



Rizzetta & Company

Gramercy Farms Community Development District

**Board of Supervisors
Meeting
August 21, 2026**

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

www.gramercyfarmscdd.org

GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT

www.gramercyfarmscdd.org

Board of Supervisors	Maria Borrero Joel Sanchez Rachelle Ragland Yomarie Medina Amanda Aleman	Chairperson Vice Chairperson Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Kutak Rock
District Engineer	Greg Woodcock	Stantec

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

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

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

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

GRAMERCY FARMS DEVELOPMENT DISTRICT

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

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

www.gramercyfarmscdd.org

Board of Supervisors
Gramercy Farms Community
Development District

August 14, 2026

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **August 21, 2026, at 9:00 a.m.** at the **Kindred Clubhouse located at 1450 Diamond Loop Dr, Kissimmee, Florida, 34744.** The following is the final agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **COMMUNITY UPDATES**
 - A. Field Inspection Updates
 1. June 2026 Inspection Report..... Tab 1
 - B. Down to Earth Updates
 1. Discussion of Billing Issues
 2. Updates on Quarterly Bushhog Proposals
 - C. HP Home Solutions Updates
 1. Review of Onsite County Meeting
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Meeting Minutes of the Board of Supervisors Meeting Held on June 19, 2026,..... Tab 2
 - B. Ratification of Operation and Maintenance Expenditures for Months of May & June 2026..... Tab 3
5. **BUSINESS ITEMS**
 - A. Discussion of Field Services
 - B. Acceptance of Rizzetta & Company's Second Addendum for Professional District Services Tab 4
 - C. Acceptance of Rizzetta & Company's Second Addendum for Professional Technology Services..... Tab 5
 - D. Consideration of Resolution 2026-06, Adopting Fiscal Year 2026-2027 Annual Meeting Schedule..... Tab 6
 - E. Consideration of Resolution 2026-07, Adopting Fiscal Year 2026-2027 Annual Goals and Objectives (Under Separate Cover)
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Updates on Annual DE Report
 - C. District Manager
7. **SUPERVISOR REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

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

With appreciation,

Brian Mendes

Brian Mendes

TAB 1

GRAMERCY FARMS

Community Asset Management Report



June 29, 2026

Rizzetta & Company

Matthew Mironchik - Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/Entrance Beds/Gramercy Farms Blvd./Mosshire Circle

General Updates, Recent & Upcoming Maintenance Events

- Bed weeds have been sprayed and are showing signs of die back

The following are action items for **Down To Earth 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. **Orange** is for Staff.

1. Detail crew should be instructed to remove Spanish Moss in trees within arms reach while detailing entrance beds.(pic.1)



3. On Gramercy Farms Blvd. Westbound, just before Mosshire, there are several Viburnums that have failed and should be removed.(pic.3)



2. Ixoras in the newly planted entrance bed are showing signs of drought stress, please make sure irrigation is functioning properly in this area.(pic.2)



4. Roebelinii in the pocket park on Mosshire should be detailed. Crew members should be instructed to remove brown fronds.(pic.4)



5. Please add mulch over the basal roots on the Roebelinii in the Mosshire pocket park.(pic.5)



6. Dead weeds in beds should now be pulled or line trimmed(pic.6)



7. **Detail crews should be instructed to make sure they are cleaning the Flax Lillies when they are in the beds.(pic.7>)**

8. There is a broken irrigation valve box lid that is broken along the sidewalk, before the roundabout. Account manager has been notified.
9. Crew members should be instructed to avoid blowing grass clippings into beds. If it is unavoidable, bed beds must be blown out.



10. Several areas of turf and bed spaces have mechanical damage from mowers. Please instruct crew members to take their time around beds and near curbs to avoid damaging property.(pic.10,10b)



Gramercy Farms Blvd./Ivey Stables/Southeast Perimeter

11. Crew members should be instructed to double check the area for debris after any pruning event. All the ornamental grass beds in the center median along Gramercy Farms Blvd. need to be cleaned up.(pic.11)



12. Please prune all sucker growth on Magnolias around the Ivey Stables park area.(pic.12)



13. Dead Crape Myrtle on Gramercy Farms Blvd., just before Lakes Crest Ave, should be removed.(pic.13)



14. Crew members have begun line trimming the area near Packard, behind the residences behind Plainview Rd. and Sweet Acres Pl.



Proposals

1. Removal of dead Crape Myrtle on Gramercy Farms Blvd. Westbound, just before Lakes Crest Ave. Item #13.(pic.1)



TAB 2

MINUTES OF MEETING

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

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

The meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on **June 19, 2026**, at **9:00 a.m.** at the **Town of Kindred Clubhouse** located at **1450 Diamond Loop Dr, Kissimmee, Florida, 34744**.

Present and constituting a quorum:

Maria Borrero	Board Supervisor, Chairperson
Joel Sanchez	Board Supervisor, Vice Chairperson
Rachelle Ragland	Board Supervisor, Assistant Secretary
Yomarie Medina	Board Supervisor, Assistant Secretary
Amanda Aleman	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Co., Inc.
Matt Mironchik	Field Services, Rizzetta & Co., Inc. (Via Phone)
Greg Woodcock	District Engineer, Stantec
Wes Haber	District Counsel, Kutak Rock, LLP (Via Phone)
Justin Baker	Enhancement Manager, Down to Earth
Audience	Not Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order at 9:00 a.m. and confirmed quorum.

SECOND ORDER OF BUSINESS

Public Comment

No comments.

THIRD ORDER OF BUSINESS

Community Updates

A. Field Inspection Updates

1. Field Inspection Updates
2. May 2026 Community Asset Management Report

Mr. Mironchik reviewed the April 2026 Field Services inspection report with the Board and district staff.

Mr. Mironchik Discussed the progression of weed treatment with the members of the Board.

Mr. Mironchik reviewed detail work needing attention in the community with the Board and district staff.

B. Down to Earth Updates

Mr. Baker reviewed updates on landscape services with the members of the Board.

Mr. Baker updates the Board on the viburnum removals.

Mr. Baker reviewed the success of the weed treatment with the Board and district staff.

The members of the board and district staff reviewed detail work needed on grasses throughout the property.

C. HP Home Solutions Updates

1. Updates on "No Fishing" Signs
2. Updates on Basketball Hoop Installation

Mr. Pastrana updated the Board on the recent installation of the "No Fishing" signs and stated the basketball hoops are pending completion.

Mr. Mendes stated he will have notices sent to 2801 Shelburne regarding illegal dumping.

On a motion by Mr. Sanchez, seconded by Ms. Ragland, with all in favor, the Board approved not to exceed \$2,500 for Down to Earth Packard weed removal project, for the Gramercy Farms Community Development District.

Mr. Pastrana stated he and his team are currently working on the trash removal.

Mr. Mendes noted that a reflector along Gramercy Blvd has been removed and will notify the city.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting Held on May 15, 2026

Mr. Mendes presented and reviewed the meeting minutes from May 15, 2026, with the members of the Board and asked if there were any questions or revisions.

On a motion by Mr. Sanchez, seconded by Ms. Ragland, with all in favor, the Board approved the Board approved the Minutes of the Board of Supervisors' Meeting held on May 15, 2026, for the Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Operations and
Maintenance Expenditures for April 2026**

The Members of the Board reviewed and approved the operations and maintenance expenditures for the month of April 2026.

On a motion by Mr. Sanchez, seconded by Ms. Medina, with all in favor, the Board ratified the operations and maintenance expenditures for April 2026 (\$79,732.34) for the Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

Discussion of Field Services

Mr. Mendes opened the discussion of field services with the Board and district staff.

The members of the Board reviewed and discussed recent PIP for field services.

Mr. Ragland proposed terminating the current field services.

The members of the board and district staff continued to discuss field services and options to bid out landscape inspection services.

On a motion by Ms. Ragland seconded by none, with a 1-0 vote, the motion to terminate Rizzetta & Company's field services and solicit bids for field inspection services failed, for the Gramercy Farms Community Development District.

The members of the Board continued to discuss the field services and options for future field inspection services.

The members of the Board continued to discuss the field service PIP and to enforce the plan for the foreseeable future, Ms. Ragland opposed.

SEVENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2026/2027
Final Budget**

1. Consideration of Resolution 2026-04, Adopting FY 26-27 Final Budget

Mr. Mendes opened the discussion with the Board and district staff.

On a motion by Ms. Borrero, seconded by Mr. Sanchez, with all in favor, the Board opened the public hearing for the Gramercy Farms Community Development District.

On a motion by Ms. Borrero, seconded by Mr. Sanchez, with all in favor, the Board closed the public hearing for the Gramercy Farms Community Development District.

Mr. Haber reviewed FY 26-27 Final Budget with the members of the Board and district staff.

Ms. Medina inquired about the debt services.

The members of the Board and district staff continued to discuss bonds and assessments.

Mr. Haber reviewed Resolution 2026-04, Adopting FY 26-27 Final Budget with the members of the Board.

On a motion by Mr. Sanchez, seconded by Ms. Medina, with all in favor, the Board adopted Resolution 2026-04, Adopting FY 26-27 Final Budget, for the Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2026/2027 Special Assessments

1. Consideration of Resolution 2026-05, Imposing Special Assessments

Mr. Mendes opened the discussion with the Board and district staff.

On a motion by Ms. Medina, seconded by Mr. Sanchez, with all in favor, the Board opened the public hearing for the Gramercy Farms Community Development District.

On a motion by Ms. Medina, seconded by Mr. Sanchez, with all in favor, the Board closed the public hearing for the Gramercy Farms Community Development District.

Mr. Haber reviewed Resolution 2026-05, Imposing Special Assessments with the members of the Board and district staff.

On a motion by Mr. Sanchez, seconded by Ms. Medina, with all in favor, the Board adopted Resolution 2026-05, Imposing Special Assessments, for the Gramercy Farms Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Borrero commented on trampoline incident to the Board and district staff.

The Board and district staff reviewed the notice letter that was recently sent.

The members of the Board and district staff discussed Code Enforcement process.

B. District Engineer

1. Updates on Code Enforcement Violations

Mr. Woodcock reviewed the recent reinspection with Code Enforcement with the members of the Board.

District staff reported that they are awaiting confirmation from Code Enforcement that the CDD's violations have been cured.

The members of the Board and district staff discussed recent Code Enforcement coordination and the staff stated they will continue to seek confirmation of the cleared violations.

C. District Manager

1. Updates on ACH Processing

2. Updates on March 2026 Insurance Claim

Mr. Mendes updated the member of the Board regarding ACH processing and the insurance claim from March 2026.

TENTH ORDER OF BUSINESS

Supervisor & Audience Comments

Ms. Borrero proposed to hold a back-to-school event for the community and proposed that the CDD purchase backpacks to hand out at the event.

On a motion by Ms. Medina seconded by Mr. Sanchez, with all in favor, the Board approved not to exceed \$2,500 for the back-to-school community event, for the Gramercy Farms Community Development District.

The members of the Board and district staff continued to discuss the back-to-school event.

Mr. Mendes stated that district staff will send notices of the workshop and run advertisements.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Borrero, seconded by Ms. Medina, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 10:58 a.m. for Gramercy Farms Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

195
196
197
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204
205
206
207
208
209
210
211
212
213
214
215
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Assistant Secretary

Chairperson/Vice Chairman

TAB 3

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 May 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,009.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Management, Inc	300201	21657	Pond Maintenance 04/26	\$ 1,250.00
HP Home Maintenance Solutions, LLC	300206	3185	Property Maintenance 05/26	\$ 2,350.00
Joel Sanchez	300209	JS051526	Board of Supervisors Meeting 05/15/26	\$ 200.00
Maria V. Borrero	300210	MB051526	Board of Supervisors Meeting 05/15/26	\$ 200.00
OnSight Industries LLC	300202	W001111268	Deposit Invoice for Signage 04/26	\$ 180.55
Orlando Sentinel Communications	300205	OSA17190	Legal Advertising 02/26	\$ 121.75
Orlando Sentinel Communications	300205	OSA27809	Legal Advertising 03/26	\$ 213.63
Orlando Sentinel Communications	300205	OSA44383	Legal Advertising 04/26	\$ 222.40
Orlando Sentinel Communications	300207	OSA58457	Legal Advertising 05/26	\$ 191.79
Orlando Sentinel Communications	300207	OSA58595	Legal Adverting 05/26	\$ 218.04
Orlando Utilities Commission	20260501-1	0933934710	Electric Services 03/26	\$ 18,485.95

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Orlando Utilities Commission	20260501-2	9433056077	4500 Block Odd Baler Trails Dr 03/26	\$ 27.87
Rachelle Ragland	300211	RR051526	Board of Supervisors Meeting 05/15/26	\$ 200.00
Rizzetta & Company, Inc.	300203	INV0000109125	Accounting Services 05/26	\$ 5,091.16
SSS Down To Earth Opco, LLC	300208	173433	Landscape Maintenance 05/26	\$ 21,246.40
SSS Down To Earth Opco, LLC	300204	174425	Top Choice Application for Fire Ants 04/26	\$ 2,160.00
Toho Water Authority	20260518-5	00048909	300 Block Even Old Hickory Tree Road 04/26	\$ 14.54
Toho Water Authority	20260518-6	00050195	0 Gramercy Farms Boulevard Irr 04/26	\$ 31.62
Toho Water Authority	20260518-7	00050564	4500 Block Odd Baler Trails Drive 04/26	\$ 31.62
Toho Water Authority	20260518-4	00052699	4500 Block Even Orchard Grove Rd 04/26	\$ 31.62
Toho Water Authority	20260518-1	00053301	4500 Block Even Gramercy Farms Blvd 04/26	\$ 11.63
Toho Water Authority	20260518-2	00056930	2800 Block Even Mosshire Circle 04/26	\$ 85.18

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260526	00057874	3100 Block Odd Sweet Acres Place 04/26	\$ 232.10
Toho Water Authority	20260518-3	00058972	3000 Block Odd Lakes Crest Avenue 2 04/26	\$ 11.63
Yomarie Medina	300212	YM051526	Board of Supervisors Meeting 05/15/26	<u>\$ 200.00</u>
Report Total				<u>\$ 53,009.48</u>

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Amanda Aleman	300223	AA061926	Board of Supervisors Meeting 06/19/26	\$ 200.00
Aquatic Weed Management, Inc	300214	21889	Pond Maintenance 05/26	\$ 1,250.00
Berger, Toombs, Elam, Gaines & Frank CPA	300220	376778	Audit Services FY 09/30/2025	\$ 3,685.00
HP Home Maintenance Solutions, LLC	300215	3192	Property Maintenance 06/26	\$ 2,350.00
HP Home Maintenance Solutions, LLC	300227	3197	Wildlife Sign Install 06/26	\$ 150.00
HP Home Maintenance Solutions, LLC	300227	3198	Property Maintenance 06/26	\$ 2,350.00
Joel Sanchez	300224	JS061926	Board of Supervisors Meeting 06/19/26	\$ 200.00
Kutak Rock, LLP	300219	3760853	Legal Services 03/26 and 04/26	\$ 2,312.50
Maria V. Borrero	300225	MB061926	Board of Supervisors Meeting 06/19/26	\$ 200.00
Orlando Sentinel Communications	300216	OSA66521	Legal Adverting 05/26	\$ 360.21
Orlando Sentinel Communications	300218	OSA71602	Legal Adverting 05/26	\$ 368.98
Orlando Utilities Commission	20260603-1	0933934710-051226	Electric Services 04/26	\$ 18,493.61
Orlando Utilities Commission	20260603-2	9433056077-051226	Electric Services 04/26	\$ 27.99

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rachelle Ragland	20260623-2	RR061926	Board of Supervisors Meeting 06/19/26	\$ 200.00
Rizzetta & Company, Inc.	300213	INV0000109913	Administrative Services 06/26	\$ 5,091.16
School Now	300221	INV-SN-1428	School Now CDD ADA-PDF 06/26	\$ 384.38
Sports Facilities Group, Inc.	300226	Q0012977	Athletic Court/Field/Playground Maintenance 06/26	\$ 1,592.22
SSS Down To Earth Opco, LLC	300217	175962	Oak Tree Trimming 05/26	\$ 2,104.99
SSS Down To Earth Opco, LLC	300222	176179	Landscape Maintenance 06/26	\$ 21,246.40
SSS Down To Earth Opco, LLC	300222	178046	Tree/Plant Installation 06/26	\$ 5,219.94
Toho Water Authority	20260615-6	00048909-052126	300 Block Even Old Hickory Tree Road 05/26	\$ 14.54
Toho Water Authority	20260615-3	00050195-052126	0 Gramercy Farms Boulevard Irr 05/26	\$ 31.62
Toho Water Authority	20260615-2	00050564-052126	4500 Block Odd Baler Trails Drive 05/26	\$ 31.62
Toho Water Authority	20260615-4	00052699-052126	4500 Block Even Orchard Grove Rd 05/26	\$ 31.62
Toho Water Authority	20260615-7	00053301-052126	4500 Block Even Gramercy Farms Blvd 05/26	\$ 11.63
Toho Water Authority	20260615-5	00056930-052126	3100 Block Odd Sweet Acres Place 05/26	\$ 99.50

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Toho Water Authority	20260622	00057874-052726	3100 Block Odd Sweet Acres Place 05/26	\$ 203.46
Toho Water Authority	20260615-1	00058972-052126	3000 Block Odd Lakes Crest Avenue 2 05/26	\$ 11.63
Yomarie Medina	20260623-1	YM061926	Board of Supervisors Meeting 06/19/26	<u>\$ 200.00</u>
Report Total				<u>\$ 68,423.00</u>

TAB 4

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

This Second Addendum to the Contract for Professional District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2026 (the “**Effective Date**”), by and between **Gramercy Farms Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for Professional District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

GRAMERCY COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees**Exhibit B
Schedule of Fees****STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$2,008.08	\$24,097
Administrative:	\$438.67	\$5,264
Accounting:	\$1,274.17	\$15,290
Financial Services & Revenue Collections:	\$489.92	\$5,879
Assessment Roll: ⁽¹⁾		\$5,848
Total Standard On-Going Services:	\$4,210.83	\$56,378

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

TAB 5

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This Second Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1st day October, 2026 (the “**Effective Date**”), by and between **Gramercy Farms Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lake County, Florida (the “**District**”), and **Rizzetta & Company, Incorporated**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and Consultant entered into the Contract for Professional Technology Services dated April 22, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.



Rizzetta & Company

2021-07-27 – WJR/RPS

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B
Schedule of Fees

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

			MONTHLY
Website Compliance and Management:			\$ 110.00
Email (50 GB per user) at \$20.00 per month per account:			
Board Supervisor Account	0	x \$20.00	\$ 00.00
Onsite Staff Account	0	x \$20.00	\$ 00.00
Miscellaneous Account	0	x \$20.00	\$ 00.00
Total Standard On-Going Services:			\$ <u>110.00</u>



Rizzetta & Company

2021-07-27 – WJR/RPS

TAB 6

RESOLUTION 2026-06

**A RESOLUTION OF THE GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2026/2027**

WHEREAS, the Gramercy Farms Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within the City of St. Cloud, Osceola County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026-2027 annual meeting schedule as attached in **Exhibit A**;

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with the City of St. Cloud and Osceola County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of August 2026.

ATTEST:

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 16, 2026
November 20, 2026
December 18, 2026
January 15, 2027
February 19, 2027
March 19, 2027
April 16, 2027
May 21, 2027
June 18, 2027
July 16, 2027
August 20, 2027
September 17, 2027

All meetings will convene on the 3rd Friday of the month at 9:00 a.m.
at the **Anthem Park Clubhouse** located at **2090 Continental Street, St. Cloud,**
Florida 34769, unless indicated otherwise.