	<b>\$ 18,465.63</b>

Date Rec'd Rizzetta & Co., Inc. 12/29/21

D/M approval RA Date 1/6/21

Date entered 12/29/21

Fund 001 GL 53100 OC 4307 \$18411.49  
4301 \$ 54.14

Check # \_\_\_\_\_

**GRAMERCY FARMS COMMUNITY DEV**

**MASTER BILL SUMMARY**

**TO AVOID DISCONNECTION  
PAY NOW**

DUE DATE  
**12/30/21**

OPENING BALANCE \$37,051.75	-	PAYMENTS \$18,664.79	=	PAST DUE AMOUNT \$18,386.96	+	CURRENT CHARGES \$18,687.29	=	TOTAL AMOUNT DUE \$37,074.25
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**CURRENT CHARGES SUMMARY \$18,687.29\***

Commercial Non-Demand Electric Rate	\$ 219.89
OUConvenient Lighting	18,017.38
Late payment charge	275.80
Osceola County Tax	4.51
Gross Receipts Tax	7.75
Florida Sales Tax	129.57
Discretionary Sales Surtax	32.39

\* A detailed description of current charges is categorized by service address on each of the following pages.

**Additional Charges \$275.80**

Late payment charge	\$ 275.80
---------------------	-----------

**CUSTOMER SERVICE**

-  **Online**  
www.ouc.com
-  **Telephone**  
407-957-7373
-  **Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



**HOLI-DOS & HOLI-DON'TS**  
Safety Doesn't Take a Holiday

Keep your holidays safe and bright with safety tips at:  
[OUC.com/holidaysafety](http://OUC.com/holidaysafety)

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲

MAKE CHECKS PAYABLE TO  
**Orlando Utilities Commission**  
PO Box 31329  
Tampa, FL 33631-3329

ACCOUNT NUMBER  
**0933934710**

**TO AVOID DISCONNECTION  
PAY NOW**

DUE DATE  
**12/30/21**

PAST DUE AMOUNT <b>\$18,386.96</b>
CURRENT CHARGES <b>\$18,687.29</b>
TOTAL AMOUNT DUE <b>\$37,074.25</b>

Seq=7534



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

**GRAMERCY FARMS COMMUNITY DEV**

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Orlando: 407-423-9018 St. Cloud: 407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

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**WAYS TO CONTACT US**

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
To file a claim, call 877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)  
  
2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando  
Solid Waste: 407-246-2314  
Wastewater: 407-246-2213  
  
City of St. Cloud  
Solid Waste: 407-957-7289

Orange County  
Wastewater: 407-836-5515  
  
St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**KGAL:** A unit of measure for water consumption equal to 1,000 gallons.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$225.52

**CURRENT CHARGES**

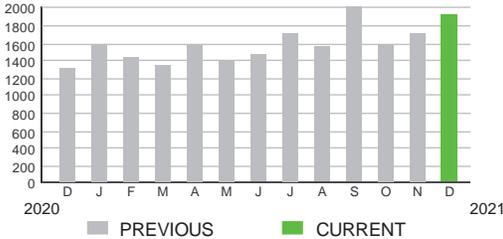
**OUC Electric Service \$219.89**

Meter #: 1ZR15085 - Service Charge ..... \$ 18.20  
 Commercial Non-Demand Electric Rate (11/10/21 - 12/10/21)  
 1,920 kWh @ \$0.07435 (Non-Fuel) ..... 142.75  
 1,920 kWh @ \$0.0307 (Fuel) ..... 58.94  
 (\$46.69 of your Fuel Cost is exempt from Municipal Tax)

**State of Florida Charges \$5.63**

Gross Receipts Tax. .... \$ 5.63

 **Electric Usage in kWh**



**Meter Data**

METER #: 1ZR15085  
 CURRENT: 2,078 on 12/10/21  
 PREVIOUS: 2,030 on 11/10/21  
 DIFFERENCE: 48 kWh  
 MULTIPLIER: x40  
 TOTAL USAGE: 1,920 kWh  
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	64.00 kWh	45.52 kWh



BILL DATE  
12/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$5,995.86

**CURRENT CHARGES**

**OUC Electric Service \$5,995.86**

Customer Ref: WO 587583 - Gramercy Farms Phase 4  
OUConvenient Lighting (11/10/21 - 12/10/21)  
Investment - Convenient 228.52 @ \$9.98 ..... \$ 2,280.63  
Maintenance - Convenient 48 @ \$7.61..... 365.28

Customer Ref: Gramercy Farms Phase 5  
OUConvenient Lighting (11/10/21 - 12/10/21)  
Investment - Convenient 135.68 @ \$9.98 ..... 1,354.09  
Maintenance - Convenient 30 @ \$7.61..... 228.30

Customer Ref: Gramercy Farms - Phase 8  
OUConvenient Lighting (11/10/21 - 12/10/21)  
Investment - Convenient 150.85 @ \$9.98 ..... 1,505.48  
Maintenance - Convenient 36 @ \$7.28..... 262.08



BILL DATE  
12/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,527.09

**CURRENT CHARGES**

**OUC Electric Service \$2,527.09**

Customer Ref: Gramercy Farms - Phase 6

OUConvenient Lighting (11/10/21 - 12/10/21)

Investment - Convenient 113.3 @ \$9.98 .....	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.28 .....	196.56

OUConvenient Lighting (11/10/21 - 12/10/21)

Investment - Convenient 101.92 @ \$9.98 .....	1,017.16
Maintenance - Convenient 24 @ \$7.61 .....	182.64



BILL DATE  
12/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$7,252.10

**CURRENT CHARGES**

**OUC Electric Service \$7,252.10**

Customer Ref: WO# 518955 Farms Phase 3.	
OUConvenient Lighting (11/10/21 - 12/10/21)	
Investment - Convenient 163.33 @ \$9.98	\$ 1,630.03
Maintenance - Convenient 43 @ \$8.70	374.10
OUConvenient Lighting (11/10/21 - 12/10/21)	
Investment - Convenient 277.36 @ \$9.98	2,768.05
Maintenance - Convenient 50 @ \$10.41	520.50
Customer Ref: WO 452753 Phase 2	
OUConvenient Lighting (11/10/21 - 12/10/21)	
Investment - Convenient 168.91 @ \$9.98	1,685.72
Maintenance - Convenient 23 @ \$11.90	273.70



BILL DATE  
12/10/21

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,410.92

**CURRENT CHARGES**

**OUC Electric Service \$2,242.33**

OUConvenient Lighting (11/10/21 - 12/10/21)  
Investment - Convenient 181.91 @ \$9.98 . . . . . \$ 1,815.46  
Maintenance - Convenient 54 @ \$6.37 . . . . . 343.98  
1,296.00 kWh @ \$0.0355 (Non-Fuel) . . . . . 46.01  
1,296.00 kWh @ \$0.02846 (Fuel) . . . . . 36.88  
(\$28.62 of your Fuel Cost is exempt from Municipal Tax)

**Osceola County Charges \$4.51**

Municipal Taxes. . . . . \$ 4.51

**State of Florida Charges \$164.08**

Gross Receipts Tax. . . . . \$ 2.12  
Florida Sales Tax . . . . . 129.57  
Discretionary Sales Surtax . . . . . 32.39





The Reliable One®

BILL DATE  
12/10/21

ACCOUNT NUMBER  
9433056077

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 1 OF 2

PIN#: 2014909841

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

**BILL SUMMARY**

DUE DATE  
**12/30/21**

OPENING BALANCE \$54.74	-	PAYMENTS \$30.07	=	PAST DUE AMOUNT \$24.67	+	CURRENT CHARGES \$29.47	=	TOTAL AMOUNT DUE \$54.14
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**CURRENT CHARGES**

**OUC Electric Service \$23.86**

Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (11/10/21 - 12/10/21)	
84 kWh @ \$0.06758 (Non-Fuel)	5.68
84 kWh @ \$0.0307 (Fuel)	2.58
(\$2.04 of your Fuel Cost is exempt from Municipal Tax)	

**State of Florida Charges \$0.61**

Gross Receipts Tax	\$ 0.61
--------------------	---------

**Additional Charges \$5.00**

Late payment charge	\$ 5.00
---------------------	---------

**CUSTOMER SERVICE**

- Online  
www.ouc.com
- Telephone  
407-957-7373
- Payments  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**

**HOLI-DOS & HOLI-DON'TS**  
Safety Doesn't Take a Holiday

Keep your holidays safe and bright with safety tips at:  
[OUC.com/holidaysafety](http://OUC.com/holidaysafety)

▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲



MAKE CHECKS PAYABLE TO  
**Orlando Utilities Commission**  
 PO Box 31329  
 Tampa, FL 33631-3329

ACCOUNT NUMBER  
**9433056077**

Seq=16383



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

PAST DUE AMOUNT <b>\$24.67</b>
CURRENT CHARGES <b>\$29.47</b>
TOTAL AMOUNT DUE <b>\$54.14</b>

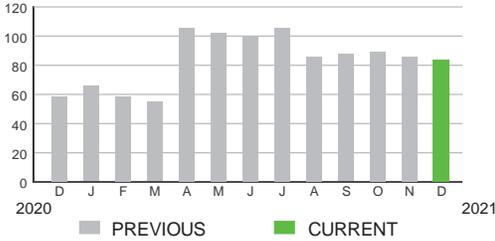
DUE DATE  
**12/30/21**

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

94330560775000000541491230218012

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

**Electric Usage in kWh**

**Meter Data**

 METER #: 6CD60005  
 CURRENT: 3,062 on 12/10/21  
 PREVIOUS: 2,978 on 11/10/21  
 TOTAL USAGE: 84 kWh  
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.80 kWh	2.03 kWh

**HELPFUL PHONE NUMBERS**

 Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)

 To file a claim, call  
 877-320-4624

 Call Before You Dig  
 Sunshine 811

 8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)

 2-1-1 Community Resources and  
 Elder Helpline for Osceola County Residents  
 2-1-1 or 407-839-HELP (4357)

 City of St. Cloud  
 Solid Waste: 407-957-7289

 St. Cloud Utilities  
 407-957-7344

**USEFUL INFORMATION**

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**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
12/1/2021	INV0000063087

**Bill To:**

GRAMERCY FARMS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
December	Upon Receipt	00225

Description	Qty	Rate	Amount
Management Services	1.00	\$1,802.50	\$1,802.50
Administrative Services	1.00	\$393.75	\$393.75
Accounting Services	1.00	\$1,143.75	\$1,143.75
Financial & Revenue Collections	1.00	\$350.00	\$350.00
Field Services	1.00	\$700.00	\$700.00
Date Rec'd Rizzetta & Co., Inc. <u>11/24/21</u> D/M approval <u>RH</u> Date <u>11/29/21</u> Date entered <u>11/24/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>3101</u> \$1802.50 Check # <u>51300</u> 3100 \$393.75 <u>51300</u> 3201 \$1143.75 <u>51300</u> 3111 \$350.00 <u>53900</u> 4658 \$700.00			
<b>Subtotal</b>			\$4,390.00
<b>Total</b>			\$4,390.00

**Rizzetta Technology Services**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
12/1/2021	INV0000008228

**Bill To:**

GRAMERCY FARMS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
December		00225

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5	\$15.00	\$75.00
Website Compliance and Management	1	\$100.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. <u>11/24/21</u> D/M approval <u>RH</u> Date <u>11/29/21</u> Date entered <u>11/24/21</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____			
<b>Subtotal</b>			\$175.00
<b>Total</b>			\$175.00







# GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.GRAMERCYFARMSCDD.ORG

## Operation and Maintenance Expenditures January 2022 For Board Approval

The total items being presented:     **\$27,396.29**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthem Park CDD	2193	Anthem 010522	BOS Meeting Space Rental 01/27/2022	\$ 45.00
Berger Toombs Elam Gaines & Frank	2196	356268	Audit Services FYE 09/30/20	\$ 3,575.00
Campus Suite	2194	20040	Website & Compliance Services - Q2 FY21/22	\$ 384.38
City of St. Cloud	1072022	Utility Summ 11/21	City of St Cloud Utility Summary 11/21	\$ 254.48
Orlando Utilities Commission	2197	OUC Summary 01/22	OUC Summary 01/22	\$ 18,572.43
Rizzetta & Company, Inc.	2195	INV0000064532	District Management Services 01/22	\$ 4,565.00
<b>Report Total</b>				<b><u>\$ 27,396.29</u></b>

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

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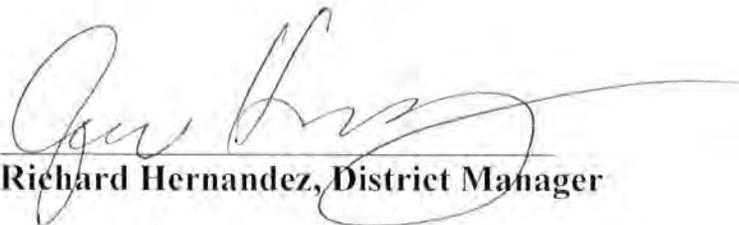
District Office ~ 8529 South Park Circle ~ Suite 330 ~ Orlando, Florida 32819

**Check Request**

**Amount:** \$ 45.00  
**Date:** January 5, 2022  
**Payable to:** ANTHEM PARK CDD  
**Address:** 250 International Parkway  
Suite 280  
Lake Mary, FL 32746  
**Reason:** BOS Meeting Space Rental at Anthem Park Clubhouse –  
January 27, 2022  
**Requestor:** Alexis Davis  
**Special Instructions:**

**Date Rec'd Rizzetta & Co., Inc.** 01/06/2022  
**D/M approval** RH **Date** 2/17/22  
**Date entered** 01/06/2022  
**Fund** 001 **GL** 57900 **OC** 4799  
**Check #** \_\_\_\_\_

**Approved by:**

  
**Richard Hernandez, District Manager**



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

RECEIVED  
JAN 12 2022

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614

Invoice No. 356268  
Date 01/08/2022  
Client No. 20682

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,575.00

Date Rec'd Rizzetta & Co., Inc. 01/13/2022

D/M approval RA Date 1/17/21

Date entered 1/13/22

Fund 100 GL 51300 OC 3202

Check # \_\_\_\_\_

Please enter client number on your check.  
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms  
Private Companies Practice Section

Member FICPA



# INVOICE

**BILL TO**

Gramercy Farms CDD  
3434 Colwell Ave.  
Suite 200  
Tampa, FL 33614

**INVOICE #** 20040**DATE** 01/01/2022**DUE DATE** 01/16/2022**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly invoice

**BALANCE DUE****\$384.38**Date Rec'd Rizzetta & Co., Inc. 01/05/2022D/M approval RH Date 1/10/22Date entered 01/06/2022Fund 001 GL 51300 OC 5103

Check # \_\_\_\_\_

Month: 11/21 Dated 12/15/21

11/10/21 - 12/10/21 Due Date:01/05/2022

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 42.27
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 74.72
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 12.15
<b>TOTAL</b>					<b>\$ 254.48</b>

Utility Services	Summary 001 53600 4301	\$ 254.48
	<b>Total</b>	<b>\$ 254.48</b>

Date Rec'd Rizzetta & Co., Inc. 12/21/21  
 D/M approval RY Date 12/21/21  
 Date entered 12/21/21  
 Fund 001 GL 53600 OC 4301  
 Check # \_\_\_\_\_



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00039375  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3040 OLD HICKORY TREE ROAD  
Bill Date: 12/15/2021 Due Date: 1/5/2022

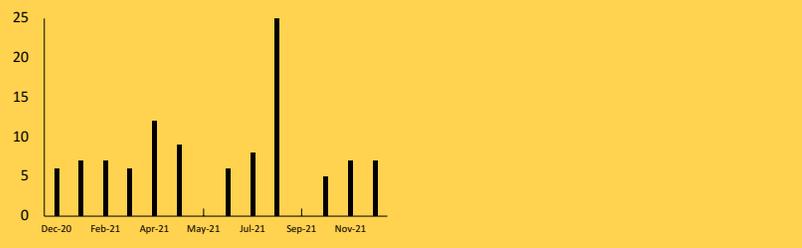
Enter to win 1 of 5 \$100 gift cards! Register at www.stcloud.org/utilities to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at www.stcloud.org/drawing.

Irrigation restrictions are in place. Please visit www.stcloud.org/water to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>-\$-347.30</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	7 TGAL @ 0.63	\$4.41
<b>Total Current Charges</b>		<b>\$31.13</b>
<b>Total Amount Due</b>		<b>-\$-316.17</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	11/10/21	12/10/21	51	58 Regular	7

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3553985



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00039375

Amount Due **-\$-316.17** Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000039375** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000039375000031617202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00050564  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE  
Bill Date: 12/15/2021      Due Date: 1/5/2022

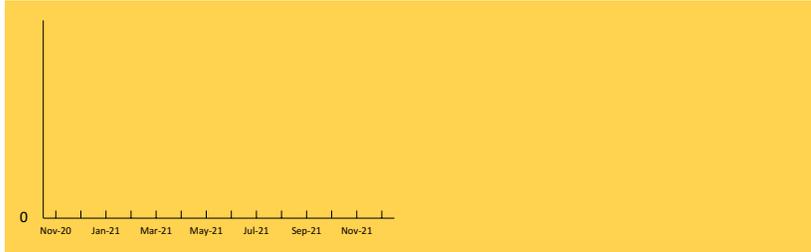
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	11/10/21	12/10/21	7305	7305 Regular	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3553989



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050564

Amount Due **\$26.72**      Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050564** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



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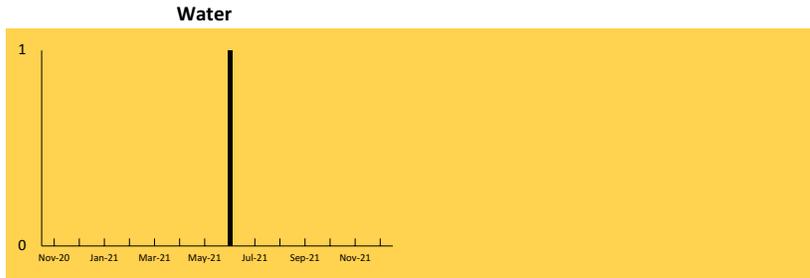
1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00048448  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83  
Bill Date: 12/15/2021      Due Date: 1/5/2022

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.



Summary of Charges	
	Consumption Charge
<b>Previous Balance</b>	<b>\$0.00</b>
Water Base Charge	\$13.79
<b>Total Current Charges</b>	<b>\$13.79</b>
<b>Total Amount Due</b>	<b>\$13.79</b>

Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	11/10/21	12/10/21	4	4 Regular	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3553986



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00048448

Amount Due **\$13.79**      Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048448** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



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1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

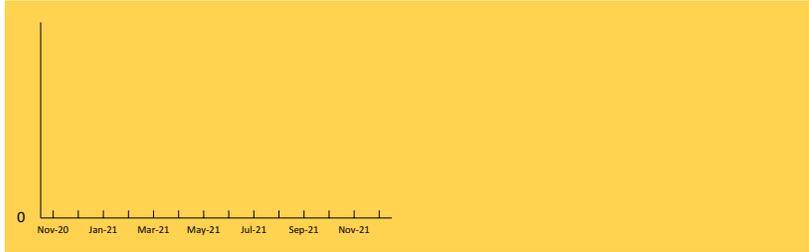


Customer Number: 000176860      Account Number: 00048909  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD  
Bill Date: 12/15/2021      Due Date: 1/5/2022

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	11/10/21	12/10/21	0	0 Regular	0

Summary of Charges	
	Consumption Charge
<b>Previous Balance</b>	<b>\$0.00</b>
Water Base Charge	\$23.02
<b>Total Current Charges</b>	<b>\$23.02</b>
<b>Total Amount Due</b>	<b>\$23.02</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3553987



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00048909

Amount Due **\$23.02**      Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000048909** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000048909000002302202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00050195  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR  
Bill Date: 12/15/2021      Due Date: 1/5/2022

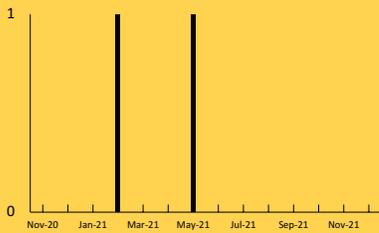
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	11/10/21	12/10/21	3070	3070 Regular	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3553988



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00050195

Amount Due **\$26.72**      Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000050195** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000050195000002672202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860      Account Number: 00052699  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM  
Bill Date: 12/15/2021      Due Date: 1/5/2022

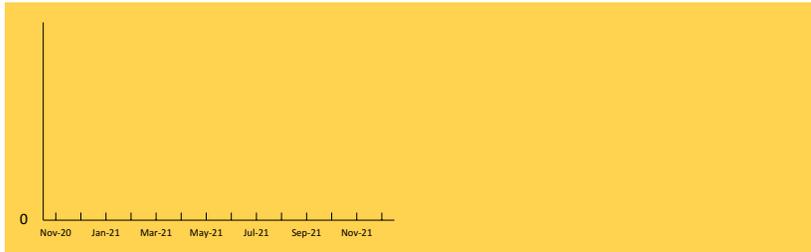
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
<b>Total Current Charges</b>		<b>\$26.72</b>
<b>Total Amount Due</b>		<b>\$26.72</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	11/10/21	12/10/21	8909	8909 Regular	0

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3553990



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860      Account #: 00052699

Amount Due **\$26.72**      Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000052699** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



0001768600005269900002672202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00053301  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD  
Bill Date: 12/15/2021 Due Date: 1/5/2022

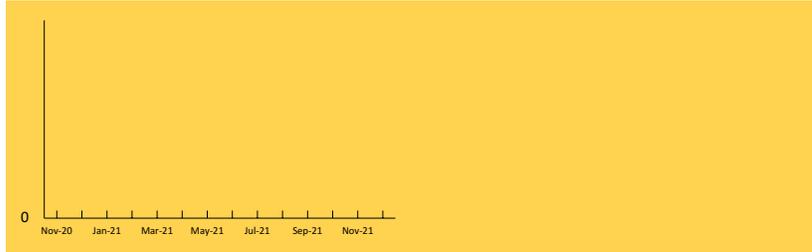
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
<b>Total Current Charges</b>		<b>\$8.37</b>
<b>Total Amount Due</b>		<b>\$8.37</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	11/10/21	12/10/21	0	0	0

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3553991



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00053301

Amount Due **\$8.37** Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000053301** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000053301000000837202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

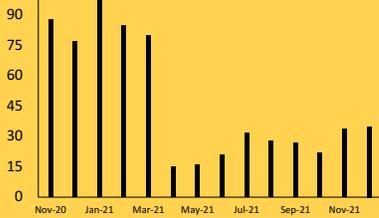


Customer Number: 000183236 Account Number: 00056930  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE  
Bill Date: 12/15/2021 Due Date: 1/5/2022

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	11/10/21	12/10/21	1464	1499 Regular	35

Summary of Charges		
	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$16.70
Reclaim Consumption Tier 1	17 TGAL @ 0.63	\$10.71
Reclaim Consumption Tier 2	16 TGAL @ 0.78	\$12.48
Reclaim Consumption Tier 3	2 TGAL @ 1.19	\$2.38
<b>Total Current Charges</b>		<b>\$42.27</b>
<b>Total Amount Due</b>		<b>\$42.27</b>

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3554045



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00056930

Amount Due **\$42.27** Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600056930** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00018323600056930000004227202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

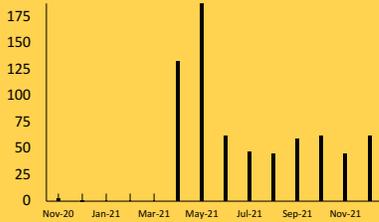


Customer Number: 000183236 Account Number: 00057874  
Customer Name: GRAMERCY FARMS, CDD  
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE  
Bill Date: 12/15/2021 Due Date: 1/5/2022

Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Summary of Charges

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28
Reclaim Consumption Tier 3	9 TGAL @ 1.19	\$10.71
<b>Total Current Charges</b>		<b>\$74.72</b>
<b>Total Amount Due</b>		<b>\$74.72</b>

Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	11/10/21	12/10/21	1335	1397 Regular	62

**Bank Draft  
Do Not Pay**

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

Please return this portion with your payment

3554046



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000183236 Account #: 00057874

Amount Due **\$74.72** Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00018323600057874** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS, CDD  
C/O RIZZETTA & COMPANY  
3434 COLEWELL AVENUE SUITE 200  
TAMPA FL 33614

City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304



00018323600057874000007472202201050



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org



Customer Number: 000176860 Account Number: 00058972  
Customer Name: GRAMERCY FARMS COMMUNITY DEV  
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2  
Bill Date: 12/15/2021 Due Date: 1/5/2022

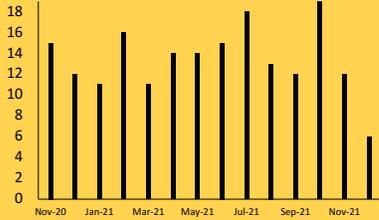
Enter to win 1 of 5 \$100 gift cards! Register at [www.stcloud.org/utilities](http://www.stcloud.org/utilities) to sign up for auto pay and/or sign up for paperless billing by 12/31/21. View official rules at [www.stcloud.org/drawing](http://www.stcloud.org/drawing).

Irrigation restrictions are in place. Please visit [www.stcloud.org/water](http://www.stcloud.org/water) to view the watering schedule, or call 407-957-7344.

**Summary of Charges**

	Consumption	Charge
<b>Previous Balance</b>		<b>\$0.00</b>
Reclaim Base Charge		\$8.37
Reclaim Consumption Tier 1	6 TGAL @ 0.63	\$3.78
<b>Total Current Charges</b>		<b>\$12.15</b>
<b>Total Amount Due</b>		<b>\$12.15</b>

**Reclaimed Water**



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	11/10/21	12/10/21	405	411 Regular	6

**\*Bill due date applies to current charges only.  
A previous balance could be subject to service interruption.**

**Bank Draft  
Do Not Pay**

Please return this portion with your payment

3553992



1300 Ninth St.  
St. Cloud, FL 34769  
407-957-7344  
www.stcloud.org

Customer #: 000176860 Account #: 00058972

Amount Due **\$12.15** Due Date **1/5/2022**

**Bank Draft  
DO NOT PAY**

Please use this number **00017686000058972** for online, bank or epay payments.

Please make checks payable to:

GRAMERCY FARMS COMMUNITY  
DEV  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

**City of St. Cloud  
PO Box 31304  
Tampa, FL 33631-3304**



00017686000058972000001215202201050

Gramercy Farms CDD

OUC

January 22

Month: 01/22 Dated 01/12/22

12/10/21 - 01/12/22

Due: 02/01/22

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr. Rd. LS83	001 53100 4307	\$ 18,546.91
9433056077	2900	Block Even Old Hickory Tr. Rd.	001 53100 4301	\$ 25.52
<b>TOTAL</b>				<b><u>\$ 18,572.43</u></b>

		<b>Summary</b>	
Utility Services		001 53100 4307	\$ 18,546.91
Utility Services		001 53100 4301	\$ 25.52
		<b>Total</b>	<b><u>\$ 18,572.43</u></b>

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval RA Date 1/24/21

Date entered 1/21/22

Fund 001 GL 53100 OC 4307 18546.91

001 53100 4301 25.52

Check # \_\_\_\_\_

**GRAMERCY FARMS COMMUNITY DEV**

**MASTER BILL SUMMARY**

DUE DATE  
**02/01/22**

OPENING BALANCE \$37,074.25	-	PAYMENTS \$37,074.25	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$18,546.91	=	TOTAL AMOUNT DUE \$18,546.91
--------------------------------	---	-------------------------	---	---------------------------	---	--------------------------------	---	---------------------------------

**CURRENT CHARGES SUMMARY \$18,546.91\***

Commercial Non-Demand Electric Rate	\$ 250.73
OUConvenient Lighting	18,111.42
Osceola County Tax	4.97
Gross Receipts Tax	8.84
Florida Sales Tax	136.94
Discretionary Sales Surtax	34.01

\* A detailed description of current charges is categorized by service address on each of the following pages.

**CUSTOMER SERVICE**

- Online**  
www.ouc.com
- Telephone**  
407-957-7373
- Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



ACCOUNT NUMBER  
**0933934710**

**DO NOT PAY**

DUE DATE **02/01/22** TOTAL AMOUNT DUE  
**\$18,546.91**

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

**Your bank account will be drafted on January 31, 2022**

Seq=782



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**GRAMERCY FARMS COMMUNITY DEV**

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Orlando: 407-423-9018 St. Cloud: 407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
<b>Online</b>	<a href="mailto:customerservice@ouc.com">customerservice@ouc.com</a>	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
[www.awrusa.com/ouc](http://www.awrusa.com/ouc)  
To file a claim, call 877-320-4624

Call Before You Dig  
Sunshine 811  
8-1-1 or 800-432-4770  
[www.sunshine811.com](http://www.sunshine811.com)  
  
2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando  
Solid Waste: 407-246-2314  
Wastewater: 407-246-2213  
  
City of St. Cloud  
Solid Waste: 407-957-7289

Orange County  
Wastewater: 407-836-5515  
  
St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**KGAL:** A unit of measure for water consumption equal to 1,000 gallons.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by the City of Orlando, Orange County, and other state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$257.15

**CURRENT CHARGES**

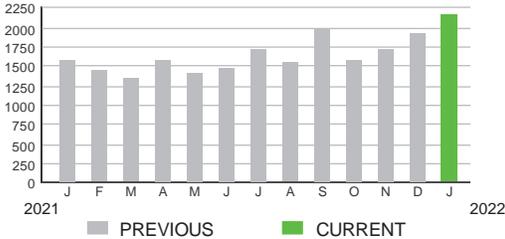
**OUC Electric Service \$250.73**

Meter #: 1ZR15085 - Service Charge ..... \$ 18.20  
 Commercial Non-Demand Electric Rate (12/10/21 - 01/12/22)  
 2,160 kWh @ \$0.07435 (Non-Fuel) ..... 160.60  
 2,160 kWh @ \$0.0333 (Fuel) ..... 71.93  
 (\$58.15 of your Fuel Cost is exempt from Municipal Tax)

**State of Florida Charges \$6.42**

Gross Receipts Tax. .... \$ 6.42

 **Electric Usage in kWh**



**Meter Data**

METER #: 1ZR15085  
 CURRENT: 2,132 on 01/12/22  
 PREVIOUS: 2,078 on 12/10/21  
 DIFFERENCE: 54 kWh  
 MULTIPLIER: x40  
 TOTAL USAGE: 2,160 kWh  
 DAYS OF SERVICE: 33

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	65.45 kWh	48.48 kWh



BILL DATE  
01/12/22

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$6,021.72

**CURRENT CHARGES**

**OUC Electric Service \$6,021.72**

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (12/10/21 - 01/12/22)	
Investment - Convenient 228.52 @ \$9.98 .....	\$ 2,280.63
Maintenance - Convenient 48 @ \$7.84 .....	376.32
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (12/10/21 - 01/12/22)	
Investment - Convenient 135.68 @ \$9.98 .....	1,354.09
Maintenance - Convenient 30 @ \$7.84 .....	235.20
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (12/10/21 - 01/12/22)	
Investment - Convenient 150.85 @ \$9.98 .....	1,505.48
Maintenance - Convenient 36 @ \$7.50 .....	270.00



BILL DATE  
01/12/22

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,538.55

**CURRENT CHARGES**

**OUC Electric Service \$2,538.55**

Customer Ref: Gramercy Farms - Phase 6  
 OUConvenient Lighting (12/10/21 - 01/12/22)  
 Investment - Convenient 113.3 @ \$9.98 . . . . . \$ 1,130.73  
 Maintenance - Convenient 27 @ \$7.50 . . . . . 202.50  
 OUConvenient Lighting (12/10/21 - 01/12/22)  
 Investment - Convenient 101.92 @ \$9.98 . . . . . 1,017.16  
 Maintenance - Convenient 24 @ \$7.84 . . . . . 188.16



BILL DATE  
01/12/22

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$7,286.83

**CURRENT CHARGES**

**OUC Electric Service **\$7,286.83****

Customer Ref: WO# 518955 Farms Phase 3.  
 OUConvenient Lighting (12/10/21 - 01/12/22)  
 Investment - Convenient 163.33 @ \$9.98 ..... \$ 1,630.03  
 Maintenance - Convenient 43 @ \$8.96..... 385.28

OUConvenient Lighting (12/10/21 - 01/12/22)  
 Investment - Convenient 277.36 @ \$9.98 ..... 2,768.05  
 Maintenance - Convenient 50 @ \$10.72..... 536.00

Customer Ref: WO 452753 Phase 2  
 OUConvenient Lighting (12/10/21 - 01/12/22)  
 Investment - Convenient 168.91 @ \$9.98 ..... 1,685.72  
 Maintenance - Convenient 23 @ \$12.25..... 281.75



BILL DATE  
01/12/22

ACCOUNT NUMBER  
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

**GRAMERCY FARMS COMMUNITY DEV**

Subtotal ▶ \$2,442.66

**CURRENT CHARGES**

**OUC Electric Service \$2,264.32**

Customer Ref: WO 672181  
OUConvenient Lighting (12/10/21 - 01/12/22)  
Investment - Convenient 181.91 @ \$9.98 . . . . . \$ 1,815.46  
Maintenance - Convenient 54 @ \$6.56 . . . . . 354.24  
1,425.60 kWh @ \$0.0355 (Non-Fuel) . . . . . 50.61  
1,425.60 kWh @ \$0.03087 (Fuel) . . . . . 44.01  
(\$34.91 of your Fuel Cost is exempt from Municipal Tax)

**Osceola County Charges \$4.97**

Municipal Taxes. . . . . \$ 4.97

**State of Florida Charges \$173.37**

Gross Receipts Tax. . . . . \$ 2.42  
Florida Sales Tax . . . . . 136.94  
Discretionary Sales Surtax . . . . . 34.01

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 1 OF 2

PIN#:

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

**BILL SUMMARY**

DUE DATE  
**02/01/22**

OPENING BALANCE \$54.14	-	PAYMENTS \$54.14	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$25.52	=	TOTAL AMOUNT DUE \$25.52
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**CURRENT CHARGES**

**OUC Electric Service \$24.88**

Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (12/10/21 - 01/12/22)	
92 kWh @ \$0.06758 (Non-Fuel)	6.22
92 kWh @ \$0.0333 (Fuel)	3.06
(\$2.48 of your Fuel Cost is exempt from Municipal Tax)	

**State of Florida Charges \$0.64**

Gross Receipts Tax	\$ 0.64
--------------------	---------

**CUSTOMER SERVICE**

-  **Online**  
www.ouc.com
-  **Telephone**  
407-957-7373
-  **Payments**  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**



**CREATING A VALUABLE CONNECTION**

As your hometown utility, we're investing in our community and innovative solutions.

**OUC.COM/CONNECTED**

ACCOUNT NUMBER  
**9433056077**

**DO NOT PAY**

DUE DATE **02/01/22**  TOTAL AMOUNT DUE  
\$25.52

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

Your bank account will be drafted on January 31, 2022

Seq=10363



GRAMERCY FARMS COMMUNITY DEV  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Billing Statement for GRAMERCY FARMS COMMUNITY DEV** PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

 **Electric Usage in kWh**



**Meter Data**

METER #: 6CD60005  
CURRENT: 3,154 on 01/12/22  
PREVIOUS: 3,062 on 12/10/21  
TOTAL USAGE: 92 kWh  
DAYS OF SERVICE: 33

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.79 kWh	2.03 kWh

**HELPFUL PHONE NUMBERS**

Home Warranty Protection Programs  
www.awrusa.com/ouc

To file a claim, call  
877-320-4624

Call Before You Dig  
Sunshine 811

8-1-1 or 800-432-4770  
www.sunshine811.com

2-1-1 Community Resources and  
Elder Helpline for Osceola County Residents  
2-1-1 or 407-839-HELP (4357)

City of St. Cloud  
Solid Waste: 407-957-7289

St. Cloud Utilities  
407-957-7344

**USEFUL INFORMATION**

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

**WAYS TO PAY**

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using www.ouc.com	Register using www.ouc.com	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit www.ouc.com/pay-my-bill for more information about fees.

**WAYS TO CONTACT US**

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
<b>Online</b>	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.



# **BUSINESS ITEMS**

**TAB 5**

**RESOLUTION 2022-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Gramercy Farms Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

**WHEREAS**, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

**WHEREAS**, the Board of Supervisors of the District ("Board") accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of February, 2022.

ATTEST:

**GRAMERCY FARMS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Prompt Payment Policies and Procedures

# **EXHIBIT A**

## **GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

### **Prompt Payment Policies and Procedures**

**In Accordance with the Local Government Prompt Payment Act  
Chapter 218, Part VII, *Florida Statutes***

February 24, 2022

**Gramercy Farms Community Development District**  
**Prompt Payment Policies and Procedures**

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I.	Purpose .....	1
II.	Scope .....	1
III.	Definitions .....	1
	A. Agent .....	1
	B. Construction Services .....	1
	C. Contractor or Provider of Construction Services .....	1
	D. Date Stamped .....	1
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**I. Purpose**

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) (“PPA”), the purpose of the Gramercy Farms Community Development District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

**II. Scope**

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

**III. Definitions**

**A. Agent**

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with [§218.735](#) (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

**B. Construction Services**

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

**C. Contractor or Provider of Construction Services**

The entity or individual that provides Construction Services through direct contract with the District.

**D. Date Stamped**

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

**E. Improper Invoice**

An invoice that does not conform to the requirements of a Proper Invoice.

**F. Improper Payment Request**

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

**G. Non-Construction Goods and Services**

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

**H. Proper Invoice**

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

**I. Proper Payment Request**

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

**J. Provider**

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

**K. Purchase**

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

**L. Vendor**

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

#### **IV. Proper Invoice/Payment Request Requirements**

##### **A. General**

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

##### **B. Sales Tax**

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8013458371C-7. A copy of the tax-exempt form will be supplied to Providers upon request.

##### **C. Federal Identification and Social Security Numbers**

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District when changes in data occur: [info@rizzetta.com](mailto:info@rizzetta.com).

##### **D. Proper Invoice for Non-Construction Goods and Services**

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
  - a. A complete item description
  - b. Quantity purchased
  - c. Unit price(s)
  - d. Total price (for each item)
  - e. Total amount of invoice (all items)
  - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
  - a. Itemized description of services performed
  - b. The location and date of delivery of the services to the District
  - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
  - d. Itemization of other direct, reimbursable costs (including description and amount)
  - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
    - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
    - ii. Paid receipt
    - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

**E. Proper Payment Request Requirements for Construction Services**

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

**V. Submission of Invoices and Payment Requests**

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. **Mailing and Drop Off Address**  
Gramercy Farms Community Development District  
c/o [Rizzetta & Company, Inc.](#)  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager
2. **Email Address**  
[cddinvoice@rizzetta.com](mailto:cddinvoice@rizzetta.com)

## VI. Calculation of Payment Due Date

### A. Non-Construction Goods and Services Invoices

1. **Receipt of Proper Invoice**  
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
2. **Receipt of Improper Invoice**  
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
  - a. On which delivery of personal property is fully accepted by the District;
  - b. On which services are completed and accepted by the District;
  - c. On which the contracted rental period begins (if applicable); or
  - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
3. **Rejection of an Improper Invoice**  
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the

corrected invoice within the later of: (a) ten (10) business days after date the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

**4. Payment of Undisputed Portion of Invoice**

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

**B. Payment Requests for Construction Services**

**1. Receipt of Proper Payment Request**

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

**2. Receipt and Rejection of Improper Payment Request**

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
  - i. Be provided in writing;
  - ii. Specify any and all known deficiencies; and
  - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

**3. Payment of Undisputed Portion of Payment Request**

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

**VII. Resolution of Disputes**

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in [§218.735](#), Fla. Stat., for Construction Services, and [§218.76](#), Fla. Stat. for Non-Construction Goods and Services.

**A. Dispute between the District and a Provider**

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

**B. Dispute Resolution Procedures**

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section [218.735](#)(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

### **VIII. Purchases Involving Federal Funds or Bond Funds**

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

### **IX. Requirements for Construction Services Contracts – Project Completion; Retainage**

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, [§218.735](#) (7) and (8), Fla. Stat.

### **X. Late Payment Interest Charges**

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

#### **A. Related to Non-Construction Goods and Services**

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. ([§218.735](#) (9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

**B. Related to Construction Services**

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. [§218.735\(9\)](#), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

**C. Report of Interest**

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

**TAB 6**



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

November 8, 2021

Gramercy Farms Community Development District  
c/o Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Gramercy Farms Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Gramercy Farms Community Development District (St. Cloud, Florida) Special Assessment Bonds \$4,895,000 Series 2007A-1, \$3,110,000 Series 2007A-2, and \$46,995,000 Series 2007B

## **SCOPE OF SERVICES**

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

## **TAX POSITIONS AND REPORTABLE TRANSACTIONS**

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

## **PROFESSIONAL FEES AND EXPENSES**

Our professional fees for the services listed above for the three annual bond years ending February 28, 2023, February 28, 2024, and February 28, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

**ACCEPTANCE**

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,  
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:  
Gramercy Farms Community Development  
District

By: Linda L. Scott

Linda L. Scott, CPA

By: \_\_\_\_\_

Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

**TAB 7**



## Proposal

**Proposal No.:** 134344

**Proposed Date:** 12/02/21

PROPERTY:	FOR:
Gramercy Farms CDD Bryan Schaub 4603 Gramercy Farms Blvd St. Cloud, FL 34772	October and November Irrigation diagnostics proposal

This is a proposal to make the repairs for October and November's inspections, and to replace 3 decoders that are under warranty.

ITEM	QTY	UOM	TOTAL
<b>IRRIGATION REPAIRS</b>			<b>\$2,536.94</b>
AC Solenoid Hunter	2.00	EA	
HUNTER FIXED NOZZLE	69.00	EA	
Hunter Pro-Spray 6 in. Pop Up No Side Inlet	33.00	EA	
Misc Fittings - up to 1"	23.00	EA	
Hunter PGJ Adjustable Rotor 4 in. Riser	6.00	EA	
lead tech labor	10.00	HR	
assistant tech labor	10.00	HR	
Misc Irrigation Parts glue, primer, supplies	1.00	EA	
<b>Total:</b>			<b>\$2,536.94</b>

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: Any and all jobs \$500.00 and below will require Juniper Landscaping to collect full payment before any work will begin. Any and all jobs \$500.00 and above will require a 50% deposit 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)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 148386

**Proposed Date:** 02/23/22

PROPERTY:	FOR:
Gramercy Farms CDD Bryan Schaub 4603 Gramercy Farms Blvd St. Cloud, FL 34772	Plant replacements option 1

This is a proposal for 15 seven gallon viburnum replacements along the outside wall on Old Hickory Tree Rd. 3 seven gallon loropetalum outside wall at townhomes, and 20 three gallon petra crotons at the entrances







ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			<b>\$1,700.95</b>
Enhancement Labor	4.00	HR	
Irrigation Repairs and Upgrades	2.00	HR	
Loropetalum, 07 gallon - 07G	3.00	07g	
Mammey Croton, 03 gallon - 03G	20.00	03g	
Odoratissimum Viburnum, 07 gallon - 07G	15.00	07g	
<b>Total:</b>			<b>\$1,700.95</b>

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)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**



## Proposal

**Proposal No.:** 148345

**Proposed Date:** 02/23/22

PROPERTY:	FOR:
Gramercy Farms CDD Bryan Schaub 4603 Gramercy Farms Blvd St. Cloud, FL 34772	Plant replacements option 2

This is a proposal for 15 thirty gallon viburnum replacements along the outside wall on Old Hickory Tree Rd. 3 loropetalum outside wall at townhomes, and 20 petra crotons at the entrances







ITEM	QTY	UOM	TOTAL
<b>Plant Material</b>			<b>\$5,752.34</b>
Maintenance Division Labor	4.00	HR	
Irrigation Repairs and Upgrades	2.00	HR	
Odoratissimum Viburnum, 30 gallon - 30G	15.00	30g	
Mammey Croton, 03 gallon - 03G	20.00	03g	
Loropetalum, 07 gallon - 07G	3.00	07g	
<b>Total:</b>			<b>\$5,752.34</b>

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)**

\_\_\_\_\_  
**Signature - Representative**

\_\_\_\_\_  
**Date**

**TAB 8**



**City of St. Cloud**  
1300 9th Street  
Saint Cloud, Florida 34769  
Phone: 407-957-7344  
Fax: 407-892-3372  
Web: [www.stcloud.org](http://www.stcloud.org)

December 28, 2021

Gramercy Farms Community Development District  
2898 Mosshire Circle  
St. Cloud, FL 34772

**Re: Gramercy Farms Traffic Calming Request**

Mr. Hernandez:

The City of St. Cloud received the traffic calming request for Gramercy Farms on September 24, 2021. The City's Traffic Division completed a speed study for Gramercy Farms Boulevard in October 2021. An exhibit of both locations that were monitored during this study was previously provided.

An additional study location was requested in December 2021 and the study was completed in December 2021. As discussed, there is a stop sign at the Old Hickory Tree intersection that may impact the speeds for the eastbound traffic along Gramercy Farms Boulevard (this is why this section was not part of the original study areas).

As requested in our meeting in December, the Florida Statutes related to setting speed limits is Florida Statue 316.183. The standard for completing a speed study and setting a speed limit in Florida is found in *Speed Zoning for Highways, Roads and Streets in Florida*.

A summary of the results of the studies are listed below:

Location	Median Speed	85 <sup>th</sup> Percentile
Location #1 (Eastbound- 10/21)	30 MPH	35 MPH
Location #1 (Westbound- 10/21)	33 MPH	38 MPH
Location #2 (Eastbound- 10/21)	30 MPH	35 MPH
Location #2 (Westbound- 10/21)	30 MPH	35 MPH
Location #3 (Eastbound- 12/21)	25 MPH	34 MPH
Location #3* (Westbound- 12/21)	27 MPH	35 MPH

\*The speed limit at this location is 45 MPH, since this roadway segment is before the 30 MPH speed limit sign. The HOA requested the City not to move the 30 MPH sign prior to conducting the speed study.

Speed limits are typically designed around the 85<sup>th</sup> percentile. The speed limits can be set within 3-8 MPH of the 85<sup>th</sup> percentile depending on the road characteristics. The speed limit along Gramercy Farms Boulevard appears to be set correctly at 30 MPH and will not be adjusted.

The criteria for installing traffic calming devices are:

<b>Traffic Calming Device Criteria</b>	<b>Criteria Met (Y/N)</b>
The candidate roadway is a local street or qualifying collector.	Yes
The ADT is less than 2,000 VPD.	Yes
The candidate roadway is more than 1,500'.	Yes
The posted speed is 35 MPH or less.	Yes
The median speed is at least 25% over the posted speed limit (38MPH).	No

Gramercy Farms Boulevard meets four of the five requirements for the installation of traffic calming devices. Unfortunately, the City of St. Cloud is unable to move forward with installing traffic calming devices unless all five of the criteria are met.

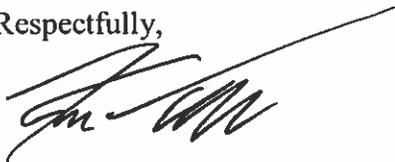
The City of St. Cloud reinstalled the originally designed speed limit signs that were missing along Gramercy Farms Boulevard.

As requested in the meeting in December, I reviewed pedestrian facilities near the neighborhood park. There are existing crosswalks at the intersection. To help with the visibility at this intersection, the City will install crosswalk signs at the Northeast and Southwest corners of the intersection.

As discussed in the meeting in December, the first westbound speed limit sign on Gramercy Farms Boulevard will be moved closer to the entrance/intersection of Old Hickory Tree.

Please contact me at 407-957-7353 or [kfelblinger@stcloud.org](mailto:kfelblinger@stcloud.org) if you have any other questions or concerns.

Respectfully,



Kevin Felblinger, P.E., CFM, CPM  
Deputy Public Works Director

Cc: File

**TAB 9**

Aquatic Weed Management, Inc.  
P.O. Box 1259  
Haines City, FL 33845  
863-412-1919

# Estimate

**Date** 12/1/2021  
**Estimate #** 1059

Name / Address
Gramercy Farms CDD c/o Rizzetta & Company 3434 Caldwell Ave. Ste. 200 Tampa, FL 33614

**P.O. #**  
**Terms**

**Due Date** 12/1/2021  
**Other**

Description	Qty	Rate	Total
Monthly pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.  Price does include the south pond we discussed by phone on 12/1/21.		1,250.00	1,250.00
<b>Subtotal</b>			\$1,250.00
<b>Sales Tax (0.0%)</b>			\$0.00
<b>Total</b>			\$1,250.00

Thank you for your business!

waterweed1@aol.com

863-412-1919  
863-438-0087



# Waterway Management Proposal

For

***Gramercy Farms***

***Community Development District***



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



January 17, 2022

Gramercy Farms Community Development District  
c/o Rizzetta & Company, Inc.  
8529 South Park Circle, Suite 330  
Orlando, FL 32819  
Attn: Mr. Richard Hernandez

Dear Richard,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Gramercy Farms Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for 30 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

*Doug Agnew*

Doug Agnew,

Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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## **Our Philosophy Regarding Management of Natural Resources & Customer Relationship**

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

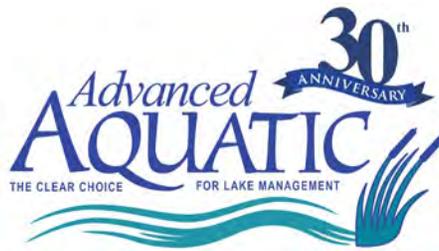
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1-800-491-9621

# Gramercy Farms

2898 Mosshire Cir  
St. Cloud, FL 34772





**Gramercy Farms Community Development District**

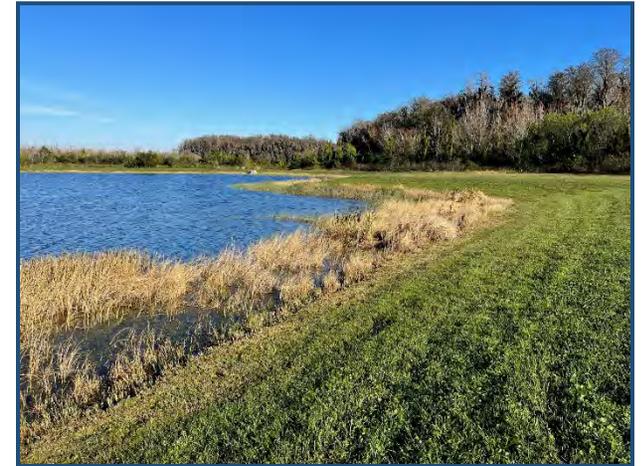
St. Cloud, Florida



**Site #1**



**Site #3 Planted Wetland**



**Site #5**



**Site #6**



**Site #7 Planted Wetland**



**Site #9**

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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**WATERWAY CHART**

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Client: Gramercy Farms Community Development District

Survey Date: January 2021

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**WATERWAYS: 9      TOTAL PERIMETER: 18,348'      TOTAL ACREAGE: 36.41**

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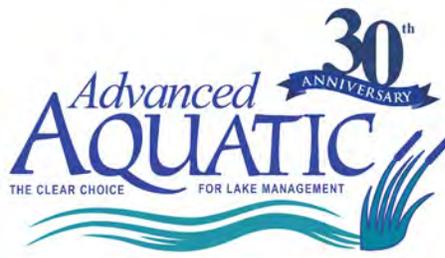
Pond 1	1,716	2.60
Pond 2	1,458	1.48
Pond 3	1,005	1.00
Pond 4	2,355	6.00
Pond 5	4,058	11.40
Pond 6	762	0.81
Pond 7	974	1.16
Pond 8	2,414	6.58
Pond 9	3,606	5.38

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## REFERENCES

Southern Hills Plantation CDD	Chuck Adams	239-464-7114
Meadow Pointe IV CDD	Darryl Adams	813-933-5571
Heritage Lake- New Port Richey	Ray Geroux	727-376-0021
Villages of Bayport- Tampa	Scott Barry	813-690-7015
Pebble Creek Village- New Tampa	Larry Savage	813-770-7342
Key Vista HOA- Holiday	Mary Fritzler	727-451-7900
Highland Lakes- Palm Harbor	Dan Kay	727-279-0201
Lansbrook Master Assoc.	Ed Anderson	727-943-7076
Feather Sound Country Club	Mike Strube	727-433-4552
Carillon Park- Clearwater	Thomas White	727-290-9276
City of Largo	Mike Weaver	727-495-7323
Brighton Bay- St. Petersburg	Dee Dee Rodriguez	727-799-8982
Placido Bayou- St. Petersburg	Dietta Burgoyne	727-525-1147
Loxahatchee Club	James Sprankle	561-262-5794
Suntree Country Club	Jon Cockerham	321-271-9002

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1-800-491-9621



Proposal Date: 1/17/2022

## ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Gramercy Farms Community Development District  
c/o Rizzetta & Company, Inc.  
8529 South Park Circle, Suite 330  
Orlando, FL 32819

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage nine (9) ponds with a total shoreline of approximately 18,348 linear feet located at Gramercy Farms Community Development District in St. Cloud, Florida.
- 2) A minimum of 12 inspections with treatment as required (1 visit per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Lakes:

Initial Treatment	\$1,200.00
Aquatic Weed and Algae Control	\$1,455.00
Shoreline Weed Control	Included
Management Reporting	Included
Total Monthly Investment	\$1,455.00

First month's payment of \$2,655.00 to be followed by payments in equal and consecutive monthly installments of \$1,455.00

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a three percent (3%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



Proposal Date: 1/17/2022

(Gramermy Farms Community Development District, 2 of 2)

8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

\_\_\_\_\_  
Jack R. Anderson, President  
For: *Advanced Aquatic Services, Inc.*

\_\_\_\_\_  
Authorized Customer's Signature      Title

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_

# **STAFF REPORTS**

# District Counsel

# District Engineer

# District Manager

**Audience Comments  
And  
Supervisor Requests**

# ADJOURNMENT