

Board of Supervisors' Regular Meeting May 26, 2022

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

www.gramercyfarmscdd.org

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors Maria Borrero Board Supervisor

Bob Bishop Board Supervisor
Cindy Sircus Board Supervisor
Clara Velez Board Supervisor
Daniel Urra Board Supervisor

District Manager Richard Hernandez Rizzetta & Company, Inc.

District Counsel Wes Haber Kutak Rock LLP

District Engineer 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

<u>District Office · Orlando, Florida · (407) 472-2471</u> Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.gramercyfarmscdd.org

May 18, 2022

Board of Supervisors Gramercy Farms Community Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Thursday, May 26, 2022, at 11:00 a.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. Presentation of Field Inspection Report dated April 14, 2022	Tab 1
	B. Consideration of Conservation Easement Exotics Treatment	
	Proposals	Tab 2
	C. Juniper Landscaping Update	
	1. Consideration of April 2022 Landscape Proposal	Tab 3
4.	BUSINESS ADMINISTRATION	
	A. Consideration of the Minutes of the Board of Supervisors'	
	Meeting held on March 10, 2022	Tab 4
	B. Review of April 2022 Unaudited Financial Statements	Tab 5
	C. Ratification of Operation and Maintenance Expenditures	
	for February - March 2022	Tab 6
5.	BUSINESS ADMINISTRATION	
	A. Presentation of Fiscal Year 2022/2023 Proposed Budget	
	Consideration of Resolution 2022-02, Approving	
	Fiscal Year 2022/2023 Proposed Budget and	
	Setting the Public Hearing on the Final Budget	Tab 7
	B. Consideration of Service Agreement for Lighting Services	-
	(Phase 9) – OUC	
	C. Acceptance of Fiscal Year 2021 Audit Report	rab 9
	D. Establishment of Audit Selection Committee	
	E. Consideration of Fence Installation Proposal –	T-6 40
c	Anthony Home Repair LLC	rab it
٥.	A. District Counsel	
	B. District Couriser B. District Engineer	
	C. District Engineer C. District Manager	
	1. Presentation of Registered Voter Count	Tah 11
7	SUPERVISOR REQUESTS AND COMMENTS	I ab I
	AD IOURNMENT	

Gramercy Farms Community Development District Final Agenda - Page 2 May 26, 2022

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

COMMUNITY UPDATES

Tab 1

GRAMERCY FARMS

FIELD INSPECTION REPORT



April 14, 2022
Rizzetta & Company
Bryan Schaub - Field Services Manager



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 for the beds, turf and palms.
- Finish pruning all Ornamental Grasses on property and treat them all for Mites.

The following are action items for Juniper Landscaping to 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 monuments in both ROWs but especially the south ROW, several of the Crotons are declining with more dead units. Diagnose, treat and replace dead units. These units have been declining for months and should be replaced by Juniper. (Pic 1)



- 2. In the same beds, remove all weeds, hand pulling the larger weeds.
- 3. Hand pull large weeds in the Ornamental Grasses at the main entrance.
- 4. At the main entrance, remove volunteer Palms, do not trim them, in the beds & treat all active ant mounds, raking out inactive mounds. (Pic 4 >)

- 5. <u>During the next rotation, prune all remaining unpruned Ornamental Grasses.</u>
- 6. Property-wide, remove all low hanging and unsightly mosses from the Standards.
- 7. 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.
- 8. At the main entrance monument, by the courts, and though out the property, there are sections of Viburnum hedge that were damaged by the infection. Remove all dead material and replace dead Viburnum units.



GFB, Main Entrance & Round About

9. At the main entrance, the recently pruned Ornamental Grasses are stressed, again. Treat accordingly. (Pic 9)



- 10. Along GFB from the main entrance to Harlow, detail all beds including remove all dead material from the Flax Lily.
- 11. In the north ROW of GFB, remove all weeds, grasses and vines growing into and onto the bushes and hedges. (Pic 11)



- Along GFB in both ROWs, lift all trees over sidewalks and roads.
- 13. In the same areas, diagnose and treat all stressed Flax Lily.
- 14. The Palms were pruned and look good. Please, remove all fronds completely.

- 15. In the SW corner of the Round About, continue trimming back encroaching plant material on pond bank.
- 16. In the areas around the Round About the Schilling's Holly are stressed and dying. Diagnose and treat. (Pic 16)



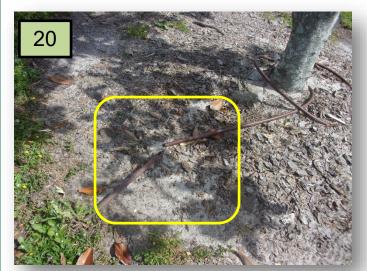
- 17. In the same area, treat active ant mounds.
- 18. At the Round About, the Ornamental
 Grasses are still stressed. This has been
 an issue for months. After trimming all
 Ornamental Grasses, treat the units.
 (Pic 18)



19. In the Round About island, diagnose and treat the stressed Magnolias as they have leaf discoloration & distortions with brown spotting.

Sweet Acre Park Area, Ivy Stable & Round About

20. In the Round About island and in the other areas surrounding the Round About, repair all drip irrigation cuts and breaks.
(Pic 20)



- 21. In the same area, detail all Crinum Lilies including removing dead leaves from the beds.
- 22. In the median islands of GFB from the main entrance to Harlow, remove the weeds from the Ornamental Grasses, especially the Fuzzy Bean weeds.
- 23. At the small park on Baler Trails, remove all suckers from the Live Oak.
- 24. The turf color and vigor at the park on Ivy Stable is poor. Please, improve the color and vigor of the turf inside the fencing. Also, treat the turf for Sedge and broadleaf weeds.
- 25. In the NW corner of GFB & Harlow south of Lakes Crest, there is a patch of stressed turf. Diagnose and treat.
- 26. 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 still in decline. If it does not improve generate a proposal to remove, details contingent on test results.

- 27. Treat the turf at the park on Sweet Acres, for Sedge, grassy weeds and broadleaf weeds. Also, improve the vigor and color of the turf. This turf is in bad shape.
- 28. In the same park area, treat all active ant mounds, raking out inactive mounds.
- 29. In the same park remove all sucker and water shoots from the Live Oaks.
- 30. In the same area, reduce the irrigation for the turf as there is abundant Dollar Weed. Treat for Dollar Weed.
- 31. Please, watch the herbicide overspray. A patch of turf and a Viburnum unit is the Sweet Acre park area were damaged by overspray.
- 32. If this is the staking system used by Juniper, then discontinue their use as the stakes have large splinters and exposed nails. If this was a resident, please re-stake with a proper staking system. (Pic 32)



- 33. In the same area, treat all crack weeds.
- 34. In the boundary beds, behind 4595 Plainview Road, there are multiple washouts and a tree that has fallen over. Please, take all corrective actions necessary to alleviate these issues, including righting the tree and restaking it. Repair irrigation.

Harlow & Old Hickory

- 35. 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. This is a chronic ant mound area. Please, monitor this area closely for ants.
- 36. In the same area, detail all tree rings including weeding and set strong bed lines.
- 37. On Old Hickory Road in the west ROW between sidewalk and wall, there are multiple dead Viburnum. Trim out dead plant material & replace dead units.



Tab 2

Aquatic Weed Management, Inc. P.O. Box 1259 Haines City, FL 33845 863-412-1919



4/7/2022 Date Estimate # 1114

Name / Address

Gramercy Farms CDD c/o Rizzetta & Company 3434 Caldwell Ave. Ste. 200 Tampa, FL 33614

P.O. #

Terms Net 15

Due Date

4/22/2022

Other

			,	
Description		Qty	Rate	Total
Gramercy Farms CDD Conservation Easement Treatment	nt Exotics			
AWM crew will make 2 sweeps (summer and 38.02+/- ac. conservation easement (as deline SFWMD non-compliance letter dated 3/21/22) Florida Invasive Species Council category I & Price includes: all materials and labor. a 90% success rate at the end of our 2nd sweeps and sweeps are successed in the end of our 2nd sweeps are succ	eated in) targeting II listed species.		64,000.00	64,000.00
Thank you for your busines	ss!	Subtota	I	\$64,000.00
		Sales Ta	ax (0.0%)	\$0.00
waterweed1@aol.com	863-412-1919	Total		\$64,000.00

863-438-0087



Water Management Agreement

■ Excavator	
☐ Weed boat/Tank	
☐ Skid Steer	
☐ Dump Trailer	
☐ Grapple Service (Est, loads)
☐ Hand Work Only	
☐ Barge	
☐ Permits Needed	

2300 W. Airport Blvd. Sanford, FL 32771 Phone: 407-878-4492 Email: info@sorkoservices.com www.sorkoservices.com

Date

This Agreement is made this day between Sork for services to be provided at:	to Services (hereinafter "Sorko") and		(hereinafter "Customer")
Street Address:			
			, FL, (Zip)
	uatic weeds and algae in the body of wat	er noted below. Control o	Lake Front Linear of the weeds and algae may take anywhere from rol based on the infestation of weeds and algae.
Manthly agging aggregation			
Monthly service agreement Monthly service for aquatic lake and pend man	agement for the above referenced lakes or n	ande will he due monthly n	lus any taxes, including sales use taxes, fees or
charges that are imposed by any governmental			ius any taxes, including sales use taxes, lees of
CUSTOMER agrees to pay Sorko Services, its a	gents or assigns, the following sum for spec	cified aquatic management	services:
1. Underwater and Floating Vegetation, Shor	eline Grass and Brush Control Program	\$	Initial Service
(Email Monthly Service Reports & Free Call-Ba	ck Services)	\$	Monthly Service
Hydrilla & Illinois Pond Weed not included in re	gular monthly/bimonthly services. Control of Hydrill	a & Illinois Pond Weed will requ	Initials irre a separate treatment and additional charges apply.
2. Mechanical Removal *Prices are only valid **Follow up to remove or trim aquatic vegetation		\$ctuation or uncontrollable cond	ditions, will be \$ per hour, plus dump fees.**
3. Revegetation: See Graph # Plants per	Price per	\$	
4. One Time Treatment:		\$	
5. Fish Stocking: Grass Carp need FWC appr	roval	\$	
6. Aquasweep		\$	Total Deposit paid \$
		\$	Total Service
	, ,	Location #	
Card Number:		Name on Card:	
Exp Date: 3 Digit	Security Code:	Billing Address:	
Accounting Number:		Street:	
Routing Number:		City:	, FI. Zip:
***ACH/Credit Card Autopay mandatory for all n			
Customer Signature	Customer agrees to Autopay cha	rges.	
	Customer agrees "Sorko Services" is ı	not responsible or liable for a	any damaged turf (concrete, pavers, driveways, walkways, etc.).
Customer Signature Sorko Services agrees to commence service w This agreement will automatically renew month			
Customer Signature		Printed Name	
Employee Signature		Printed Name	

E-Mail

1. THE UNDERWATER AND FLOATING VEGETATION CONTROL PROGRAM WILL BE CONDUCTED IN A MANNER CONSISTENT WITH GOOD WATER MANAGEMENT PRACTICES USING THE FOLLOWING METHODS AND TECHNIQUES WHEN APPLICABLE:

- a. Periodic treatments to maintain control of noxious submersed, floating and immersed aquatic vegetation and algae, which include, but shall not be limited to: hydrilla, naiad, algae, bladderwort, water hyacinth, water lettuce and duckweed. Customer acknowledges and agrees that some vegetation may be beneficial and necessary in a body of water to maintain a balanced aquatic ecological system.
- b. When deemed necessary by Sorko and approved by Customer, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain the ecological balance of the aquatic system.
- c. Determination of dissolved oxygen levels prior to treatment, as deemed necessary and advisable, to ensure that oxygen level is high enough to allow safe treatment. Additional water and/or bacteriological analysis may be performed as necessary to ensure the success of the water management program.
- d. If applicable, only one-half or less of the entire body of water may be treated at any one time to ensure the safety of fish and other aquatic life. Notwithstanding the above, Sorko shall not be liable for the loss of any exotic or non-native fish or vegetation.
- e. Customer acknowledges and agrees that for maximum effectiveness and environmental safety, materials used by Sorko will not exceed maximum label recommendations.
- f. If the services include triploid grass carp, stocking will be performed at stocking rates determined by Sorko, within Florida Fish and Wildlife Conservation Commission permit guidelines.
- g. Customer agrees to provide adequate boat access. Failure to consistently provide such adequate access may necessitate the renegotiation or termination of this Agreement.
- h. Depending on the species, materials used and environmental factors it may take up to 90 days to establish control of weeds and algae.

2. UNDER THE SHORELINE GRASS AND BRUSH CONTROL PROGRAM,

Sorko will treat border vegetation to the water's edge including, but not limited to, torpedo grass, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Depending on the species and environmental conditions it may take several months or longer for full effectiveness of the treatments to be reached. Customer is solely responsible for any desired cutting or removal of such vegetation.

- 3. Customer agrees to inform Sorko in writing, via email to **info@sorkoservices.com** if any lake or pond areas have been or are scheduled to be mitigated. For the purposes of this Agreement, mitigation shall mean planting with required or beneficial vegetation. Sorko assumes no responsibility and shall be held harmless for any damage to aquatic plants if Customer fails to provide such notice in a timely manner. Emergent weed control may not be performed within either new or existing mitigated areas, unless specifically agreed to by a separate agreement by and between Customer and Sorko. Customer shall notify Sorko in writing to the above email address of any conditions which may affect the scope of work and Customer shall be solely responsible for any costs or expenses that arise out of or are related to such conditions.
- 4. If, during the term of this Agreement Customer has concerns or questions regarding the performance of Sorko in the fulfillment of its obligations hereunder, Customer shall inform Sorko in writing, via certified mail, return receipt requested, stating with specificity all reasons for Customer's dissatisfaction. Sorko shall have at least 60 days to investigate and attempt to address all concerns. If, after 60 days from giving the original notice, Sorko was not able to address the concerns, Customer shall have the right to terminate this Agreement by providing notice of such in writing, via certified mail, return receipt requested, together with full payment of all amounts outstanding at the time of termination.
- **5.** Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. Sorko shall notify Customer verbally of any such restrictions and/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. Customer is solely responsible for observing any and all restrictions. Customer acknowledges and agrees that Sorko does not assume any liability, and shall be held harmless, for the failure of any party to be notified of, or observe, any applicable regulations and restrictions.
- **6.** Sorko shall maintain any necessary insurances at such limits in accordance with best practices in the industry. A certificate of insurance can be provided upon request. Customer shall be responsible for any costs associated with insurance requirements above and beyond that provided by Sorko.
- 7. Should Sorko be prohibited, restricted or otherwise prevented or impaired from rendering the specified services by any condition or regulation, Sorko shall notify Customer of said condition/regulation and of the excess direct costs arising therefrom. Customer shall have 30 days after receipt of said notice to notify Sorko in writing of any inability to comply with the excess direct costs as requested by Sorko, in which case Sorko shall be released from any and all obligations under this Agreement and Customer shall promptly tender payment to Sorko for all amounts due under this Agreement.
- 8. Customer warrants that s/he is authorized to execute the Water Management Agreement on behalf of the riparian owner.
- 9. Customer understands that, for convenience, the annual contract amounts has been amortized over a twelve (12) month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. Any outstanding amounts shall be subject to a late fee of 15% annually for past due balances and/or cancellation of the Agreement. Should Sorko be required to engage counsel to enforce any of its right under this Agreement, Customer shall be responsible for any such costs and expenses.
- 10. Sorko agrees to hold Customer harmless for any loss, damage or claims arising out of the sole negligence of Sorko. However, in no event shall Sorko be liable to Customer, or any third party, for any indirect, special or consequential damages resulting from any cause whatsoever. In no event shall Sorko's liability to Customer exceed the amounts paid to Sorko by Customer in the preceding 12 months.
- **11.** This Agreement shall automatically renew for a period equal to its original term unless terminated by either party upon written notice no later than 60 days prior to the expiration of the then existing term. Sorko may adjust the monthly charge upon 30 days prior written notice following the original term.
- 12. This Agreement shall not be assigned by the Customer without the prior written consent of the Sorko. Sorko shall have the right to assign this Agreement.
- **13.** This Agreement constitutes the entire agreement of the parties hereto and no oral or written alternations or modification of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both Customer and Sorko.

14. TERMINATION

The Parties agree that this Agreement is a monthly service agreement that continues from month to month until terminated. The Agreement may be terminated by either Party. However, the Parties further agree that **Customer** shall give **Sorko** thirty (30) days advance written notice of **Customer's** termination of this water management Agreement. Such written notice may be delivered in person, by email, or at the offices of Sorko.

Tab 3

Invoice 158816

Please Remit Payment to:

Tampa, FL 33614

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Date	Due Date
04/01/22	4/16/2022
Account Owner	PO#
Jeff Story	

Bill To
Gramercy Farms CDD
c/o Rizzetta and Company
3434 Colwell Avenue
Suite 200

Property Address
Gramercy Farms CDD
4603 Gramercy Farms Blvd
St. Cloud, FL 34772

Item			Amount	

#136853 - Landscape Maintenance Agreement - Monthly April 2022

\$17,280.00

Landscape Mowing, Edging, Weeding, & Pruning Program - 15065.00

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 Amendment, approved March 29, 2021

Turf & Ornamental Fertilization & Pest Control Program--\$1485.00

Irrigation Inspection Program--\$480.00

Bushhog Mowing Program--\$250.00

Grand Total \$17,280.00

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$0.00	\$17,280.00	\$0.00	\$0.00	\$0.00

^{**}The aging on this invoice reflects invoices billed from May 1, 2021 and after.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

BUSINESS ADMINISTRATION

Tab 4

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, March 10, 2022**, **at 6:00 p.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and co	nstituting a	auorum:
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Maria Borrero	Board Supervisor, Chairperson
Cindy Sircus	Board Supervisor, Assistant Secretary
Clara Velez	Board Supervisor, Assistant Secretary

Also present were:

Richard Hernandez District Manager, Rizzetta & Co., Inc.

Katie Buchanan **District Counsel**, **Hopping Green & Sams**, **P.A**.

(via phone)

Bryan Schaub Field Services Manager, Rizzetta & Co., Inc.

(via phone)

Jeff Story

Juan Nova

Bill Snivey

Doug Agnew

Capital Land Management

Water Weed Management

Advance Aquatic

Audience Not Present

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

A resident addressed his interest in joining the Board of Supervisors.

THIRD ORDER OF BUSINESS Review of February 2022 Field Inspection Report

Mr. Schaub notified the Board that there are multiple irrigation breaks and freeze damage viburnums throughout the community.

FOURTH ORDER OF BUSINESS 49 Consideration of the Minutes of the 50 Board of Supervisors' Meeting held on November 18, 2021 51 52 53 There were no comments from the Board on the November 18, 2021, meeting 54 minutes. 55 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 November 18, 2021, for the Gramercy Farms Community Development District. 56 FIFTH ORDER OF BUSINESS Review of January 2022 Financial 57 **Statements** 58 59 Mr. Hernandez presented the financial statements for January 2022 to the Board. 60 61 62 Mr. Hernandez advised a budget amendment will be required at the end of the fiscal year. 63 SIXTH ORDER OF BUSINESS Operation Ratification of 64 and **Maintenance Expenditures for October** 65 2021 - January 2022 66 67 68 Mr. Hernandez presented the Operation and Maintenance Expenditures from 69 70 October 2021 to January 2022. 71 On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board ratified the Operation and Maintenance Expenditures for October 2021 in the amount of \$57,347.34, November 2021 in the amount of \$30,881.79, December 2021 in the amount \$89,206.11, and January 2022 in the amount \$27,396.29, for the Gramercy Farms Community Development District. 72 73 **SEVENTH ORDER OF BUSINESS** Consideration of Resolution 2022-01, 74 Adopting Amended Prompt Payment 75 76 **Policies** 77 Mr. Hernandez presented Resolution 2022-01 to the Board. 78 79 Ms. Buchanan explained in response to the Statue update, the prompt payment 80 policy is in accordance with the Florida Laws that require the District to pay out 81 various vendors on a timely basis. Resolution 2022-01 incorporates the recent 82 changes. 83

84

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved the Resolution 2022-01, Adopting Amended Prompt Payment Policies, for the Gramercy Farms Community Development District.

85 86

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88

EIGHTH ORDER OF BUSINESS

Consideration of Arbitrage Services Engagement Letter

899091

Mr. Hernandez presented the agreement to the Board and explained the agreement is for the upcoming fiscal year.

92

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved the Arbitrage Services Engagement Letter – LLS Tax Solutions Inc., for the Gramercy Farms Community Development District.

93 94

NINTH ORDER OF BUSINESS

Consideration of Irrigation & Landscape Proposal - Juniper

95 96 97

Mr. Hernandez presented the five (5) proposals to the Board for consideration and approval.

99 100

98

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved a not to exceed amount of \$1,000 for the Chairperson to approve irrigation expenses outside of a meeting, for the Gramercy Farms Community Development District.

101

On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board approved Juniper Landscape Proposal 144034, in the amount of \$4,313.25, for the Gramercy Farms Community Development District.

102103

104

TENTH ORDER OF BUSINESS

Review and Discussion of City of St. Cloud Calming Letter

105106107

Mr. Hernandez reviewed the traffic calming results; the District did not meet the criteria for the traffic calming study for the community's entrance.

108 109 110

Supervisor Clara Velez will coordinate with Mr. Hernandez to obtain additional signage in the community.

111 112

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved the Arbitrage Services Engagement Letter – LLS Tax Solutions Inc., for the Gramercy Farms Community Development District.

114 115 116	ELEVENTH ORDER OF BUSINESS Consideration of Pond Maintenance Service Proposals
117	Mr. Hernandez presented the pond maintenance service proposals:
118 119 120 121 122	 Aquatic Weed Management, Inc \$1,250.00 Advance Aquatic - \$1,455.00 Solitude Lake Management - \$2,500.00
	On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved the Aquatic Weed Management, Inc., in the amount of \$1,250.00, for the Gramercy Farms Community Development District.
123 124	
	On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board authorized District Counsel to draft a formal contract with Aquatic Weed Management, Inc., for the Gramercy Farms Community Development District.
125 126 127	TWELFTH ORDER OF BUSINESS Staff Reports
128 129 130	A. District Counsel No Report.
131 132 133 134	B. District Engineer Ms. Stewart advised that she submitted the initial stormwater legislation documents to the District office.
135 136 137	C. District Manager Mr. Hernandez announced that Supervisor Milton Andrade has submitted a letter of resignation from the Board of Supervisors.
138 139 140 141	Mr. Daniel Urra showed interest in joining the Board of Supervisors.
	On a motion by Ms. Velez, seconded by Ms. Sircus, with all in favor, the Board accepted the resignation of Supervisor Andrade from Seat 5, Inc., for the Gramercy Farms Community Development District.
142 143	

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Hernandez stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, April 28, 2022, at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

FOURTEENTH ORDER OF BUSINE	ESS Adjournment
II	ed by Ms. Velez, with all in favor, the Board adjourne ing at 7:49 p.m. for Gramercy Farms Communit
Assistant Secretary	Chairperson/Vice Chairman
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Tab 5



Financial Statements (Unaudited)

April 30, 2022

Prepared by: Rizzetta & Company, Inc.

gramercyfarmscdd.org rizzetta.com

Balance Sheet As of 4/30/2022 (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
Assets							
Cash In Bank	309,937	0	0	0	309,937	0	0
Investments	0	0	2,726,511	702	2,727,213	0	0
Accounts Receivable	1,537	0	1,096	0	2,634	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	906	0	10,906	0	0
Amount Available in Debt Service	0	0	0	0	0	0	2,728,513
Amount To Be Provided Debt Service	0	0	0	0	0	0	50,364,325
Fixed Assets	0	0	0	0	0	28,335,236	0
Total Assets	311,474	10,000	2,728,513	702	3,050,689	28,335,236	53,092,838
Liabilities							
Accounts Payable	22,909	0	0	0	22,909	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	1,534	0	0	0	1,534	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	10,906	0	0	0	10,906	0	0
Revenue Bonds PayableLong Term	0	0	0	0	0	0	53,092,838
Total Liabilities	35,349	0	0	0	35,349	0	53,092,838
Fund Equity & Other Credits							
Beginning Fund Balance	58,109	0	126,727	702	185,538	28,335,236	0
Net Change in Fund Balance	218,016	10,000	2,601,786	0	2,829,803	0	0
Total Fund Equity & Other Credits	276,125	10,000	2,728,513	702	3,015,340	28,335,236	0
Total Liabilities & Fund Equity	311,474	10,000	2,728,513	702	3,050,689	28,335,236	53,092,838

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
evenues					
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)%
xpenditures					
Legislative					
Supervisor Fees	12,000	7,000	2,200	4,800	81.66%
Financial & Administrative					
Administrative Services	4,725	2,756	2,756	0	41.66%
District Management	21,630	12,618	12,618	0	41.66%
District Engineer	6,500	3,792	500	3,292	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	2,450	2,450	0	41.66%
Accounting Services	13,725	8,006	8,006	0	41.66%
Auditing Services	3,575	3,575	3,575	0	0.00%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Public Officials Liability Insurance	3,848	3,848	3,673	175	4.54%
Legal Advertising	5,000	2,917	1,211	1,706	75.77%
Dues, Licenses & Fees	400	400	582	(182)	(45.42)%
Website Hosting, Maintenance, Backup	4,300	2,377	2,378	(1)	44.69%
Legal Counsel					
District Counsel	16,000	9,333	4,647	4,687	70.95%
Electric Utility Services					
Utility Services	350	204	182	22	47.98%
Street Lights	185,400	108,150	129,852	(21,702)	29.96%
Water-Sewer Combination Services					
Utility Services	20,000	11,667	1,595	10,071	92.02%
Stormwater Control					
Lake/Pond Bank Maintenance	9,660	5,635	6,250	(615)	35.30%
Other Physical Environment					
General Liability/Property Insurance	6,604	6,604	11,158	(4,554)	(68.95)%
Landscape Maintenance	213,500	124,542	134,129	(9,588)	37.17%
Field Services Contingency	8,400	4,900	4,900	0	41.66%

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	10,107	5,896	5,282	614	47.73%
Total Expenditures	572,488	346,808	358,084	(11,276)	37.45%
Excess of Revenues Over (Under) Expenditures	0	225,680	218,016	(7,663)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	225,680	218,016	(7,663)	0.00%
Fund Balance, Beginning of Period					
· ·	0	0	58,109	58,109	0.00%
Fund Balance, End of Period	0	225,680	276,125	50,446	0.00%

Statement of Revenues and Expenditures 005 - Reserve Fund From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

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

Statement of Revenues and Expenditures 200 - Debt Service Fund-Series 2007 From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	7	7	0.00%
Total Revenues	0	7	7	0.00%
Excess of Revenues Over (Under) Expenditures	0	7	7	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	7	7	0.00%
Fund Balance, Beginning of Period				
	0	97,784	97,784	0.00%
Fund Balance, End of Period	0	97,791	97,791	0.00%

Statement of Revenues and Expenditures 201 - Debt Service Fund-Series 2011 From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	187	187	0.00%
Special Assessments				
Tax Roll	380,368	417,916	37,548	9.87%
Off Roll	0	27,351	27,351	0.00%
Contributions From Private Sources				
SPE Contribution	0	2,164,149	2,164,149	0.00%
Total Revenues	380,368	2,609,603	2,229,235	586.07%
Expenditures				
Debt Service				
Interest	380,368	0	380,368	100.00%
Principal	0	7,823	(7,823)	0.00%
Total Expenditures	380,368	7,823	372,545	97.94%
Excess of Revenues Over (Under) Expenditures	0	2,601,780	2,601,780	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	2,601,780	2,601,780	0.00%
Fund Balance, Beginning of Period				
, 5	0	28,942	28,942	0.00%
Fund Balance, End of Period	0	2,630,722	2,630,722	0.00%

Statement of Revenues and Expenditures 300 - Capital Projects Fund-Series 2007 From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
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	0	667	667	0.00%

Statement of Revenues and Expenditures 301 - Capital Projects Fund-Series 2011 From 10/1/2021 Through 4/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
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	0	35	35	0.00%

Gramercy Farms CDD Investment Summary April 30, 2022

Account	<u>Investment</u>	Balance as of April 30, 2022
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 25,532
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	60,559
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	464,426
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	2,164,294
	Total Debt Service Fund Investments	\$ 2,726,511
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
	Total Capital Project Fund Investments	\$ 702

Summary A/R Ledger 001 - General Fund From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Osceola County Tax Collector	FY21-22	1,537.43
		Total 001 - General Fund	1,537.43

Summary A/R Ledger 201 - Debt Service Fund-Series 2011 From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Osceola County Tax Collector	FY21-22	1,096.27
		Total 201 - Debt Service Fund-Series 2011	1,096.27
Report Balance			2,633.70

Aged Payables by Invoice Date
Aging Date - 4/1/2022
001 - General Fund
From 4/1/2022 Through 4/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balan
Orlando Utilities Commission	4/12/2022	OUC Summary 04/22	OUC Summary 04/22	18,567.63
Aquatic Weed Management, Inc	4/20/2022	14254	Pond Maintenance 03/22	1,250.00
City of St. Cloud	4/20/2022	Utility Summ 03/22	City of St Cloud Utility Summary 03/22	232.26
Aquatic Weed Management, Inc	4/29/2022	14338	Pond Maintenance 04/22	1,250.00
Kutak Rock, LLP	4/30/2022	3029632	Legal Services 03/22	1,609.50
			Total 001 - General Fund	22,909.39
Report Total				22,909.39

Gramercy Farms Community Development District Notes to Unaudited Financial Statements April 30, 2022

Balance Sheet

- 1. Trust statement activity has been recorded through 04/30/22.
- 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.

<u>Summary A/R Ledger – Payment Terms</u>

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.

<u>Summary A/R Ledger – Subsequent Collections</u>

- 5. General Fund Payment for Invoice FY21-22 in the amount of \$769.50 was received in May 2022.
- 6. Debt Service Fund S11 Payment for Invoice FY21-22 in the amount of \$548.69 was received in May 2022.

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 February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$59,098.43

Approval	of Expenditures:
	Chairperson
	Vice Chairperson
	Assistant Secretary

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	ice Amount
City of St. Cloud	02112022	Utility Summ 12/21	City of St Cloud Utility Summary 12/21	\$	262.80
Juniper Landscaping of Florida, LLC	002200	144818	Landscape & Irrigation Maintenance 01/22	\$	17,280.00
Juniper Landscaping of Florida, LLC	002201	148810	Landscape & Irrigation Maintenance 02/22	\$	17,280.00
Kutak Rock, LLP	002202	2982019	Legal Services 11/21-12/21	\$	995.50
Orlando Sentinel Communication	s 002203	048616427000	Acct # CU00110659 Legal Advertising 01/22	\$	203.67
Orlando Utilities Commission	02082022	OUC 933934710 02/22	OUC 933934710 02/22	\$	18,511.46
Rizzetta & Company, Inc.	002199	INV0000065371	District Management Services 02/22	\$	4,565.00
Report Total				\$	59,098.43

Month: 12/21 Dated 1/19/22

12/10/21 - 1/12/22 **Due Date:2/9/22**

Account	Customer #	Location	Service Address	<u>Code</u>	<u>A</u> 1	<u>mount</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 LS	83 001 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	l. 001 53600 4301	\$	8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$	48.22
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	\$	18.09
			ר	TOTAL	\$	262.80
			Utility Services	Summary 001 53600 4301	\$	262.80
Dot	e Rec'd Rizz	rotto e Co	1/27/22	Total	\$	262.80
Dat	e Rec a Rizz	zella a Co.,	inc.			
D/N	1 approval Se	ee approval belov	v_ Date			
Date	e entered _1	1/27/22				
Fun	id_001(3L 53600	OC 4301			
Che	ck #					





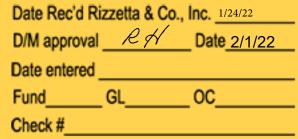
Customer Number: 000176860 Account Number: 00039375

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 3040 OLD HICKORY TREE ROAD

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			
	\$-316.17			
	\$26.72			
9 TGAL @ 0.63	\$5.67			
	\$32.39			
	\$-283.78			
	Consumption			



	Reclaimed Water
25	1
20	
15	
10	
5	
0	Jan-21 Mar-21 May-21 Jun-21 Aug-21 Oct-21 Dec-21

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70268631	12/10/21	1/12/22	58	67	9
Water					Regular	

*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

3586181

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

Customer #: 000176860

Account #: 00039375

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





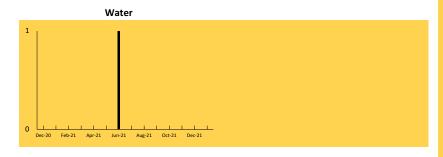


Customer Number: 000176860 Account Number: 00048448

Customer Name: GRAMERCY FARMS COMMUNITY DEV

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		
Previous Balance		\$0.00		
Water Base Charge		\$13.79		
Total Current Charges		\$13.79		
Total Amount Due		\$13.79		



Camilaa	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	91650960	12/10/21	1/12/22	4	4	0
					Regular	

Date Rec'd Ri	zzett	a & Co.,	Inc1/2	4/22
D/M approval		RH	Date_	2/1/22
Date entered				
Fund	GL_		OC_	
Check #				

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

1300 Ninth St.

St. Cloud, FL 34769 407-957-7344 www.stcloud.org Please return this portion with your payment

Customer #: 000176860

Account #: 00048448

3586182

Amount Due \$13.79

Due Date 2/9/2022

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







Customer Number: 000176860 Account Number: 00048909

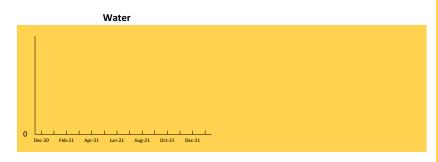
Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD

Bill Date: 1/19/2022 Due Date: 2/9/2022

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		
Previous Balance Water Base Charge		\$0.00 \$23.02		
Total Current Charges		\$23.02		
Total Amount Due		\$23.02		



Service	Meter	From	To	Prev.	Curr.	Water
	Number	Date	Date	Read	Read	Usage
Water	53000173	12/10/21	1/12/22	0	0 Regular	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

3586183

St. Cloud

FLORIDA

UTILITIES (**)

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

Account #: 00048909

Amount Due \$23.02

Customer #: 000176860

Due Date 2/9/2022

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







Customer Number: 000176860 Account Number: 00050195

Customer Name: GRAMERCY FARMS COMMUNITY DEV

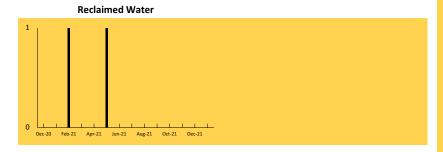
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR

Bill Date: 1/19/2022 Due Date: 2/9/2022

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

	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Total Current Charges		\$26.72
Total Amount Due		\$26.72

Summary of Charges



	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70298106	12/10/21	1/12/22	3070	3070	0
Water					Regular	

Date Rec'd Rizzetta & Co., Inc. 1/24/22

D/M approval _____ Date ____ 2/1/22

Date entered _____ GL____ OC____

Check #_____

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 $% \left(1\right) =\left(1\right) \left(1\right) \left$

3586184

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

Customer #: 000176860

Account #: 00050195

Amount Due \$26.72

Due Date 2/9/2022

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







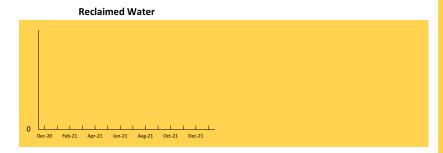
Customer Number: 000176860 Account Number: 00050564

Customer Name: GRAMERCY FARMS COMMUNITY DEV Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE Bill Date: 1/19/2022 Due Date: 2/9/2022

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

Summary	or Charges	
	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Total Current Charges		\$26.72
Total Amount Due		\$26.72
Date Rec'd Rizzetta & C	o., Inc. 1/24/22	_

Summary of Chargos



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70304968	12/10/21	1/12/22	7305	7305	0
Water					Regular	

D/M approval _____ R H ___ Date __2/1/22 Date entered _____ OC____ Check #

> **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

3586185



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

Customer #: 000176860

Account #: 00050564

Amount Due \$26.72

Due Date 2/9/2022

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 **Կ**|||Իսենցյակվությիլուկիակիրոյկիակակական







Customer Number: 000176860 Account Number: 00052699

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM

Bill Date: 1/19/2022 Due Date: 2/9/2022

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		
Previous Balance		\$0.00		
Reclaim Base Charge		\$26.72		
Total Current Charges		\$26.72		
Total Amount Due		\$26.72		



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70325762	12/10/21	1/12/22	8909	8909	0
Water					Regular	

Date Rec'd Rizzetta & Co., Inc. 1/24/22 Check#

> **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

3586186

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

Amount Due \$26.72

Customer #: 000176860

Account #: 00052699

Due Date 2/9/2022

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







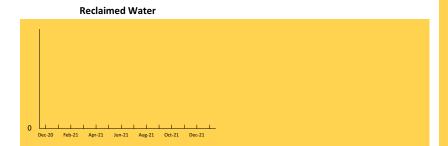
Customer Number: 000176860 Account Number: 00053301

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD

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

	y of Charges Consumption	Charge
Previous Balance Reclaim Base Charge		\$0.00 \$8.37
Total Current Charges		\$8.37
Total Amount Due		\$8.37



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	53265659	12/10/21	1/12/22	0	0	0
Water					Regular	

Date Rec'd Rizzetta & Co., Inc. 1/24/22

D/M approval R Date 2/1/22

Date entered OC

Check #

*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

3586187



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

Customer #: 000176860

Account #: 00053301

Amount Due \$8.37

Due Date 2/9/2022

Bank Draft
DO NOT PAY

Please use this number ${\bf 00017686000053301}$ for online, bank or epay payments.

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00058972

Customer Name: GRAMERCY FARMS COMMUNITY DEV Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2 Bill Date: 1/19/2022 Due Date: 2/9/2022

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
Previous Balance		\$0.00
Reclaim Base Charge		\$8.37
Reclaim Consumption Tier 1	8 TGAL @ 0.63	\$5.04
Reclaim Consumption Tier 2	6 TGAL @ 0.78	\$4.68
Total Current Charges		\$18.09
Total Amount Due		\$18.09



Reclaimed Water 14 12 10

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	54671134	12/10/21	1/10/22	411	425	14
Water					Regular	

*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

3586188

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

Customer #: 000176860

Account #: 00058972

Amount Due \$18.09

Due Date 2/9/2022

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 **Կ**|||Իսենցյակվությիլուկիակիրոյկիակակական







Customer Number: 000183236 Account Number: 00056930

Summary of Charges

Customer Name: GRAMERCY FARMS, CDD

Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE

Bill Date: 1/19/2022 Due Date: 2/9/2022

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

	Consumption
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1 Reclaim Consumption Tier 2 Reclaim Consumption Tier 3	17 TGAL @ 0.63 16 TGAL @ 0.78 7 TGAL @ 1.19
Total Current Charges	
Total Amount Due	

Date Rec'd Ri	Date Rec'd Rizzetta & Co., Inc. 1/24/22				
D/M approval	RH	Date 2/1/22			
Date entered					
Fund	GL	OC			
Check #					

Reclaimed Water

		_					
90		Ι.					
75	П		1				
60							
45							
30						- 1	11
15	Ш		1				
0		Ш			Ш	Ш	Ш
	Dec-20	Feb-21	Apr-21	Jun-21	Aug-21	Oct-21	Dec-21

Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	12/10/21	1/12/22	1499	1539 Regular	40

*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

3586241

Charge \$0.00 \$16.70 \$10.71 \$12.48 \$8.33

\$48.22

\$48.22

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

Customer #: 000183236

Account #: 00056930

Amount Due \$48.22

Due Date 2/9/2022

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 ՊՈրժժուժվութիրժումիթուկթիցվիակեր







Customer Number: 000183236 Account Number: 00057874

Summary of Charges

Consumption

Charge \$0.00

3586242

Customer Name: GRAMERCY FARMS, CDD

Previous Balance

Service Address: 3100 BLOCK ODD SWEET ACRES PLACE Bill Date: 1/19/2022 Due Date: 2/9/2022

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

	Reclaimed Water
175	
150	
125	
100	
75	
50	
25	
0	Dec-20 Feb-21 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21

	Meter	From	To	Prev.	Curr.	Water
		FIOIII				vvater
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70372902	12/10/21	1/12/22	1397	1456	59
Water					Regular	

Reclaim Base Charge			\$26.72
Reclaim Consumption Ti		27 TGAL @ 0.63	\$17.01
Reclaim Consumption Ti		26 TGAL @ 0.78	\$20.28
Reclaim Consumption Ti	er 3	6 TGAL @ 1.19	\$7.14
Total Current Charges			\$71.15
Total Amount Due			\$71.15
Date Rec'd Riz	zetta & Co.	Inc. 1/24/22	
			_
D/M approval _	RA	_ Date _ 2/1/22	_
Data antored			
Date entered _			_
Fund	GL	OC	
	<u> </u>		-
Check #			

*Bill due date applies to current charges only. A previous balance could be subject to service interruption. **Bank Draft Do Not Pay**



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

Customer #: 000183236

Account #: 00057874

Amount Due **\$71.15**

Please return this portion with your payment

Due Date 2/9/2022

Bank Draft Please use this number **00018323600057874** for online, bank or epay payments. DO NOT PAY

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 ՊՈրժժուժվութիրժումիթուկթիցվիակեր



Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 144818

Bill To
Gramercy Farms CDD
c/o Rizzetta and Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Date	Due Date
01/01/22	1/16/2022
Account Owner	PO#
Jeff Story	

Item	Amount
#136853 - Landscape Maintenance Agreement - Monthly January 2022	\$17,280.00

Landscape Mowing, Edging, Weeding, & Pruning Program - 15065.00

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 Amendment, approved March 29, 2021

Date Rec'd Rizzetta & Co., Inc. 2/04/22

D/M approval $R \not H$ Date 2/7/22

Date entered 2/04/22

Fund 001 GL 53900 OC 4604

Check #

Turf & Ornamental Fertilization & Pest Control Program--\$1485.00

Irrigation Inspection Program--\$480.00

Bushhog Mowing Program--\$250.00

Grand Total \$17,280.00

Thank you for allowing us to serve you.

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$17,280.00	\$0.00	\$17,280.00	\$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.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Invoice 148810

Bill To	
Gramercy Farms CDD	
c/o Rizzetta and Company	
3434 Colwell Avenue	
Suite 200	
Tampa, FL 33614	

Date	Due Date
02/01/22	2/16/2022
Account Owner	PO#
Jeff Story	

Item	Amount
#42C0F2 Landson Maintenance Assessment Manthly February 2022	647 200 00

#136853 - Landscape Maintenance Agreement - Monthly February 2022

\$17,280.00

Landscape Mowing, Edging, Weeding, & Pruning Program - 15065.00

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 Amendment, approved March 29, 2021

Turf & Ornamental Fertilization & Pest Control Program--\$1485.00

Irrigation Inspection Program--\$480.00

Bushhog Mowing Program--\$250.00

Grand Total \$17,280.00

Thank you for allowing us to serve you.

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$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.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2022

Orlando, FL 32819

TOTAL HOURS

Check Remit To:

Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To:

Client Matter No. 8423-1

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 2982019

Mr. Richard Hernadez Gramercy Farms CDD Rizzetta & Company, Inc. – Orlando Suite 330 8529 South Park Circle

Invoice No. 2982019

8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

11/17/21	W. Haber	0.40	94.00	Prepare for Board meeting
11/18/21	W. Haber	1.30	305.50	Prepare for and participate in Board meeting
12/01/21	W. Haber	0.60	141.00	Confer with Mr. Hernandez regarding pond maintenance agreement; confer with Mr. Andrade regarding Board term
12/28/21	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
12/29/21	W. Haber	1.40	329.00	Review audit; review documents related to conversion of bonds from capital appreciation bonds; confer with district accountant regarding same

4.00

KUTAK ROCK LLP

Gramercy Farms CDD January 31, 2022 Client Matter No. 8423-1 Invoice No. 2982019 Page 2

TOTAL FOR SERVICES RENDERED

\$995.50

TOTAL CURRENT AMOUNT DUE

\$995.50

Date R	ec a Kı	zzet	a & Co.,	INC	02/01/2022
D/M ap	proval		e H	Date	2/7/22
Date er	ntered		02/01/202	.2	
Fund_	001	GL	5140	OC_	3107
Check	#				



PO Box 100608 Atlanta, GA 30384-0608

adbilling@tribpub.com 844-348-2445

Invoice & Summary

Billed Account Name: Billed Account Number: Invoice Number: Amount: Billing Period:

Due Date:

Rizzetta & Company - Gramercy Farms Cdd CU00110659 048616427000 \$203.67 01/01/22 - 01/31/22 03/02/22

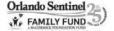
INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary	/ Details		
Date tronc Reference #	Description	Ad Size/ Rate Gross Units Amount	Total
01/17/22 OSC48616427	Current Activity Classified Listings, Online Public Hearing/Bid/Misc Legal 7128788		203.67
	Total Current Advertising	Date Rec'd Rizzetta & Co., Inc. 02/07/2022 D/M approval ∠ // Date 2/14/22 Date entered 2/10/22 Fund 001 GL 51300 OC 4801 Check #	203.67

Total.	Ψ203.01
	11 11 1

Account Summary Unapplied 1-30 61-90 91+ Current 31-60 **Amount** 203.67 0.00 0.00 0.00 0.00 0.00











Please detach and return this portion with your payment.



PO Box 100608 Atlanta, GA 30384-0608

Remittance Section Billed Period:

Invoice Number:

01/01/22 - 01/31/22 Rizzetta & Company - Gramercy Billed Account Name: Farms Cdd Billed Account Number: CU00110659 048616427000

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

վվով|ՍիվրդԱլլ||ի|||իսոլլլ|Ալ||ըսով||վրվեՍ|լ||ենլ

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") 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 heralic authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 14 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.

Page 2 of 2

BILL DATE 02/10/22

ACCOUNT NUMBER

0933934710

PAGE 1 OF 7

OF 7 PIN#: 2014909841

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

 BALANCE FORWARD \$18,572.43 CR

CURRENT CHARGES \$18,511.46

DUE DATE

03/02/22

\$60.97 CR

CURRENT CHARGES SUMMARY \$1	8,511.46
Commercial Non-Demand Electric Rate	\$ 229.20
OUConvenient Lighting	18,099.94
Osceola County Tax	4.37
Gross Receipts Tax	
Florida Sales Tax	
Discretionary Sales Surtax	33.83

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

 Date Rec'd Rizzetta & Co., Inc.
 3/3/21

 D/M approval
 P

 Date
 3/3/22

 Date entered
 3/3/21

 Fund
 001
 GL
 53100
 OC
 4307

 Check #
 #



ACCOUNT NUMBER

For more information, visit **OUC.COM**

0933934710

DO NOT PAY

Your account has a credit balance.





Seq=5267



PAGE 2 OF 7

GRAMERCY FARMS COMMUNITY DEV

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	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
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	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 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

		WATS TO CONTACT C		
	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
Phone	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
Availability	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
Online	customerservice@ouc.com	commercialsvcs@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.

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 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.



SERVICE ADDRESS: 3000 BLOCK EVEN OLD HICKORY TR RD LS83

PAGE 3 OF 7

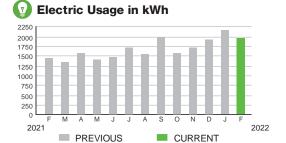
GRAMERCY FARMS COMMUNITY DEV

Subtotal \$235.07

CURRENT CHARGES

OUC Electric Service	\$229.20
Meter #: 1ZR15085 - Service Charge	. \$18.20
Commercial Non-Demand Electric Rate (01/12/22 - 02/	10/22)
1,960 kWh @ \$0.07435 (Non-Fuel)	. 145.73
1,960 kWh @ \$0.0333 (Fuel)	. 65.27
(\$52.76 of your Fuel Cost is exempt from Municipal T	

State of Florida Charges	\$5.87
Gross Receipts Tax	\$ 5.87



Meter Data

METER #: 1ZR15085

CURRENT: 2,181 on 02/10/22 PREVIOUS: 2,132 on 01/12/22

DIFFERENCE: 49 kWh
MULTIPLIER: x40
TOTAL USAGE: 1,960 kWh

DAYS OF SERVICE: 29

AVERAGE THIS PERIOD LAST YEAR
DAILY USAGE 67.59 kWh 49.66 kWh



733934710

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$6,021.72

PAGE 4 OF 7

CURRENT CHARGES

OUC Electric Service	\$6,021.72
Customer Ref: WO 587583 - Gramercy Farms Phase OUConvenient Lighting (01/12/22 - 02/10/22) Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Customer Ref: Gramercy Farms Phase 5 OUConvenient Lighting (01/12/22 - 02/10/22) Investment - Convenient 135.68 @ \$9.98	
Customer Ref: Gramercy Farms - Phase 8 OUConvenient Lighting (01/12/22 - 02/10/22) Investment - Convenient 150.85 @ \$9.98	



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	<u>,538.55</u>
Customer Ref: Gramercy Farms - Phase 6	
OUConvenient Lighting (01/12/22 - 02/10/22)	
Investment - Convenient 113.3 @ \$9.98	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.50	202.50
OUConvenient Lighting (01/12/22 - 02/10/22)	
Investment - Convenient 101.92 @ \$9.98	1,017.16
Maintenance - Convenient 24 @ \$7.84	188.16



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 (01/12/22 - 02/10/22)	
Investment - Convenient 163.33 @ \$9.98	\$ 1,630.03
Maintenance - Convenient 43 @ \$8.96	
OUConvenient Lighting (01/12/22 - 02/10/22) Investment - Convenient 277.36 @ \$9.98	
Customer Ref: WO 452753 Phase 2 OUConvenient Lighting (01/12/22 - 02/10/22)	
Investment - Convenient 168.91 @ \$9.98	1,685.72
•	
Maintenance - Convenient 23 @ \$12.25	281.75

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$2,429.29

CURRENT CHARGES

OUC Electric Service	\$2,252.84
Customer Ref: WO 672181	
OUConvenient Lighting (01/12/22 - 02/10/22)	
Investment - Convenient 181.91 @ \$9.98	\$ 1,815.46
Maintenance - Convenient 54 @ \$6.56	
1,252.80 kWh @ \$0.0355 (Non-Fuel)	44.47
1,252.80 kWh @ \$0.03087 (Fuel)	38.67
(\$30.68 of your Fuel Cost is exempt from Municipal	al Tax)
, , ,	,
Osceola County Charges	\$4.37
Osceola County Charges Municipal Taxes	\$4.37
	\$4.37
Municipal Taxes	\$4.37 \$4.37 \$172.08
Municipal Taxes	\$4.37 \$ 4.37 \$172.08 \$ 2.13

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

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	VU	,,,,	;

Date	Invoice #
2/1/2022	INV000065371

Bill To:

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

		[Services for the month of	Terms		CI	ient Number
		Ī	February	Upon Re			0225
Description				Qty	Rate		Amount
ccounting Services				1.00	\$1,14		\$1,143.
dministrative Services) Mainton			1.00		3.75	\$393.
mail Accounts, Admin 8 inancial & Revenue Col				5.00 1.00		5.00 50.00	\$75. \$350.
andscape Consulting Se				1.00		0.00	\$330. \$700.
lanagement Services	0111000			1.00	\$1,80		\$1,802.
Vebsite Compliance & M	/lanagement			1.00		00.00	\$100.
	etta & Co., Inc		-				
D/M approval _	RH Date		-				
D/M approval Date entered	<i>R</i> H Date	2/1/22	_				
D/M approval Date entered Fund G	RH Date		1802.50 393.75				
D/M approval Date entered Fund G Checko#1	P	3101 3100 3201	1802.50 393.75 1143.75				
D/M approval Date entered Fund G Checko# 001	P	3101 3100 3201 3111	1802.50 393.75 1143.75 350				
D/M approval Date entered Fund G Checko#1	P	3101 3100 3201 3111 4658	1802.50 393.75 1143.75 350 700				
D/M approval Date entered Fund G Checko# 001	P	3101 3100 3201 3111	1802.50 393.75 1143.75 350				
D/M approval Date entered Fund G Checko# 001	P	3101 3100 3201 3111 4658 5103	1802.50 393.75 1143.75 350 700 75.00				
D/M approval Date entered Fund G Checko# 001	P	3101 3100 3201 3111 4658 5103	1802.50 393.75 1143.75 350 700 75.00				
D/M approval Date entered Fund G Checko# 001	P	3101 3100 3201 3111 4658 5103	1802.50 393.75 1143.75 350 700 75.00	Subtotal			\$4,565.0

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

<u>DISTRICT OFFICE · ORLANDO, FL 32819</u>

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

WWW.GRAMERCYFARMSCDD.ORG

Operation and Maintenance Expenditures March 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$26,380.58

Approval	of Expenditures:	
	Chairperson	_
	Vice Chairperson	
	Assistant Secretary	

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	ice Amount
Aquatic Weed Management, Inc	2205	13990	Pomd Maintenance 01/22	\$	1,250.00
Aquatic Weed Management, Inc	2205	14103	Pomd Maintenance 02/22	\$	1,250.00
City of St. Cloud	3112022	Utility Summ 01/22	City of St Cloud Utility Summary 01/22	\$	222.22
Clara Velez	2210	CV031022	Board of Supervisors Meeting 03/10/2022	\$	200.00
Cynthia Campbell Sircus	2211	CS031022	Board of Supervisors Meeting 03/10/2022	\$	200.00
Innovative Title, LLC	2206	CK114603	Overpayment for Lot 8	\$	6.21
Juniper Landscaping of Florida, LLC	2212	154628	Landscape & Irrigation Maintenance 03/22	\$	17,280.00
Kutak Rock, LLP	2207	3009850	Legal Services 01/22	\$	479.00
LLS Tax Solutions Inc.	2213	2607	Arbitrage Rebate Calculation S2011 PE 02/28/2022	\$	500.00
Maria V. Borrero	2209	MB031022	Board of Supervisors Meeting 03/10/2022	\$	200.00
Orlando Sentinel Communications	s 2208	50001429000	Acct # CU00110659 Legal Advertising 02/22	\$	203.67
Orlando Utilities Commission	3032022	OUC 9433056077 2/22	OUC 9433056077 2/22	\$	24.48
Rizzetta & Company, Inc.	2204	INV000066287	District Management Services 03/22	\$	4,565.00

26,380.58

Report Total

Aquatic Weed Management, Inc.

P.O. Box 1259 Haines City, FL 33845 863-412-1919

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	v	V		6	

Date	Invoice #
1/31/2022	13990

Bill To	
Gramercy Farms CDD c/o Rizzetta & Company 3434 Caldwell Ave. Ste. 200 Tampa, FL 33614	

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
	Pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for emerged vegetation within the ordinary high water level. Priced as \$/treatment. Treatment on 12/23/21.	1,250.00	1,250.00
	Date Rec'd Rizzetta & Co., Inc. 1/31/22		
	D/M approval R M Date 3/8/22		
	Date entered 03.04.22		
	Fund001GL53800OC4606		
	Check #		
ne month on the	ne date of the invoice should correspond to the month treatments were made. Thanks!	Total	\$1,250.00

Aquatic Weed Management, Inc.

Invoice

P.O. Box 1259 Haines City, FL 33845 863-412-1919

Date	Invoice #
2/28/2022	14103

Bill To	
Gramercy Farms CDD c/o Rizzetta & Company 3434 Caldwell Ave. Ste. 200 Tampa, FL 33614	

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
	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. Date Rec'd Rizzetta & Co., Inc03.03.22 D/M approval	1,250.00	1,250.00
The month on the	e date of the invoice should correspond to the month treatments were made. Thanks!	Total	\$1,250.00

Month: 01/22 Dated 2/16/22

1/12/22 - 2/10/22 **Due Date: 3/9/22**

Account	Customer #	Location	Service Address	<u>Code</u>	<u> </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	\$	27.35
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	\$	38.33
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$	44.51
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$	13.41
			TOTA	AL	\$	222.22
			Utility Services	Summary 001 53600 4301	\$	222.22
				Total	\$	222.22

Date Rec'd R	Date Rec'd Rizzetta & Co., Inc. 2/18/22							
D/M approval	RH_		Date 2/22/22					
Date entered								
Fund 001	GL	53600	OC	4301				
Check #								





Customer Number: 000176860 Account Number: 00039375

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 3040 OLD HICKORY TREE ROAD

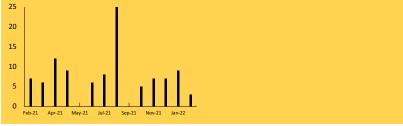
Bill Date: 2/16/2022 Due Date: 3/9/2022

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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		
Previous Balance		\$-283.78		
Reclaim Base Charge		\$26.72		
Reclaim Consumption Tier 1	3 TGAL @ 0.63	\$1.89		
Total Current Charges		\$28.61		
Total Amount Due		\$-255.17		

Reclaimed Water



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70268631	1/12/22	2/10/22	67	70	3
Water					Regular	

*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

3618643

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

Customer #: 000176860 Account #: 00039375

Amount Due \$-255.17

Due Date 3/9/2022

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 ՊՈրժժուժվութիրժումիթուկթիցվիակեր







Customer Number: 000176860 Account Number: 00050564

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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		
Previous Balance		\$0.00		
Reclaim Base Charge		\$26.72		
Total Current Charges		\$26.72		
Total Amount Due		\$26.72		

Reclaimed Water



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70304968	1/12/22	2/10/22	7305	7305	0
Water					Regular	

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

3618647

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

Customer #: 000176860

Account #: 00050564

Amount Due \$26.72

Due Date 3/9/2022

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







Customer Number: 000176860 Account Number: 00048448

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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	
Previous Balance Water Base Charge		\$0.00 \$13.79	
Total Current Charges		\$13.79	
Total Amount Due		\$13.79	

		Water
1	ı	
0	Jan-21 Mar-21 May-21	Jul-21 Sep-21 Nov-21 Jan-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	91650960	1/12/22	2/10/22	4	4	0
					Regular	

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

3618644

St. Cloud

FLORIDA

UTILITIES ()

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

Customer #: 000176860

Account #: 00048448

Amount Due \$13.79

Due Date 3/9/2022

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







Customer Number: 000176860 Account Number: 00048909

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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			
Previous Balance		\$0.00			
Water Base Charge		\$23.02			
Total Current Charges		\$23.02			
Total Amount Due		\$23.02			

	Water
0	lan-21 Mar-21 May-21 Jul-21 Sep-21 Nov-21 Jan-22

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	53000173	1/12/22	2/10/22	0	0 Regular	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

3618645

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860 Account #: 00048909

Amount Due \$23.02 Due Date 3/9/2022

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





Dodoimod Woton

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: 2/16/2022 Due Date: 3/9/2022

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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			
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1	1 TGAL @ 0.63	\$0.00 \$26.72 \$0.63			
Total Current Charges		\$27.35			
Total Amount Due		\$27.35			

	Recialmed Water		
1 1	1	1	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70298106	1/12/22	2/10/22	3070	3071	1
Water					Regular	

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

3618646



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

Customer #: 000176860 A

Account #: 00050195

Amount Due \$27.35

Due Date 3/9/2022

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







Customer Number: 000176860 Account Number: 00052699

Customer Name: GRAMERCY FARMS COMMUNITY DEV

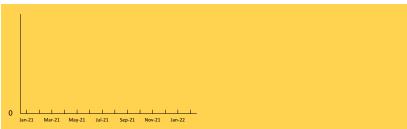
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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			
Previous Balance Reclaim Base Charge		\$0.00 \$26.72			
Total Current Charges		\$26.72			
Total Amount Due		\$26.72			

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
						Usage
Reclaimed	70325762	1/12/22	2/10/22	8909	8909	0
Water					Regular	

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

3618648

ST. Cloud

FLORIDA

UTILITIES ()

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

Customer #: 000176860 Account #: 00052699

Due Date 3/9/2022

Bank Draft
DO NOT PAY

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

Please make checks payable to:

Amount Due \$26.72

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







Customer Number: 000176860 Account Number: 00053301

Customer Name: GRAMERCY FARMS COMMUNITY DEV

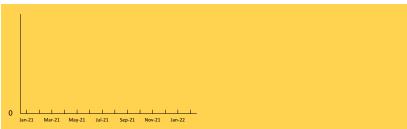
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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			
Previous Balance		\$0.00			
Reclaim Base Charge		\$8.37			
Total Current Charges		\$8.37			
Total Amount Due		\$8.37			

Reclaimed Wat	tei
---------------	-----



	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	53265659	1/12/22	2/10/22	0	0	0
Water					Regular	

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

3618649

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

Customer #: 000176860

Account #: 00053301

Amount Due \$8.37

Due Date 3/9/2022

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







Customer Number: 000183236 Account Number: 00056930

Customer Name: GRAMERCY FARMS, CDD

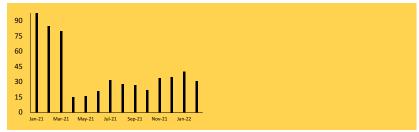
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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			
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1 Reclaim Consumption Tier 2	17 TGAL @ 0.63 14 TGAL @ 0.78	\$0.00 \$16.70 \$10.71 \$10.92			
Total Current Charges		\$38.33			
Total Amount Due		\$38.33			

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	1/12/22	2/10/22	1539	1570 Regular	31

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

3618703

ST. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000183236

Account #: 00056930

Amount Due \$38.33

Due Date 3/9/2022

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







Customer Number: 000183236 Account Number: 00057874

Customer Name: GRAMERCY FARMS, CDD

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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	
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1 Reclaim Consumption Tier 2	27 TGAL @ 0.63 1 TGAL @ 0.78	\$0.00 \$26.72 \$17.01 \$0.78	
Total Current Charges		\$44.51	
Total Amount Due		\$44.51	

	Rec	claimed Water
175		
150		
125		
100		
75		
50		1111.11
25		
0		

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70372902	1/12/22	2/10/22	1456	1484	28
Water					Regular	

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

3618704

ST. Cloud

UTILITIES TO THE STATE OF THE STA

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

Customer #: 000183236

Account #: 00057874

Amount Due \$44.51

Due Date 3/9/2022

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







Customer Number: 000176860 Account Number: 00058972

Effective Feb. 1, 2022, residential garbage curbside collection fee increased to \$20.41 per month. Questions? Call 407-957-7344.

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	
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1	8 TGAL @ 0.63	\$0.00 \$8.37 \$5.04	
Total Current Charges		\$13.41	
Total Amount Due		\$13.41	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	54671134	1/10/22	2/10/22	425	433	8
Water					Regular	

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

3618650

St. Cloud

FLORIDA

UTILITIES ()

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

Customer #: 000176860

Account #: 00058972

Amount Due \$13.41

Due Date 3/9/2022

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



GRAMERCY FARMS CDD Meeting Date: 03/10/2022

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Maria Borrero		
Bob Bishop		•
Clara Velez	/	/
Cindy Sircus	/	V

^(*) Does not get paid

EXTENDED	MEETING	TIMECARD
-----------------	---------	----------

Meeting Start Time:	(0.10) ow	D/M approva
Meeting End Time:	7.49pm	Date entered
Total Meeting Time:	1 18mins	Fund 001

Time Over () Hours:	
	Control of the Contro	

Date Rec'd Rizzetta & Co., Inc. 03.17.22						
D/M approval				3/22/22		
Date entered	03.1	7.22				
Fund 001	GL_	51100	OC_	1101		
Check#						

Total at \$175 per Hour:

DM Signature:

Please forward copy to Marcia Eannetta for Extended Meeting .

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

Check	Req	uest
-------	-----	------

	Check Request
Amount:	\$6.21
Date:	03/03/2022
Payable to:	Innovative Title
Address:	4921 Southfork Drive, Suite 4 Lakeland, FL 33813
Reason:	Overpayment of lot 8 on Check # 0114603
Requestor:	Jenny Santiago
Check Instructions:	See attached
Approved by:	Richard Hernandez, District Manager
	Date Rec'd Rizzetta & Co., Inc. 3/3/22
	D/M approval R M Date 3/3/22
	Date entered 3/3/22
	Fired 201 6136310 66 1007/

Jenny Santiago

From: Samantha Reese

Sent: Thursday, February 24, 2022 1:22 PM
To: Jenny Santiago; Gnanam Namasivayam
Subject: FW: Gramercy Farms CDD Deposit

Attachments: 2022-02-24 Gramercy Farms CDD Deposit A.pdf; RE: Gramercy Farms CDD Deposit

Hi Jenny,

Please apply all funds to the Series 2011 revenue account for the closing of lots 8 & 10.

The check for lot 8 was an overpayment so we will need to issue a refund in the amount of \$6.21. Please send confirmation once this has been refunded.

Thank you,

Samantha Reese

Senior Financial Associate

813.933.5571 Ext.: 9481 sreese@rizzetta.com

rizzetta.com



Electronic Mail Notice: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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From: Cheryl Michael < CMichael@rizzetta.com> Sent: Thursday, February 24, 2022 8:34 AM

To: Jenny Santiago <JSantiago@rizzetta.com>; Gnanam Namasivayam <GNamasivayam@rizzetta.com>

Cc: CDDFinAssoc <CDDFinAssoc@rizzetta.com>

Subject: Gramercy Farms CDD Deposit

No back up

Invoice 154628

Please Remit Payment to:

Juniper Landscaping of Florida, LLC PO Box 628395 Orlando FL 32862-8395



Date	Due Date
03/01/22	3/16/2022
Account Owner	PO#
Jeff Story	

Gramercy Farms CDD
Gramerey rains CDD
c/o Rizzetta and Company
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Property Address
Gramercy Farms CDD
4603 Gramercy Farms Blvd
St. Cloud, FL 34772

ltem	Amount
------	--------

#136853 - Landscape Maintenance Agreement - Monthly March 2022

\$17,280.00

Landscape Mowing, Edging, Weeding, & Pruning Program - 15065.00

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 Amendment, approved March 29, 2021

Turf & Ornamental Fertilization & Pest Control Program--\$1485.00

Irrigation Inspection Program--\$480.00

Bushhog Mowing Program--\$250.00

 Date Rec'd Rizzetta & Co., Inc. 03.11.22

 D/M approval
 Prince 200.
 Date 3/22/22

 Date entered Fund
 03.17.22
 4604

 Check #
 60.
 60.

Grand Total \$17,280.00

Thank you for allowing us to serve you.

JuniperLandscaping.com 407-813-1971

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)	
\$17,280.00	\$0.00	\$0.00	\$0.00	\$0.00	

^{**}The aging on this invoice reflects invoices billed from May 1, 2021 and after.

^{***}This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600 Facsimile 404-222-4654

Federal ID 47-0597598

March 3, 2022

Check Remit To: Kutak Rock LLP PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3009850 Client Matter No. 8423-1

Mr. Richard Hernadez Gramercy Farms CDD Rizzetta & Company, Inc. Suite 200 3434 Colwell Avenue Tampa, FL 33614

TOTAL HOURS

Invoice No. 3009850

8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

01/10/22	W. Haber	0.50	117.50	Prepare termination letter; review correspondence from auditor
01/11/22	W. Haber	0.20	47.00	Confer with Mr. Hernandez regarding termination letter
01/13/22	W. Haber	0.20	47.00	Confer with Mr. Hernandez regarding agenda for January meeting
01/19/22	K. Jusevitch	0.20	24.00	Distribute legislative newsletter
01/21/22	W. Haber	0.20	47.00	Confer with Andrade regarding Board term
01/26/22	W. Haber	0.30	70.50	Prepare for Board meeting
01/26/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation

1.90

KUTAK ROCK LLP

Gramercy Farms CDD March 3, 2022 Client Matter No. 8423-1 Invoice No. 3009850 Page 2

TOTAL FOR SERVICES RENDERED

\$479.00

TOTAL CURRENT AMOUNT DUE

\$479.00

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

DATE 03/17/2022
DUE DATE 04/16/2022
TERMS Net 30

DESCRIPTION AMOUNT

Total Billing for Arbitrage Services in connection with 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 — Rebate Amount Calculation for the period ended February 28, 2022.

500.00

BALANCE DUE

\$500.00



PO Box 100608 Atlanta, GA 30384-0608

adbilling@tribpub.com 844-348-2445

Invoice & Summary

Billed Account Name:
Billed Account Number:
Invoice Number:
Amount:
Billing Period:

Due Date:

Rizzetta & Company - Gramercy Farms Cdd CU00110659 050001429000 \$203.67 02/01/22 - 02/28/22 03/30/22

INVOICE/SUMMARY

Page 1 of 2

Invoice	& Summary	Details					
Date	tronc Reference #	Description		Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward		_			203.67
02/24/22		Payment Received :Ref# 2203					-203.67
02/16/22	OSC50001429	Current Active Classified Listings, Online Public Hearing/Bid/Misc Legal 7142857	ity Date Rec'd Riz	zetta & C	o., Inc0	3.08.22	203.67
		Total Current Advertising	Date efficieu _)3.11.22	Date	3/15/22	203.67
			Check #	JL		7001	

Total:	\$203.67	

Account Summ	ary				
Current	1-30	31-60	61-90	91+	Unapplied Amount
203.67	0.00	0.00	0.00	0.00	0.00











Please detach and return this portion with your payment.



PO Box 100608 Atlanta, GA 30384-0608 Remittance Section

Billed Period: 02/01/22 - 02/28/22

Billed Account Name: Rizzetta & Company - Gramercy
Farms Cdd

Billed Account Number: CU00110659

Invoice Number: 050001429000

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

թվայիկրոգներինինիում, արժեռներից նինկինին

BILL DATE 02/10/22

ACCOUNT NUMBER

9433056077

PIN#: 2014909841

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 1 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

BILL SUMMARY



DUE DATE

03/02/22

TOTAL AMOUNT DUE \$24.48

CURRENT CHARGES

OUC Electric Service	\$23.87
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (01/12/22 - 02/10/22)	
82 kWh @ \$0.06758 (Non-Fuel)	5.54
82 kWh @ \$0.0333 (Fuel)	2.73
(\$2.21 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.61
Gross Receipts Tax	\$ 0.61

				D.,	Inc	3/1/22
D/M approval		RH_		Date	3/3/22	
Date e	ntered	,	3/01/22			
Fund_	001	GL	53100		OC_	4301
Check	#					

CUSTOMER SERVICE



www.ouc.com



Telephone 407-957-7373



Po Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

9433056077

The Reliable One®

DO NOT PAY

DUE DATE 03/02/22 TOTAL AMOUNT DUE \$24.48

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

Your bank account will be drafted on March 01, 2022

Seq=1061

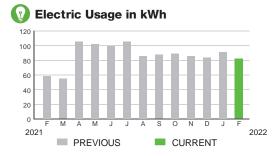
GRAMERCY FARMS COMMUNITY DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

02/10/22

9433056077

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD



Meter Data

METER #: 6CD60005

CURRENT: 3,236 on 02/10/22 PREVIOUS: 3,154 on 01/12/22 TOTAL USAGE: 82 kWh

DAYS OF SERVICE: 29

AVERAGE DAILY USAGE

THIS PERIOD 2.83 kWh

LAST YEAR 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
Payment Type Accepted	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
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	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 of Utility Theft	Reporting a Streetlight Problem
Phone	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
Availability	Monday - Friday 7 a.m 6 p.m.	24/7	24/7
Online	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

~		^	\sim	
	v		ce	
	•	v	\mathbf{v}	

Date	Invoice #
3/1/2022	INV0000066287

Bill To:

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

	Services for the month of	Terms		Client Number
	March	Upon Red		00225
Description		Qty	Rate	Amount
Accounting Services Administrative Services Email Accounts, Admin & Maintenance Financial & Revenue Collections Landscape Consulting Services Management Services Website Compliance & Management		1.00 1.00 5.00 1.00 1.00 1.00	\$1,143.75 \$393.75 \$15.00 \$350.00 \$700.00 \$1,802.50 \$100.00	\$1,143.75 \$393.75 \$75.00 \$350.00 \$700.00 \$1,802.50
Date Rec'd Rizzetta & Co., Inc				
Fund 001 GL 51300 OC 3101 001 51300 3100 Check #01 51300 3201 001 51300 3111 001 53900 4658	1802.50 393.75 1143.75 350 700			
001 51300 5103 001 53900 5103	75 100	Subtotal		\$4,565.00
		Total		\$4,565.00

Tab 7

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Gramercy Farms Community Development District ("District") prior to June 15, 2022, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT:

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for ______, **2022**, **at 11:00 a.m**. at the following location:

LOCATION: ,2022

11:00 a.m.

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

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Saint Cloud and Osceola County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF MAY, 2022.

ATTEST:	GRAMERCY FARMS COMMUNIT
Assistant Secretary/Secretary	By:

Exhibit A: Proposed FY 2022/2023 Budget

EXHIBIT A



Gramercy Farms Community Development District

gramercyfarmscdd.org

Proposed Budget for Fiscal Year 2022/2023

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Debt Service Fund Budget Account Category Descriptions	13

1

Proposed Budget Gramercy Farms Community Development District General Fund - Fiscal Year 2022/2023

			tual YTD	_			A	Pro	ojected				Budget			
	Chart of Accounts Classification	Chart of Accounts Classification thr		through 03/31/22		Projected Annual Totals 2021/2022		Вι	Annual Budget for 2021/2022		Budget variance for 2021/2022		Budget for 2022/2023		ncrease ecrease) vs 021/2022	Comments
_	REVENUES							202	21/2022			2	021/2022			
3	Special Assessments															
4	Tax Roll*	\$	576,100	\$	576,100	\$	572,488	\$	3,612	\$	704,638	\$	132,150			
7	TOTAL REVENUES	\$	576,100	\$	576,100		572,488	\$	3,612			-	132,150			
10		Ė					, , , , ,		-,-	Ė	,		, , , , , ,			
11	TOTAL REVENUES AND BALANCE FORWARD	\$	576,100	\$	576,100	\$	572,488	\$	3,612	\$	704,638	\$	132,150			
12																
13	*Allocation of assessments between the Tax Roll and	Off	Roll are es	tima	tes only an	ıd sı	ıbject to cl	nange	prior to	cer	tification.					
14	EXPENDITURES ADMINISTRATIVE	1								1						
15 16	EXPENDITURES - ADMINISTRATIVE															
	Legislative															
18	Supervisor Fees	\$	2,200	\$	4,400	\$	12,000	\$	7,600	\$	12,000	\$		Assumes monthly BOS mtg.'s		
19	Financial & Administrative	,	_,,	\$	-	-	,	-	.,	Ť	,	-				
20	Administrative Services	\$	2,363	\$	4,726	\$	4,725	\$	-	\$	4,914	\$	189	COL Adjustment		
21	District Management	\$	10,815	\$	21,630	\$	21,630	\$	-	\$	22,495	\$		COL Adjustment		
22	District Engineer	\$	500	\$	3,000	\$	6,500	\$	3,500	\$		\$	-			
23	Disclosure Report	\$	5,000	\$		\$	5,000	\$		\$		\$	-			
24	Trustees Fees	\$	8,889	\$	10,371		11,314	\$	943	\$		\$	-			
25	Assessment Roll	\$	5,250	\$	5,250		5,250	\$	-	\$		\$	-			
26	Financial & Revenue Collections	\$	2,100	\$	4,200		4,200	\$	-	\$		\$		COL Adjustment		
27	Accounting Services	\$	6,863	\$		\$	13,725	\$	-	\$		\$		COL Adjustment		
28	Auditing Services Arbitrage Rebate Calculation	\$	3,575		3,575		3,575	\$	-	\$			-	Berger Toombs contractual rate of \$3,575 FYE 21/22,		
30	Public Officials Liability Insurance	\$	1,000 3,673	\$	1,000 3,673		1,000 3,848	\$	- 175	\$	1,000 4,408	\$	- 560	LLS Tax Solutions - \$500 per bond series Budget based on Egis projections.		
31	Legal Advertising	\$	1,007	\$	2,500	\$	5,000	\$	2,500	\$		\$	-	budget based on Egis projections.		
32	Dues, Licenses & Fees	\$	582	\$			400	\$	(200)			\$	200	\$175 due annually to state, remainder county NAV fees, etc.		
33	Website Hosting, Maintenance, Backup	\$	1,819	\$	4,300		4,300	\$	-	\$	4,300	\$	-	Appr. \$3,600 for ongoing services and addt'l for ADA mitigation.		
34	Legal Counsel	Ť	.,	\$	-		.,	-		_	1,000			· · · · · · · · · · · · · · · · · · ·		
35 36	District Counsel	\$	3,037	\$	10,000	\$	16,000	\$	6,000	\$	16,000	\$	-	Maintained at same rate.		
37	Administrative Subtotal	\$	58,673	\$	97,951	\$	118,467	\$	20,518	\$	120,998	\$	2,531			
38																
	EXPENDITURES - FIELD OPERATIONS															
40																
_	Electric Utility Services															
42	Utility Services	\$	158	\$		-	350	\$	-	\$	350	\$	-			
43	Street Lights Water-Sewer Combination Services	\$	111,248	\$	222,496	\$	185,400	\$	(37,096)	\$	225,000	\$	39,600	Adjusted based on Phases I - IX being online		
45	Utility Services	•	4 202	•	F 000	•	20.000	•	15.000		40.000	•	(40,000)	Descriptions		
_	Stormwater Control	\$	1,363	\$	5,000	\$	20,000	\$	15,000	\$	10,000	\$	(10,000)	Decreased based on projections		
47	Lake/Pond Bank Maintenance	\$	3,750	\$	9.660	\$	9,660	\$	-	\$	15,000	2	5 3/10	Advanced Aquatics - \$1250 monthly		
48	Wetland Mitigation	\$		\$	9,000	\$	9,000	\$	-	\$	10,000	\$	-	In Response To Compliance Letter		
	Other Physical Environment	Ţ		¥		¥		¥		Ť	10,000	Ť	. 5,550			
50	General Liability/Property Insurance	\$	11,158	\$	11,158	\$	6,604	\$	(4,554)	\$	13,390	\$	6,786	Budget based on Egis projections.		
51	Landscape Maintenance	\$	116,849						(6,500)					Current Landscaping budget + 3% increase		
52	Irrigation Contracts & Repairs	\$	-	\$	-	\$	-	\$	-	\$				Monthly Misc. Irrigation repairs		
53	Landscape Mulch & Plant Replacement	\$	-	\$	-	\$	-	\$	-	\$		-		38k for mulch / 5k for plant replacement		
54	Community Wall Repair & Maintenance	\$	-	\$	-	\$	-	\$	-	\$			15,000	Community Wall Pressure Wash/Paint		
55	Field Services	\$	4,200	\$	8,400	\$	8,400	\$	-	\$	8,400	\$	-			
_	Contingency Miscollaneous Contingency	•	F 00=	•	7.000	•	40.40=	•	0.10=	_	45.000.55			Miles Project Deduct (Total MDs D 1/D 1 / 1/D 2 / 1/D		
57 58	Miscellaneous Contingency	\$	5,237	\$	7,000	\$	10,107	\$	3,107	\$	15,000.00	\$	4,893	Misc. Project Budget (Tot lot/Dog Park/Basketball Court)		
58	Field Operations Subtotal	\$	253,963	¢	484,064	•	454,021	•	(30,043)	•	583,640	e	129,619			
60	Sportations Subtotal	Þ	200,903	\$	404,004	Þ	454,021	ą	(30,043)	Þ	263,640	Þ	149,019			
	Contingency for County TRIM Notice															
62																
	TOTAL EXPENDITURES	\$	312,636	\$	582,015	\$	572,488	\$	(9,525)	\$	704,638	\$	132,150			
64																
_	EXCESS OF REVENUES OVER EXPENDITURES	\$	263,464	\$	(5,915)	\$	-	\$	(5,913)	\$	-	\$	-			
66				1												

Proposed Budget Gramercy Farms Community Development District Reserve Fund

Fiscal Year 2022/2023

Chart of Accounts Classification	Actual YTD through 03/31/22	Projed Annual 2021/2	Totals	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2 REVENUES								
3								
4 Special Assessments								
5 Tax Roll*	\$ 10,000	\$ 1	10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
12								
13 TOTAL REVENUES	\$ 10,000	\$ 1	10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
16								
17 TOTAL REVENUES AND BALANCE FORWARD	\$ 10,000	\$ 1	10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
18								
19 *Allocation of assessments between the Tax Roll a	nd Off Roll are	estimate	s only a	and subject to	change prior t	o certification.		
20								
21 EXPENDITURES								
22								
23 Contingency								
24 Capital Reserves	\$ -	\$ 1	10,000	\$ 10,000	\$	\$ 10,000	\$ -	
26								
27 TOTAL EXPENDITURES	\$ -	\$ 1	10,000	\$ 10,000	\$	\$ 10,000	\$ -	
28								
29 EXCESS OF REVENUES OVER EXPENDITURES	\$ 10,000	\$	-	\$ -	\$ -	\$ -	\$ -	
30								

Chart of Accounts Classification	Series 2011	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments	\$432,547.74	\$432,547.74
TOTAL REVENUES	\$432,547.74	\$432,547.74
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$432,547.74	\$432,547.74
Administrative Subtotal	\$432,547.74	\$432,547.74
TOTAL EXPENDITURES	\$432,547.74	\$432,547.74
EXCESS OF REVENUES OVER EXPENDITURES	0	0

Osceola County Collection Costs (2%) and Early Payment Discounts is 4.0%.

6.0%

Gross assessments \$460,157.17

Notes:

Pursuant to the Series 2011 assessment methodology, debt assessments are not payable until lots are sold to end users.

Gramercy Farms Community Development District

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

 2022/2023 O&M Budget
 \$714,638.20

 Collection Cost @:
 2%
 \$15,205.07

 Early Payment Discount @:
 4%
 \$30,410.14

 2022/2023 Total:
 \$760,253.40

2021/2022 O&M Budget \$582,488.00 **2022/2023 O&M Budget** \$714,638.20

Total Difference: \$132,150.20

	PER UNIT ANNU	JAL ASSESSMENT	Proposed Incre	ease / Decrease
	2021/2022	2022/2023 (1)	\$	%
Debt Service - Townhome	\$481.65	\$481.65	\$0.00	0.00%
Operations/Maintenance - Townhome	\$563.08	\$690.83	\$127.75	22.69%
Total	\$1,044.73	\$1,172.48	\$127.75	0.00%
Debt Service - Single Family 40'	\$602.06	\$602.06	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$703.85	\$863.53	\$159.68	22.69%
Total	\$1,305.91	\$1,465.59	\$159.68	12.23%
Debt Service - Single Family 50'	\$662.27	\$662.27	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$774.24	\$949.89	\$175.65	22.69%
Total	\$1,436.51	\$1,612.16	\$175.65	12.23%
Debt Service - Single Family 60'	\$722.48	\$722.48	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$844.62	\$1,036.24	\$191.62	22.69%
Total	\$1,567.10	\$1,758.72	\$191.62	0.00%

 $^{^{\}rm (1)}$ Debt assessments are not payable until lots are sold to end users.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET COLLECTION COSTS @ EARLY PAYMENT DISCOUNT @ TOTAL O&M ASSESSMENT

2.0% 4.0% \$714,638.20 \$15,205.07 \$30,410.14 \$760,253.40

	UNITS	S ASSESSED	ALLOCATION OF O&M ASSESSMENT			
LOT SIZE	<u>0&M</u>	SERIES 2011 DEBT SERVICE	EAU FACTOR	TOTAL <u>EAU's</u>	% TOTAL <u>EAU's</u>	TOTAL O&M BUDGET
<u>LOT GILL</u>	<u> </u>	<u>oenvioe</u>	<u>LAO I AO ION</u>	<u>LAO 5</u>	<u> </u>	OGIN BOBOLT
Townhome	148	148	0.80	118.40	13.45%	\$102,242.17
Single Family 40'	88	88	1.00	88.00	10.00%	\$75,990.80
Single Family 50'	496	492	1.10	545.60	61.97%	\$471,142.95
Single Family 60'	107	106	1.20	128.40	14.58%	\$110,877.48
Total	839	834	_	880.40	100.00%	\$760,253.40

PEF	R LOT ANNUAL ASSESSN	MENT
	SERIES 2011	
<u>0&M</u>	DEBT SERVICE (1)	TOTAL (2)
¢c00 93	\$494.CE	£4 470 40
\$690.83	\$481.65	\$1,172.48
\$863.53	\$602.06	\$1,465.59
\$949.89	\$662.27	\$1,612.16
\$1,036.24	\$722.48	\$1,758.72

LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%):

Net Revenue to be Collected

(\$45,615.20) \$714,638.20

⁽¹⁾ Pursuant to the Series 2011 assessment methodology, debt assessments are not payable until lots are sold to end users.

⁽²⁾ Annual assessment that will appear on November 2022 Osceola County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

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

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

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

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

<u>DEBT SERVICE FUND BUDGET</u> ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 8



Re-contract of Service agreement for the OUConvenient Lighting Service

OUC The Reliable One is pleased to provide you Outdoor Lighting Agreements Re-contract. Please see below contract requirement.

Contract Execution Requirements:

- Please fill out and return THREE (3) ORIGINAL signed copies of the signature page.
- o Do NOT fill in the date blanks on the first page of the Agreement. This date will be completed by us
- The agreement(s) must be signed by a party that is listed on an "Active" <u>www.sunbiz.org</u> for your organization.
- All lines including names, titles and dates on the signature page must be completed
- Two witness signatures are required.
- Notary dates & signature dates must match all dates must be the same.
- Complete Notary information is required
- Please fill out the Name, title and address of the Notice party on page 7.
- Please fill out the billing information section on Exhibit 1.
- Once completed please forward documents to:

Commercial Business Services Center, C/O Irene Hernandez 100 W Anderson St, Orlando, FL 32801

One original agreement will be returned to you after the agreements have been fully executed by OUC.

If I can answer any questions, please do not hesitate to call.

Thank you,

Trene Hernandez

The Business Services Center

100 W. Anderson St

Orlando, FL 32801

(407) 423-9018



SERVICE AGREEMENT FOR LIGHTING SERVICE GRAMERCY FARMS PH 9

This Agreement is entered into this	day of	20, by and
between ORLANDO UTILITIES COMMISSION	I, whose address	is 100 West Anderson
Street, Orlando, Florida 32801 and GRAMERCY	Y FARMS COMMU	JNITY DEVELOPMENT
DISTRICT whose address is 3434 Colwell Av	e, Suite 200, Tai	mpa FL 33614, for the
provision of Lighting Service as more particularly	y set forth below.	•

DEFINITIONS

- 1. "BILLING CYCLE" shall mean the time between the reading date of the prior month bill and the reading date of the current month bill for the lighting Service provided by OUC during that time.
- 2. "CUSTOMER" shall mean the legal entity that owns the premises receiving Lighting Service and is responsible for paying the CUSTOMER bill.
- 3. "FORCE MAJEURE EVENT" means any event beyond OUC's reasonable control which results in the failure of some performance under this agreement, including without limitation, acts of God, epidemics, lightning, storms, earthquakes, fires, floods and washouts; strikes, lockouts or other industrial disturbances; acts of the public enemy, wars, blockades, insurrections, civil disturbances and riots; arrests, orders, directives or restraints of government agencies, either local, state, federal, civil or military; or acts of CUSTOMER which prevent OUC from providing Lighting Service.
- 4. "INSTALLATION DATE" shall mean the date entered in Exhibit 1, for each phase of the project, upon which OUC is to commence installation of the LIGHTING EQUIPMENT.
- 5. "LIGHTING EQUIPMENT" means poles, wires, fixtures, conduit, junction boxes, bases, photocells, controllers, and any other associated parts.
- 6. "LIGHTING SERVICE" shall collectively mean, all such installation, operation, maintenance and (if applicable) electric supply services.

7. "OUC" shall mean ORLANDO UTILITIES COMMISSION, a statutory commission created and existing under the laws of the state of Florida and the municipal utility of the City of Orlando.

SECTION 1: OUC AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:

- 1.1. Install the Lighting Equipment listed in Exhibit 1, under the heading entitled "OUC Installed Lighting Equipment" on the CUSTOMER's property more specifically described in Exhibit 1 (the "Property"), operate and maintain all such Lighting Equipment, and if possible under applicable laws and regulations, provide electric service necessary for the operation of the Lighting Equipment, all in accordance with the rates set forth in Exhibit 1 and the terms and provisions set forth in this Agreement.
- 1.2. Bill CUSTOMER, monthly, for Lighting Service based on the rates set forth in Exhibit 1; provided, however that OUC shall be entitled to adjust the rates charged for Lighting Service as set forth in Exhibit 1. OUC shall annually deliver notice to the CUSTOMER of any such changes to the Lighting Service rates.

SECTION 2: THE CUSTOMER AGREES THAT DURING THE TERM OF THIS AGREEMENT IT SHALL:

- 2.1 Whenever possible under applicable laws and regulations, purchase from OUC all of the electric energy used for the operation of the Lighting Equipment.
- 2.2 Pay by the due date indicated thereon all bills rendered by OUC for Lighting Service provided in accordance with this Agreement.
- 2.3 Trim any and all trees or other foliage that may either obstruct the light output from Lighting Equipment or that may obstruct maintenance access to the Lighting Equipment.
- 2.4 Promptly provide notice to OUC of any inoperative or malfunctioning lights and/or Lighting Equipment installed hereunder via the outage reporting options provided in Exhibit 1, or through subsequent bill inserts or publication in the relevant newspapers of general circulation.

SECTION 3: EASEMENTS AND ACCESS

CUSTOMER hereby grants to OUC an irrevocable right of entry, access, ingress and egress into, over, across, upon and through the Property for purposes of gaining access to the Lighting Equipment. In addition, CUSTOMER hereby grants, transfers and conveys to OUC, an easement over the Property for the purpose of installing, operating, replacing and maintaining the Lighting Equipment as required under this Agreement.

SECTION 4: THE PARTIES MUTUALLY AGREE:

- 4.1 OUC, while exercising reasonable diligence at all times to furnish Lighting Service hereunder, does not guarantee continuous lighting and will not be liable for any damages for any interruption, deficiency or failure of electric service, and reserves the right to interrupt electric service at any time for necessary repairs to lines or equipment. Further, the parties acknowledge that malfunctions (including burned out bulbs) and acts beyond OUC's reasonable control do occur from time to time, which may result in the failure of illumination of said lights and/ or Lighting Equipment provided Although OUC performs routine maintenance and periodic hereunder. inspections of said Lighting Equipment installed hereunder, it is the responsibility of the CUSTOMER to promptly notify OUC of any inoperative or malfunctioning lights or Lighting Equipment, regardless of whether such condition or malfunction was discovered or should have been discovered by OUC during the performance of such maintenance or inspection. Subject to such notification and its compliance with the provisions of Florida Statutes § 768.1382(2) & (3) (2007), as may be amended from time to time, OUC is not liable and may not be held liable for any civil damages for personal injury, wrongful death, or property damage affected or caused by the malfunction or failure of illumination of such lights or Lighting Services provided hereunder, regardless of whether the malfunction or failure of illumination is alleged or demonstrated to have contributed in any manner to the personal injury, wrongful death, or property damage.
- 4.2 OUC installation of Lighting Equipment shall be made only when, in the judgment of OUC, the location and the type of the Lighting Equipment are, and will continue to be, easily and economically accessible to OUC equipment and personnel for both construction and maintenance. OUC shall not be in default for its failure to perform its obligations under this Agreement to the extent resulting from a Force Majeure Event. OUC shall be entitled to an extension of time for the performance of Lighting Service sufficient to overcome the effects of any such Force Majeure Event.
- 4.3 Except as specifically permitted under subsection 4.6 below, modification of the Lighting Equipment provided by OUC under this Agreement may only be made through the execution of an additional Agreement between OUC and CUSTOMER or by written amendment to this Agreement, delineating the modifications to be accomplished and (if applicable) setting out any adjustments to the terms and conditions necessitated by the modification. Notwithstanding anything to the contrary contained herein, CUSTOMER shall not possess or have any direction or control over the physical operation of the Lighting Equipment and the possession of the Lighting Equipment and the direction and control of the physical operation of Lighting Equipment shall be vested exclusively with OUC.
- 4.4 OUC shall, at the request of the CUSTOMER, relocate the Lighting Equipment if provided sufficient rights-of-way or easements to do so and the requested relocation does not negatively affect the ability of OUC to provide Lighting Service. The CUSTOMER shall be responsible for the payment of all costs associated with any such CUSTOMER requested relocation of OUC Lighting Equipment.

- 4.5 OUC may, at any time and without the need for CUSTOMER's permission, substitute any luminaire/lamp installed hereunder with another luminaire/lamp which shall be of at least equal illuminating capacity and efficiency.
- 4.6 OUC shall retain all title right and ownership interest in the Lighting Equipment and shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Lighting Equipment provided pursuant to this Agreement; provided, however that notwithstanding the foregoing, OUC shall not be responsible for and the CUSTOMER agrees to take responsibility for, the cost incurred to repair or replace any Lighting Equipment that has been damaged by CUSTOMER, its employees, agents, invitees or licensees or any other third party in which case OUC shall not be required to make such repair or replacement prior to payment by the CUSTOMER for damage. Responsibility to repair or replace damage to any CUSTOMER installed Lighting Equipment transfers to OUC upon inspection and acceptance of the fully installed and energized Lighting Equipment by OUC's Lighting Inspector.
- 4.7 Should the CUSTOMER fail to pay any bills due and rendered pursuant to this Agreement or otherwise fail to perform its obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, OUC may cease to supply the Lighting Service until the CUSTOMER has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of OUC to exercise its rights hereunder shall not be deemed a waiver of such rights. It is understood, however, that such discontinuance of the supplying of the Lighting Service shall not constitute a breach of this Agreement by OUC, nor shall it relieve the CUSTOMER of the obligation to perform any of the terms and conditions of this Agreement.
- 4.8 CUSTOMER shall be entitled to assign its rights under this Agreement to the CUSTOMER's successor in title to the Property upon which the Lighting Equipment are installed with the written consent of OUC, which shall not be unreasonably withheld. No assignment shall relieve the CUSTOMER from its obligations hereunder until such obligations have been assumed by the Purchaser in writing and agreed to by OUC.
- 4.9 This Agreement supersedes all previous Agreements or representations, either written, oral or otherwise between the CUSTOMER and OUC, with respect to the Lighting Service referenced herein and along with OUC's electric service tariffs, constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by OUC to third parties.
- 4.10 CUSTOMER recognizes and agrees that it is ultimately responsible for the payment of all sales, municipal, use, excise, gross receipts and other taxes that may apply to, or be imposed upon, the transaction that is the subject of this Agreement, if any, irrespective of when such taxes may be charged or assessed against OUC. Any non-collection or non-assessment of such taxes by OUC contemporaneously with the occurrence of the transaction shall not waive, release or diminish CUSTOMER's ultimate responsibility

- for the payment thereof, irrespective of whether such taxes are later charged or assessed by OUC or the applicable taxing authority(ies).
- 4.11 This Agreement shall inure to the benefit of, and be binding upon the successors and permitted assigns of the CUSTOMER and OUC.
- 4.12 OUC will exercise reasonable efforts to furnish Lighting Service hereunder in a manner which will allow continuous operation of the Lighting Equipment, but OUC does not warrant the continuous operation of the Lighting Equipment and shall not be liable for any damages for any interruption, deficiency or failure of Lighting Equipment. Notwithstanding any other provision of this Agreement, in no event shall OUC have any liability to CUSTOMER under this Agreement, whether based in contract, in tort (including negligence and strict liability) or otherwise, for: (a) any special, incidental, indirect, exemplary or consequential damages; (b) damages with respect to costs of capital, costs of replacement power, loss of profits or revenues, or loss of use of plant or equipment, irrespective of whether such damages may be categorized as direct, special, consequential, incidental, indirect, exemplary or otherwise.
- 4.13 CUSTOMER shall locate and advise OUC, its agents, employees, servants or subcontractors, through the provision of an accurate map and other necessary written descriptions, of the exact location of all underground facilities, including, but not limited to: sewage pipes, septic tanks, walls, swimming pools, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, and storm drainage systems ("Underground Facilities") at the installation site at least two (2) days prior to the commencement of any work by OUC at the installation site. Any and all cost or liability for damage to Underground Facilities by OUC that were not properly identified by the CUSTOMER, as described under this paragraph, shall be paid by the CUSTOMER. Except for those claims, losses and damages arising out of OUC's sole negligence, the CUSTOMER agrees to defend, at its own expense and indemnify OUC, its respective commissioner, officers, agents, employees, servants, contractors for any and all claims, losses and damages, including attorney's fees and costs, which arise or are alleged to have arisen out of furnishing, design, installation, operation, maintenance or removal of the Lighting Equipment.

SECTION 5: TERM, EFFECTIVE DATE, INSTALLATION DATE, AMENDMENT, TERMINATION AND BILLING

5.1 The initial term of this Agreement (the "Term") shall be for fourteen (19) years, and one (1) month, and thereafter shall automatically renew for successive terms of ten (10) years hence, unless terminated by written notice of such intention from either party to the other at least sixty (60) days prior to expiration date of the initial term or subsequent terms. The initial term shall begin upon the due date of the first monthly invoice (bill) delivered to CUSTOMER for installed lighting or the capital investment portion of the Monthly Lighting Service Charge as set forth in section 5.3 hereinbelow, which ever occurs first, and shall terminate at the end two hundred and twenty nine (229) consecutive Billing Cycles thereafter, unless extended or otherwise modified pursuant to the provisions herein. In the event that a phased installation of Lighting Equipment is to be provided by

OUC by means of the Phase Installation Plan described in Exhibit 1, each development phase completed shall have its own Term (which shall commence and terminate as set forth above in this paragraph) and Installation Date under this Agreement.

- 5.2 The effective date of this Agreement shall be the date of execution by the CUSTOMER or OUC, whichever is later.
- 5.3 If OUC is ready and able to begin installation of the Lighting Equipment on the Installation Date, and the CUSTOMER is not ready and able to accept installation of the Lighting Equipment, OUC shall bill CUSTOMER monthly for the capital investment portion of the Monthly Lighting Service Charge, until such time as the CUSTOMER is able to commence accepting installation as set forth herein. CUSTOMER may change the Installation Date by providing OUC written notice of the new Installation Date no later than one hundred (100) days prior to the original Installation Date; however, in no event shall the new Installation Date exceed six (6) months from the original Installation Date. Provided that written notice is received by OUC at least 100 days prior to the original installation date, CUSTOMER shall not be responsible for paying the monthly bill for the capital investment portion of the Lighting Service Charge. Notwithstanding any of the foregoing, the CUSTOMER shall be liable for paying the monthly bill for the capital investment portion of the Monthly Lighting Service Charge if CUSTOMER is not ready and able to accept installation of the Lighting Equipment on the new Installation Date or the date ending six (6) months after the original Installation Date, whichever occurs first. OUC reserves the right to adjust pricing when CUSTOMER changes the original Installation Date.
- This Agreement may only be amended in writing and such amendment must be executed with the same degree of formality as this Agreement. Notwithstanding the foregoing, the annual adjustment to rates as set forth in Exhibit 1 shall not require an amendment to this Agreement provided such annual rate adjustment does not exceed three percent (3%) over the prior year's rate.
- 5.5 The CUSTOMER may opt to terminate the Agreement at the end of the initial or subsequent Terms by providing to OUC at least sixty (60) days advance written notice. In the event that CUSTOMER terminates this agreement before the end of the initial or subsequent Terms, CUSTOMER shall be liable to OUC for the capital investment portion of the Monthly Lighting Service Charge set forth in Exhibit 1 for the remainder of the Term and all direct and consequential damages incurred by OUC as a result of such early termination, including the cost incurred by OUC to remove the Lighting Equipment. In addition to the foregoing, OUC shall have the right to pursue all other remedies or damages available at law or in equity. OUC may terminate this Agreement if at any time during the Term a final court decision is issued, an Internal Revenue Service ruling is issued, or a change in the applicable statutes or regulations occurs, any of which in the reasonable opinion of OUC's general counsel, results in the continued existence of this Agreement having a material adverse effect on OUC's ability to issue tax exempt bonds. Any such termination shall be made by 30 days' prior written notice from OUC to CUSTOMER. The CUSTOMER

will be responsible for the cost incurred by OUC to remove the Lighting Equipment. OUC shall issue a bill to the CUSTOMER for removal costs once removal has been completed.

5.6 Billing shall commence upon the energization of the first lights or as set forth in section 5.3 above.

SECTION 6: MISCELLANEOUS

- 6.1 Governing Law: The validity, construction, and performance of this agreement, shall be in accordance with the laws of the State of Florida without application of its choice-of-law rules.
- 6.2 Severability: If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein.
- 6.3 Notices: All notices permitted or required to be given under this Agreement shall be in writing and shall be deemed given and received: (a) five (5) days after such notice has been deposited in the United States Mail. certified, return receipt requested, with proper postage affixed thereto if the recipient is also provided a facsimile transmittal on the same date as mailed, otherwise, when the recipient receives the U.S. Mail transmittal, (b) one (1) Business day after such notice has been deposited with Federal Express, Express Mail, or other expedited mail or package delivery service guaranteeing delivery no later than the next Business Day, or (c) upon hand delivery to the appropriate address and person as herein provided if a receipt evidencing delivery has been retained. "Electronic mail" shall not be considered a "writing" for purposes hereof. All notices shall be delivered or sent to the Parties at their respective address(es) or number(s) shown below or to such other address(es) or number(s) as a Party may designate by prior written notice given in accordance with this provision to the other Party:

If to OUC:

Orlando Utilities Commission 100 West Anderson Street Orlando, Florida 32801 Attention: Office of The General Counsel

If to Customer:

Gramercy Farms Community Development District
3434 Colwell AVE
Suite 200,
Tampa FL, 33614,
, ,

Attention:				

- 6.4 Entire Agreement: This Agreement contains the entire agreement between the Parties with respect to the subject matter hereof, and supersedes any and all prior contemporaneous written and oral agreements, proposals, negotiations, understanding and representations pertaining to the subject matter hereof.
- 6.5 Time Is Of The Essence: Time is hereby declared of the essence as to all time periods set forth in this Agreement.
- 6.6 Waiver: The failure of a party to insist on strict performance of any provision under this Agreement, or to take advantage of any right hereunder shall not be construed as a waiver of future violations of such provision or right. Any waiver at any time by any party hereto of its rights with respect to the other party, or with respect to any matter arising in connection with this Agreement shall not be considered a waiver of any such rights or matters at any subsequent time.
- 6.7 OUC may allow, upon request, the installation of a camera on its poles under the following circumstances:
 - OUC will not be responsible for the installation, maintenance, or removal of any camera nor will OUC provide electricity to power such camera unless metered.
 - 2. The camera will be securely installed high enough on the pole so as not to impede vehicle or pedestrian flow and low enough as to not interfere with any purpose of the pole whether lighting, wire support or both.
 - 3. OUC will expect to recover any costs incurred due to any damage caused by allowing this accommodation.
 - 4. The installer, camera owner, and/or party instigating this action shall indemnify, save and hold OUC harmless from all loss, damage, claims, liability and expense whatsoever arising from this activity.
- 7. The Customer shall have the right, from time to time as the Customer shall deem appropriate, to hang banners, signs, flags and holiday decorations (collectively the "Banners") from banner arms to be attached by the Customer to the Lighting Facilities: provided, however, that same shall comply in all respects with applicable laws and regulations. Said banner arms shall be of the type and size consistent with the wind loading capabilities of the Lighting Facilities and shall be pre-approved by OUC (the "Banner Arms"). The Customer shall be responsible for acquiring, installing and maintaining all the Banner Arms. The Customer shall be responsible to repair or replace (and assumes all risk of loss) for any damage to any Banner Arms. Notwithstanding anything herein to the contrary, in the event the Lighting Facilities are damaged by the Banners or the Banner Arms the Customer shall be liable to OUC for said damage. OUC shall not be liable for any permits, fees or liabilities (of whatever kind or nature) related to the Banner Arms or the Banners placed thereon, including but not limited to the content of Banners. Notwithstanding anything herein to the contrary, the parties agree that OUC shall not be liable for any claim, demand, liability, judgment, action or right of action, of whatever kind or nature, either in law or equity, arising from or by reason of any type of liability including but not limited to contractual liability, bodily

injury or personal injuries, death, or occurrence due to placement of the Banners and/or the Banner Arms on the Lighting Facilities. Customer shall to the maximum extent permitted by law defend, indemnify, and hold harmless OUC, its officers, directors, and employees from and against all claims, damages, losses, and expenses, (including but not limited to fees and charges of attorneys or other professionals and court and arbitration or other dispute resolution costs) arising out of or resulting from injury or death of third parties (including OUC employees and agents), or damage to property caused by placement of Banners and the Banner Arms by the Customer on the Lighting Facilities.

Now, therefore, the parties enter into this Agreement as of the dates of execution indicated below.

	GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
	Federal ID# 86-1147035
	By:
	Name:
	Title:
	Date:
WITNESSES: GRAMERCY FARMS	COMMUNITY DEVELOPMENT DISTRICT
Ву:	
Name:	
Title:	
Ву:	
Name:	
Title:	
STATE OF FLORIDA	
oresence or [] online notarizati	knowledged before me by means of [] physical on on this day of, 20,
of . She as id	asase/He is personally known to me or has produced lentification.
'Notorial Coal)	
(Notarial Seal)	Notary Public, State of Florida Print Name:

ORLANDO UTILITIES COMMISSION

			Ву:		
				Clint Bullock General Manager/CEO	
			Date:		
ATTEST:		Paula A. V Assistant S			
	WITNES	SSES:			
	Ву:				
	Name:_				
	Title:				
	Ву:				
	Name:_				
	Title:				
STATE OF I		≣			
presence or BULLOCK, a	[] online as General	notarization Manager, C f said Comm	on this EO of Orla	led before me by means of day of, 20 ando Utilities Commission, a Flore is personally known to me or on.	, by CLIN orida statutor
(Notarial Se	eal)			Notary Public, State of F	 orida

EXHIBIT 1

LIGHTING SERVICE FEES:

RATE PER MONTH

Monthly Lighting Service Charge:

Capital Investment		\$ 1,815.46
Maintenance		\$ 354.24
Fuel and Energy		<u>\$83.14</u>
Total	***	\$ 2.252.84

Upfront Payment \$0.00

Initial Term Charges include Capital Investment, Fuel and Energy, and Maintenance Costs, Subsequent Term Charges include Fuel and Energy, and Maintenance Costs.

*** From time to time, modifications to the original contract design ("Design Modifications") may be necessary to accommodate local site requirements or other changes which were not anticipated by either party during the original contracting phase. Actual billed amount will be based on the as-built drawings which reflect the Design Modifications.

If the increase in the actual billed amount due to the Design Modifications is up to and including 10% of the Agreement's original capital investment charge, Customer hereby assumes responsibility for payment of such charge increase without need for notification from OUC or further consent from Customer regarding same.

If the increase in the actual billed amount due to the Design Modifications exceeds 10% of the Agreement's original capital investment charge, OUC will send to Customer completed Exhibit 2 reflecting such increase and both OUC and Customer shall execute same.

ANNUAL RATE ADJUSTMENT

Taxes may be adjusted periodically. The fees established in this Exhibit 1 may be adjusted by OUC to reflect changes in electric rates, subject to review and approval by the Florida Public Service Commission. The rates for maintenance shall not change by more than three percent (3%) over the prior year's rate. The capital investment portion of the Monthly Lighting Service Charge shall remain fixed for the term of this Agreement.

LIGHTING SERVICE

The Lighting Service shall provide to CUSTOMER the foot candle lighting output (illuminating capacity) produced from the installation, operation and maintenance of the Lighting Equipment described below or such other functionally equivalent alternative lighting equipment as may be determined by OUC in its sole discretion, provided that such alternative lighting equipment provides the same illuminating capacity as the Lighting Equipment specified below.

LIGHTING EQUIPMENT

OUC Installed Lighting Equipment:

(55ea) 13' Concrete Pole, St. Louis Black(55ea) 60w LED King K601 FixtureOUC Stock Number [036-27513]OUC Stock Number [036-23235]

All associated poles, fixtures, parts, wires, photocells, and controllers

CUSTOMER Installed Lighting Equipment:

The CUSTOMER is responsible for the installation of the conduit, junction boxes, and bases per OUC specifications. A conduit design layout will be provided to the customer upon full execution of this agreement.

PHASED INSTALLATION PLAN

All INSTALLED

EXHIBIT 1 (continued)

OUTAGE REPORTING

 $\label{lightout} \begin{tabular}{ll} Light out Telephone Number - 407-737-4222 \\ Light out Web Address - http://www.ouc.com/customer-support/outages-and-problems/report-a-streetlight-outage \\ \end{tabular}$

LEGAL DESCRIPTION OF THE PROPERTY

GRAMERCY FARMS PH 9A PH 28 PGS 173-175 TRACT B OPEN SPACE/PARK

PROPERTY / PREMISE LOCATION INFORMATION

Premise Name: Premise Address: City, State, Zip: Premise Number	Gramercy Farms PH 9 0 SWEET ACRES PL SAINT CLOUD FL 34772 1593065516
Premise Number	1593065516

BILLING INFORMATION

Billing Contact Name:	
Billing Address:	3434 Colwell Ave, Suite 200
City, State, Zip:	Tampa FL, 33614
Billing Contact Name:	
Billing Contact Phone:	(407) 472-2471
Federal Tax ID:	86-1147035

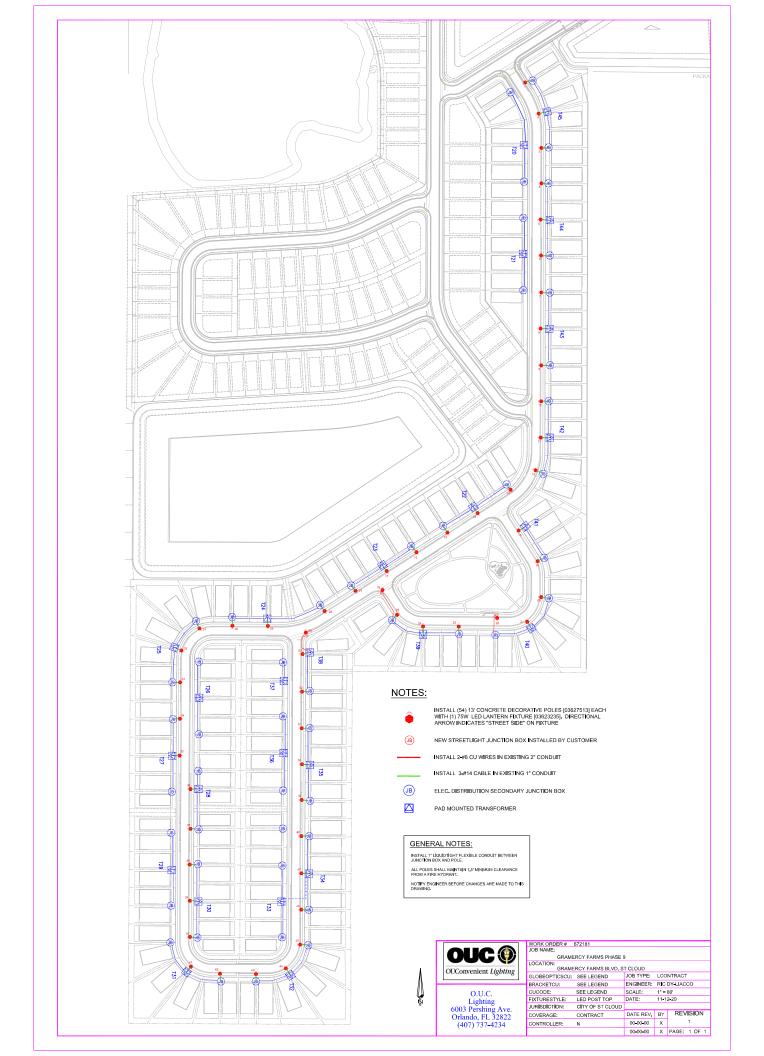
ADDITIONAL ACCOUNT INFORMATION TO BE FILLED BY OUC

Customer Account Number:	0933934710
Work Request No:	672181
Comments:	

Certificate of Completion (Exhibit 2)

Notice of Modification to Original Contract Design

Project W.O. #	OUC Account	#	
Project Name:			
Customer/Account Nan	ne		
Original Monthly Ligh	ting Service Charges, P	oles, Fixtures & Installation Sc	:ope:
Investment	_ Maintenance	Fuel & Energy	
[Insert Original Streetlig	ght Fixture/Pole Type/Qua	ntity Bill of Material]	
Amended Monthly Lig	ahting Service Charges a	oer As-Built, Poles, Fixtures &	Installation Scope:
Investment	_ Maintenance	Fuel & Energy	
[Insert As Built Streetlig	ght Fixture/Pole Type/Qua	ntity Bill of Material]	
Authorized OUC Repr	esentative		
Signature:			-
Printed Name:			_
Title:			_
Date:			-
Authorized Customer	Representative		
Signature:			-
Printed Name:			-
Title:			_



Tab 9

Gramercy Farms Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

Gramercy Farms Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors Gramercy Farms Community Development District St. Cloud, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Gramercy Farms Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Gramercy Farms Community Development District

Summary of Opinions

Opinion Unit	Type of Opinion
Governmental Activities	Unmodified
Aggregate Discretely Presented Component Unit	Adverse
General Fund	Unmodified
Debt Service Fund	Unmodified
Capital Project Fund	Unmodified

Basis for Adverse Opinion on the Discretely Presented Component Unit

The financial statements do not include financial data for the District's legally separate component unit. Accounting principles generally accepted in the United States of America require the financial data for the component unit to be reported with the financial data of the District's primary government unless the District also issues financial statements for the financial reporting entity that include the financial data for its component unit. The District has not issued such reporting entity financial statements. Because of this departure from accounting principles generally accepted in the United States of America, the assets, liabilities, net position, revenues, and expenses of the aggregate discretely presented component unit should have been presented.

Adverse Opinion

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on the Discretely Presented Component Unit", the financial statements referred to above do not present fairly the financial position of the discretely presented component unit of the District as of September 30, 2021, or the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Qualified Opinion

In our opinion, except for the effects of the matter described in the "Basis for Adverse Opinion on the Discretely Presented Component Unit" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the aggregate remaining fund information of the District as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to previously present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.



To the Board of Supervisors
Gramercy Farms Community Development District

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 4, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Gramercy Farms Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

January 4, 2022

Gramercy Farms Community Development District MANAGEMENT'S DISCUSSION AND ANALYSIS For the Year Ended September 30, 2021

Management's discussion and analysis of Gramercy Farms Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components: 1) Government-wide financial statements, 2) Fund financial statements, and 3) Notes to financial statements. The Government-wide financial statements present an overall picture of the District's financial position and results of operations. The Fund financial statements present financial information for the District's major funds. The Notes to financial statements provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances – budget and actual is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, improvements other than buildings, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, reconciliations are provided from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the notes to financial statements.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ♦ The District's total liabilities exceeded total assets by \$(41,863,437) (net position). Net investment in capital assets for the District was \$(1,916,603). Restricted net position was \$703. Unrestricted net position was \$(39,947,537).
- ♦ Governmental activities revenues totaled \$2,193,124 while governmental activities expenses totaled \$4,648,618.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities				
		2021	2020	20	
Current assets	\$	79,008	\$ 32,266	6	
Restricted assets		124,657	4,206,533	3	
Capital assets		26,418,632	27,368,766	6	
Total Assets		26,622,297	31,607,565	5	
Current liabilities		15,510,120	13,955,098	8	
Non-current liabilities		52,975,614	57,060,410)	
Total Liabilities		68,485,734	71,015,508	3	
Not Desition					
Net Position		(4.040.000)	(40.740.00)	٥,	
Net investment in capital assets		(1,916,603)	(18,710,80	,	
Restricted for capital projects		703	895,02	5	
Unrestricted		(39,947,537)	(21,592,165)		
Total Net Position	\$	(41,863,437)	\$ (39,407,943	3)	

The decrease in restricted assets is related to a principal payment made in the current year.

The increase in current liabilities is the result of the additional accrued interest.

The decrease in non-current liabilities is related to the principal payment made in the current year.

The decrease in net position is related to expenses exceeding revenues in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities				
		2021		2020	
Program Revenues					
Charges for services	\$	974,254	\$	855,580	
Operating grants and contributions		1,218,486		2,300,000	
General Revenues					
Miscellaneous revenues		-		-	
Investment earnings		384		17,446	
Total Revenues		2,193,124		3,173,026	
Expenses General government Physical environment Transportation Interest and other charges		97,728 1,142,179 287,212 3,121,499		117,025 1,035,908 295,975 3,273,681	
Total Expenses		4,648,618		4,722,589	
Change in Net Position		(2,455,494)		(1,549,563)	
Net Position - Beginning of Year		(39,407,943)		(37,858,380)	
Net Position - End of Year	\$	(41,863,437)	\$	(39,407,943)	

The increase in charges for services was related to a budgeted increase in special assessments.

The decrease in operating grants and contributions was related to decreased contributions from the SPE in the current year.

The increase in physical environment expenses is mainly the result of the increase in streetlight and landscape maintenance expenses in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020:

	Governmental Acivities						
Description	2021	2020					
Construction in progress	\$ -	\$ 519,134					
Land and land improvements	6,274,701	6,274,701					
Improvements other than buildings	2,717,952	2,249,765					
Infrastructure	19,342,582	19,270,008					
Accumulated depreciation	(1,916,603)	(944,842)					
Governmental Activities Capital Assets	\$ 26,418,632	\$ 27,368,766					

The activity for the year consisted of transfers of \$519,134 from construction in progress, additions of \$468,187 to improvements other than buildings, \$72,574 to infrastructure, and depreciation of \$971,761.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted amounts primarily because water/sewer costs and contingency expenditures were less than anticipated.

The budget for the year ended September 30, 2021 was not amended.

Debt Management

Governmental Activities debt includes the following:

◆ The District issued Special Assessment Bonds Series 2007 including: 2007A-1 Special Assessment Bonds of \$4,895,000 at a fixed interest of 5.25% maturing May 1, 2039; 2007A-2 Special Assessment Bonds \$3,110,000 at a fixed interest of 5.25% maturing May 1, 2039; and, 2007B Special Assessment Bonds \$46,995,000 at a fixed interest of 5.10% maturing May 1, 2014. The total 2007 Special Assessment Bonds Series 2007 issued amounted to \$55,000,000. Due to the downturn in the real estate market, development within the District was halted resulting in a restructuring in 2011.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- As a result of the restructuring, \$18,835,000 of the Series 2007 bonds were exchanged for Series 2011 bonds. The remaining Series 2007 Bonds, \$30,105,000, outstanding are subordinate to the Series 2011 bonds and are payable solely from the lot sale proceeds remaining after payment of SPE operating costs and prepayments on the Series 2011 Special Assessment Bonds up to the SPE prepayment cap defined in the restructuring agreement.
- ♦ In September 2011, the District issued \$18,832,585 of Series 2011 Capital Appreciation Bonds due May 1, 2039 at a fixed interest rate of 6.75%. The bonds were issued in exchange for \$1,675,000 Series 2007A-1, \$1,065,000 Series 2007A-2 and \$16,095,000 Series 2007B bonds in a restructuring. During the restructuring, a portion of Series 2007 bonds were exchanged for Series 2011 bonds. The Series 2011 Bond balance outstanding at September 30, 2021 was \$22,975,614. More detailed information about the District's debt is presented in the accompanying notes to financial statements.

Economic Factors and Next Year's Budget

Gramercy Farms Community Development District's future financial condition cannot be determined. The developer failed to pay debt service assessments in prior years, causing the District to be unable to pay certain debt service payments when due. The debt was restructured in 2011. Per the restructure agreement, the SPE is obligated to provide certain funding to the District, however the SPE has sold all the District land it held and is only receiving true-up payments. The effects on the financial position or results of operations of the District as of and for the year ended September 30, 2022 cannot be determined.

Request for Information

The financial report is designed to provide a general overview of Gramercy Farms Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Gramercy Farms Community Development District's Finance Department at C/O Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 330, Tampa, Florida 33614.

Gramercy Farms Community Development District STATEMENT OF NET POSITION September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 64,177
Prepaid expenses	14,831_
Total Current Assets	79,008
Non-Current Assets	
Restricted Assets	
Investments	124,657
Capital Assets, Not Being Depreciated	
Land and improvements	6,274,701
Capital Assets, Being Depreciated	
Improvements other than buildings	2,717,952
Infrastructure	19,342,582
Accumulated depreciation	(1,916,603)
Total Non-Current Assets	26,543,289
Total Assets	26,622,297
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	18,128
Accrued interest payable	15,491,992
Total Current Liabilities	15,510,120
Non-Current Liabilities	
Bonds payable	52,975,614
Total Liabilities	68,485,734
NET POSITION	
Net investment in capital assets	(1,916,603)
Restricted for capital projects	703
Unrestricted	(39,947,537)
Total Net Position	<u>\$ (41,863,437)</u>

See accompanying notes to financial statements.

Gramercy Farms Community Development District STATEMENT OF ACTIVITIES For the Year Ended September 30, 2021

				Program R	evenues		Re (t (Expenses) evenues and Changes in let Position
Functions/Programs		Expenses		narges for Services	Opera Grants Contrib	and		overnmental Activities
Governmental Activities General government Physical environment Transportation Interest and other charges Total Governmental Activities	\$	(97,728) (1,142,179) (287,212) (3,121,499) (4,648,618)	\$	103,187 483,194 - 387,873 974,254		8,486 8,486	\$	5,459 (658,985) (287,212) (1,515,140) (2,455,878)
		ral Revenues estment income						384
	Chan	ges in Net Position						(2,455,494)
	Net Position - Beginning of Year					-	(39,407,943)	
	Net P	osition - End of Ye	ar				\$	(41,863,437)

See accompanying notes to financial statements.

Gramercy Farms Community Development District BALANCE SHEET – GOVERNMENTAL FUNDS September 30, 2021

100570	Debt General Service		Capital Projects		Total Governmental Funds			
ASSETS	•	04.477	•		•		•	04.477
Cash	\$	64,177	\$	-	\$	-	\$	64,177
Due from other funds		- 		2,772		-		2,772
Prepaid expenses		14,831		-		-		14,831
Restricted assets								
Investments, at fair value		-		123,954		703		124,657
Total Assets	\$	79,008	\$	126,726	\$	703	\$	206,437
LIABILITIES AND FUND BALANCES LIABILITIES								
Accounts payable and accrued expenses	\$	18,128	\$	_	\$	_	\$	18,128
Due to other funds	•	2,772	•	_		-	•	2,772
Total Liabilities		20,900						20,900
FUND BALANCES								
Nonspendable - prepaid expenses Restricted:		14,831		-		-		14,831
Debt service		_		126,726		-		126,726
Capital projects		_		· <u>-</u>		703		703
Unassigned		43,277		_		-		43,277
Total Fund Balances		58,108		126,726		703		185,537
Total Liabilities and Fund Balances	\$	79,008	\$	126,726	\$	703	\$	206,437

Gramercy Farms Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2021

Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, \$6,274,701, improvements other than buildings, \$2,717,952, and Infrastructure, \$19,342,582,	
net of accumulated depreciation, (\$1,916,603) used in governmental activities are not current financial resources and, therefore are not reported	

Long-term liabilities, bonds payable are not due and payable in the current period and, therefore, are not reported in the funds. (52,975,614)

Accrued interest expense for long-term debt is not a financial use and, therefore, is not reported in the funds.

(15,491,992)

26,418,632

\$

185,537

Net Position of Governmental Activities \$ (41,863,437)

Total Governmental Fund Balances

at the fund level.

Gramercy Farms Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Year Ended September 30, 2021

		Debt	Capital	Total Governmental
	General	Service	Projects	Funds
Revenues				
Special assessments	\$ 586,381	\$ 387,873	\$ -	\$ 974,254
Landowner contributions	-	1,218,486	-	1,218,486
Investment income		218	166	384
Total Revenues	586,381	1,606,577	166	2,193,124
Expenditures				
Current				
General government	97,728	-	-	97,728
Physical environment	457,630	-	-	457,630
Capital outlay	-	-	21,627	21,627
Debt Service				
Principal		5,664,377		5,664,377
Total Expenditures	555,358	5,664,377	21,627	6,241,362
Excess of revenues over/(under) expenditures	31,023	(4,057,800)	(21,461)	(4,048,238)
Other financing Sources/(Uses)				
Transfers in	-	872,861	-	872,861
Transfers out			(872,861)	(872,861)
Total Other Financing Sources/(Uses)	<u>-</u>	872,861	(872,861)	
Net Change in Fund Balances	31,023	(3,184,939)	(894,322)	(4,048,238)
Fund Balances - Beginning of Year	27,085	3,311,665	895,025	4,233,775
Fund Balances - End of Year	\$ 58,108	\$ 126,726	\$ 703	\$ 185,537

See accompanying notes to financial statements.

Gramercy Farms Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds

\$ (4,048,238)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are capitalized as capital assets and depreciated over their useful lives. This is the amount that depreciation, \$(971,761), exceeded capital additions, \$21,627.

(950, 134)

Governmental funds report principal payments on long-term debt as expenditures. At the government-wide level these payments are a reduction of bonds payable.

5,664,377

The accretion of interest is not recognized in the government fund financial statements since it does not use current resources, but is reported as an expense in the Statement of Activities.

(3,121,499)

Change in Net Position of Governmental Activities

\$ (2,455,494)

Gramercy Farms Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 582,488	\$ 582,488	\$ 586,381	\$ 3,893
Expenditures Current General government Physical environment	118,283 464,205	118,283 464,205	97,728 457,630	20,555 6,575
Total Expenditures	582,488	582,488	555,358	27,130
Net Change in Fund Balances	-	-	31,023	31,023
Fund Balances - Beginning of Year			27,085	27,085
Fund Balances - End of Year	\$ -	\$ -	\$ 58,108	\$ 58,108

See accompanying notes to financial statements.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 21, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, (the "Act"), by Ordinance #2005-96 of the City of Saint Cloud. The District encompasses approximately two hundred ninety-nine (299) acres of land located entirely within St. Cloud, Florida.

The District was established for the purposes of planning, financing, constructing, operating, and maintaining various public improvements and community facilities within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, and managing the planning, designing, engineering, permitting, construction, installation, acquisition, maintenance and operation of the major infrastructure within and without the boundaries of the premises to be governed by Gramercy Farms Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Gramercy Farms Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. To be includable within the District's financial statements, the component unit must be financially accountable or the exclusion of the nature and significance of their relationship with the District would cause the financial statements to be misleading or incomplete. Blended component units must be financially accountable to the District; there must be a financial burden/benefit relationship and the entity, although legally separate, must operate like a fund of the District.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified one discretely presented component unit.

The discretely presented component unit is a legally separate entity. The component unit of the District is as follows:

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

Maxcy Development Group Holdings – Gramercy Farms, Inc. – The Company is a Special Purpose Entity (the "SPE") that owns, manages, maintains, and will sell and/or dispose of the Property with delinquent assessments (the "Property") for the benefit of the District. The District, pursuant to an agreement between the Company, the District, and U.S. Bank National Association (the "Trustee"), will defer collection of the Capital Assessments encumbering the Property until such time as direction to the contrary is given by the trustee to the District. The parties agree that the operations and maintenance expenses of the District allocable to the portions of the Property from time to time owned by the SPE shall be billed and invoiced by the District directly to the SPE and paid by the SPE to the District on a monthly basis as funds are needed by the District to pay its expenses for operations and maintenance. If the SPE fails to pay these amounts, the District will levy operations and maintenance assessments.

The District was not provided any financial information relative to the component unit and therefore, it is not included in the accompanying financial statements.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

<u>Debt Service Fund</u> – Accounts for debt service requirements to retire the capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements. Subject to the terms of the restructure, the bonds are secured by a first lien on and pledge of the special assessment revenues and pledged funds.

<u>Capital Projects Fund</u> – The Capital Projects Fund account for construction of infrastructure improvements within the boundaries of the district.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, improvements other than buildings and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets is as follows:

Improvements other than buildings 20 years Infrastructure 15-25 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B - CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. Exposure to custodial credit risk was as follows: as of September 30, 2021, the District's bank balance was \$64,589 and the carrying value was \$64,177. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

NOTE B - CASH AND INVESTMENTS (CONTINUED)

As of September 30, 2021, the District had the following investments and maturities:

Investment	<u>Maturities</u>	Fa	air Value
FIMM Government Portfolio	30 Days*	\$	98,451
First American Treasury Obligation Fund	13 Days*		26,206
Total		\$	124,657

^{*}Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in the assets listed above are Level 1 assets.

<u>Investments</u>

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

NOTE B - CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in money markets and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The investments listed above are both rated AAAm by Standard & Poors.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in First American Treasury Obligation Fund is 21% and the investment in FIMM Government Portfolio is 79% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C - CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020 Additions Disposals)isposals	Balance September 3	
Governmental activities:		2020		dullions		risposais		2021
Capital assets, not being depreciated:								
Construction in progress	\$	519,134	\$	21,627	\$	(540,761)	\$	-
Land and land improvements		6,274,701		-		-		6,274,701
Total Capital Assets, Not Being Depreciated		6,793,835		21,627		(540,761)		6,274,701
Capital assets, being depreciated:								
Imrovements other than buildings		2,249,765		468,187		_		2,717,952
Infrastructure	1	19,270,008		72,574		-		19,342,582
Accumulated depreciation		(944,842)		(971,761)		-		(1,916,603)
Total Capital Assets, Being Depreciated	2	20,574,931		(431,000)		-		20,143,931
Governmental Activities Capital Assets	\$ 2	27,368,766	\$	(409,373)	\$	(540,761)	\$	26,418,632

Depreciation was charged to physical environment, \$684,549 and transportation, \$287,212.

NOTE D - LONG-TERM DEBT

Special Assessment Bonds - Series 2007

In May 2007, the District issued \$4,895,000 of Special Assessment Bonds Series 2007 A-1, \$3,110,000 Special Assessment Bonds Series 2007 A-2 and \$46,995,000 Special Assessment Bonds Series 2007 B. Series 2007A-1 and A-2 were due on May 1, 2039 with a fixed interest rate of 5.25%. Series 2007B was due May 1, 2014 with a fixed interest rate of 5.10%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest was to be paid semiannually on each May 1 and November 1 commencing November 1, 2007. Principal on the bonds were to be paid serially. A partial bonds restructuring occurred in 2011. The remaining portion of the Series 2007 bonds outstanding at the time of refunding, \$2,675,000 of Series 2007 A-1, \$1,700,000 of Series 2007A-2, and \$25,730,000 of Series 2007B bonds) represents the un-exchanged Series 2007 Bonds.

Capital Appreciation Bonds - Series 2011

On September 14, 2011, Gramercy Farms Community Development District issued the 2011 Bonds in exchange for, and as a means of restructuring, a portion of the District's then outstanding balances of Special Assessment Bonds Series 2007A-1, Special Assessment Bonds Series 2007B.

The 2011 Bonds were initially issued as Capital Appreciation Bonds and are subject to conversion from Capital Appreciation Bonds to Current Interest Bonds. Under the terms of the restructuring agreement, assessments securing the Series 2007 Bonds were extinguished. Extinguishment was effective upon issuance of the Series 2011 Bonds. All other items of the 2007 bonds indenture remain. The unexchanged 2007 bonds are subordinate to the Series 2011 Bonds and are payable solely from lot sale proceeds remaining after the payment of SPE operating costs and prepayments of 2011 Special Assessment Bonds up to the SPE prepayment cap defined in the restructuring agreement.

Per the restructuring agreement, the parties acknowledge that: (i) it is expected that a portion of the 2011 Special Assessments will be prepaid by the SPE from lot sale proceeds in accordance with Section 4(a)(ii) of the Restructuring Agreement, (ii) the principal amount of 2011 Long Term Assessments to be levied on lots when owned by end user will not be sufficient to pay debt service on the 2011 Bonds when due unless a portion of the 2011 Special Assessments are prepaid by the SPE from lot sale proceeds and (iii) the amount of lot sale proceeds expected to be applied by SPE as partial prepayments in accordance with Section 4(a)(ii) of the Restructuring Agreement is dependent on a variety of factors including, without limitation, the actual (vs. projected) absorption rate within the District by the end user and the sales price of such finished units to the end user.

NOTE D - LONG-TERM DEBT (CONTINUED)

The bonds are subject to mandatory conversion prior to maturity in the manner determined by the bond registrar if certain events occur as outlined in the Bond Indenture. The bonds are also subject to option conversion at the direction of a majority of the Bondholder subjected to the terms outlined in the Bond Indenture. From and after the conversion date, interest on the current interest bonds will be payable semiannually. Additionally, in connection with the conversion, the District shall prepare an amortization schedule setting of the mandatory redemption to be made each May 1st.

The bonds are subject to redemption at the option of the District prior to maturity. The bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the bond registrar if certain events occur as outlined in the bond indenture.

An amortization schedule of future payments is not presented for either bond series as the Unexchanged Series 2007 Bonds are subordinate to the Series 2011 Bonds, which are payable from lot sale proceeds after the SPE operating expenses and Series 2011 assessments amounts are paid.

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	October 1, 2020		Accreted Interest				ıctions	ear Ending eptember 30, 2021
Government activities			_			_		
Series 2007A-1	\$ 2,675,000	\$	-	\$	-	\$ 2,675,000		
Series 2007A-2	1,700,000		-		-	1,700,000		
Series 2007B	25,730,000		-		-	25,730,000		
Series 2011	26,955,410		1,579,581	(5,6	64,377)	 22,870,614		
Totals	\$ 57,060,410	\$	1,579,581	\$ (5,6	64,377)	\$ 52,975,614		

Significant Bond Resolution Terms and Covenants

The Bond Indenture established certain amounts be maintained in a reserve account. In addition, the Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

NOTE D - LONG-TERM DEBT (CONTINUED)

Significant Bond Resolution Terms and Covenants (Continued)

Special Assessment Bonds - Series 2007

Reserve Fund – The Reserve Accounts are funded from the proceeds of the various Series 2007 Bonds in an amount equal to the lesser of (i) the maximum annual debt service requirement for the outstanding balance, (ii) 125% of the average annual debt service for all outstanding balance, or (iii) 10% of the original stated principal amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet debt service reserve requirements as defined in the Indenture and noted above. The District did not meet this requirement at September 30, 2021.

NOTE E - SPECIAL PURPOSE ENTITY

In 2011, the Trustee, on behalf of the bondholders, created a Special Purpose Entity ("SPE"), Maxcy Development Group Holdings - Gramercy Farms Inc. to own, manage and dispose of land from significant landowners of the District. The District, Trustee and the SPE entered into an agreement whereby the SPE is obligated to provide certain operating and maintenance funding to the District. The SPE does not pay debt service assessments because the Trustee has directed the District to temporarily defer collection of the debt service assessments. In the current year, the SPE paid \$1,218,486 to the District.

As of the fiscal year ended September 30, 2020, the SPE no longer owns any land within the District; however, the SPE is still actively collecting true-up payments from the current Developer associated with the sale of their homes.

NOTE F - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the cost of these risks, coverage may not extend to all situations. There were no claims or settled claims from these risks that exceeded commercial insurance coverage in the last three years.

NOTE G - SUBSEQUENT EVENT

In November 2021, the District made a prepayment of \$7,823 on the Series 2011 Special Assessment Refunding Bonds.

Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors Gramercy Farms Community Development District St. Cloud, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Gramercy Farms Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated January 4, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Gramercy Farms Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Gramercy Farms Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Gramercy Farms Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors Gramercy Farms Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Gramercy Farms Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed the following instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

12-03 Failure to Meet Debt Service Reserve Account Requirement

Finding: The Trust Indentures require the District to keep minimum amounts in the Debt Service Reserve Accounts. As of September 30, 2021, the Debt Service Reserve Accounts were deficient. The District is also not in compliance with all the trust indentures for the Series 2007 Bonds.

Recommendation: We recommend that the District utilize all legal remedies available to collect assessments and replenish the Debt Service Reserve Accounts.

Management Response: The Trustee, on behalf of the bondholders, created a Special Purpose Entity ("SPE") to own, manage and dispose of the land taken in from landowners of the District. The District, Trustee, and the SPE entered into an agreement whereby the SPE assumed responsibility for debt service assessments owed to the District related to the land owned by the SPE. Portions of the Series 2007 bonds were exchanged for Series 2011 bonds. At this time, there is no plan to replenish the reserves for the un-exchanged portion of the Series 2007 bonds.

Current Status: As of September 30, 2021, the reserve balance for the Series 2007 bonds is still not met.

We noted certain matters that we reported to management of the District in a separate letter dated January 4, 2022.



Board of Supervisors Gramercy Farms Community Development District

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Derger Joonlos Glam Daines + Frank

Fort Pierce, Florida

January 4, 2022

Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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MANAGEMENT LETTER

To the Board of Supervisors Gramercy Farms Community Development District St. Cloud, Florida

Report on the Financial Statements

We have audited the financial statements of the Gramercy Farms Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated January 4, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated January 4, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

12-01 Failure to Include Component Unit Financial Statement in the Financial Report

Finding: Generally accepted accounting principles require that the District include the financial statements of the Special Purpose Entity (SPE) in their audited financial report as a discretely-presented component unit. The SPE is not included as a component unit in the District's financial report. Due to the lack of control by the District and that the SPE's primary beneficiary is the Bondholders; the District's position is that the SPE is not a component unit of the District. We could not audit the records nor include them as a discretely-presented component unit in the District's government-wide financial statements.

Recommendation: We recommend that the District include the SPE as a discretely-presented component unit of the District's government-wide financial statements.



To the Board of Supervisors Gramercy Farms Community Development District

Prior Audit Findings (Continued)

Management Response: District's management does not agree that the SPE should be included as a discretely-presented component unit on the government-wide financial statements. In summary, management feels that it would be misleading to the users of the financial statements to include the SPE as a component unit. The District has no ownership and/or control over the SPE and in no way can it impose its will on the SPE. In addition, the District will not benefit from the activities of the SPE. When the land held by the SPE is sold, the proceeds will be paid to the Bondholders to satisfy the Bond debt. The District will not be responsible for any deficiency between the net proceeds of the sale and the associated Bond debt.

Current Status: The finding has not been corrected as of September 30, 2021.

12-04 Financial Condition Assessment

Finding: The District's financial condition has deteriorated. In a prior year, the Developer failed to pay debt service assessments, because of lack of funds, causing the District to be unable to pay certain debt service payments when due. An event of default was declared and the debt was subsequently restructured with the agreement of the bondholders. The restructured agreement requires no current payments and the SPE is now funding the District; however, the overall effect of these actions on the Districts financial condition cannot be determined at this time.

Recommendation: We recommend that the District utilize all legal remedies available to improve the present financial condition.

Management Response: The District restructured its bonds during fiscal year 2011, and a portion of the Series 2007 bonds were exchanged for Series 2011 bonds. The remaining portion of the Series 2007 bonds outstanding, represents the unexchanged Series 2007 bonds. Under the term of the restructuring agreement, assessments securing the Series 2007 bonds were extinguished upon issuance of the Series 2011 bonds. All other items of the 2007 bonds indenture remain. The unexchanged 2007 bonds are subordinate to the Series 2011 bonds and are payable solely from lot sale proceeds remaining after the payment of SPE operating costs and prepayment of 2011 Special Assessments up to the SPE prepayment cap defined in the restructuring agreement. At such time as (i) all lots have been sold to end users, (ii) all lot sale proceeds have been applied by the SPE in accordance with the provisions of the restructuring agreement, (iii) all funds paid to the Trustee pursuant to the provisions above have been applied to the payment of the unexchanged 2007 bond, and (iv) no amounts are held by the Trustee in the 2007 trust accounts, the unexchanged 2007 bond principal then outstanding shall be considered forgiven.

Current Status: This condition will continue until the above criteria are met and the outstanding bonds are forgiven. The finding has not been corrected as of September 30, 2021.



To the Board of Supervisors Gramercy Farms Community Development District

Financial Condition and Management

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Gramercy Farms Community Development District. It is management's responsibility to monitor the Gramercy Farms Community Development District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by the same as of September 30, 2021. In connection with our audit, we determined that the Gramercy Farms Community Development District did meet one of the conditions described in Section 218.39(5), Florida Statutes (See finding above).

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Gramercy Farms Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: The District did not have any employees.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: None
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: None
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: None
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2021 budget; therefore, the budget versus actual on page 16 of the audit report is appropriate.



To the Board of Supervisors Gramercy Farms Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Gramercy Farms Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$563.79/\$704.73/\$775.21/\$845.68

 Debt Service \$481.65/\$602.06/\$662.27/\$722.48
- 8) The amount of special assessments collected by or on behalf of the District as: Total Special Assessments collected was \$974,254 of which \$586,381 was for the General Fund and \$387,872 was for the Debt Service Fund.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds as: There were no new bonds issued by the District. The bonds outstanding is the same as the prior year. See Note E of the audit report.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

January 4, 2022



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Gramercy Farms Community Development District St. Cloud, Florida

We have examined Gramercy Farms Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Gramercy Farms Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Gramercy Farms Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Gramercy Farms Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Gramercy Farms Community Development District's compliance with the specified requirements.

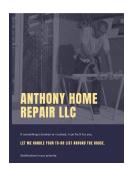
In our opinion Gramercy Farms Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce. Florida

January 4, 2022

Tab 10



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

ESTIMATE EST7578

DATE 04/25/2022

TOTAL USD \$3,000.00

ТО

GRAMERCY FARMS COMMUNITY CDD

3434 Colwell Ave
Suite 200
Tampa, FL 33614

407-472-2471
rhernandez@rizzetta.com

DESCRIPTION	RATE	QTY	AMOUNT
Good evening Richard for us to do the job in Gramercy Farms it will cost \$3000 to install the posts, chains and locks	\$3,000.00	1	\$3,000.00
TOTAL		USD \$3,000.00	

DATE SIGNED 04/25/2022

STAFF REPORTS

District Counsel

District Engineer

District Manager

Tab 11



MARY JANE ARRINGTON OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2022

Mr. Richard Hernandez District Manager Gramercy Farms Community Development District 8529 South Park Circle Suite 330 Orlando, FL 32819

RE: Gramercy Farms Community Development District – Registered Voters

Dear Mr. Hernandez:

Thank you for your letter of April 7, 2022, requesting confirmation of the number of registered voters within the Gramercy Farms Community Development District as of April 15, 2022.

The number of registered voters within the Gramercy Farms CDD is 1,252 as of April 15, 2022.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections



Audience Comments And Supervisor Requests

ADJOURNMENT