



Rizzetta & Company

Gramercy Farms Community Development District

**Board of Supervisors'
Special Meeting
March 08, 2023**

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

www.gramercyfarmscdd.org

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

3090 Fieldwood Circle, St. Cloud 34772

www.gramercyfarmscdd.org

Board of Supervisors	Rolando Fernandez Joel Sanchez Elizabeth Fernandez Bob Bishop Maria Borrero	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
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

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

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

www.gramercyfarmscdd.org

March 8, 2023

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Wednesday, March 8, 2023, at 9:00 a.m.** at the 3090 Fieldwood Circle, St. Cloud 34772. 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 for February 2023.... Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 25, 2023..... Tab 2
 - B. Consideration of Operation and Maintenance Expenditures for October, November, and December 2022, and January 2023.....Tab3
- 5. BUSINESS ITEMS**
 - A. Discussion of Meeting time and Location
 - B. Discussion of Park
 - C. Consideration of Proposal for Dallos for Handyman..... Tab 4
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

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

Very truly yours,

Richard Hernandez

Richard Hernandez
District Manager

cc: Wes Haber, Kutak Rock LLP

GRAMERCY FARMS

LANDSCAPE INSPECTION REPORT



February 1, 2023
Rizzetta & Company
Bryan Schaub - Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Dog Park & Main Entrance

General Updates, Recent & Upcoming Maintenance Events

- Complete rotations to prune back overgrowing plants from the natural areas.
- Repair the fence posts destroyed by Juniper's brush hogging.
- Diagnose and treat all Viburnum as a fungus for a fungal infection. It is spreading.

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 dog park parking area, directly north of the sidewalk, drip irrigation is exposed. Correct. (Pic 1)**



2. Property-wide, remove all mosses from trees and shrubs.
3. At the main entrance, by the courts, there were sections of Viburnum hedge that declined from a fungus with multiple units dying. Remove dead material. Diagnose and treat.
4. At the main entrance and property-wide, remove all vines.
5. Property-wide treat all active ant mounds.

6. Throughout the property, there are sections of Viburnum hedge that were damaged by the infection. Remove all dead material, remove mosses, and replace dead Viburnum units.

7. **There is exposed drip line in most every bed that was mulched. Staple drip lines.**

8. Vendor to remove downed brush and dead plant material from all beds as part of their weekly maintenance services.

9. **At the dog park area & property-wide, mulch was installed improperly with thin & bare areas, weeds in beds, weak bed lines & buried plant material. Correct. (Pic 9)**



GFB & Main Entrance

10. At the main entrance continue treatments for the mites in the Ornamental Grasses.

11. At the entrance monuments, diagnose & treat the Juniper & Flax Lily.

12. At the north main entrance monument, multiple Ornamental Grasses have died under Juniper's care. (Pic 12)

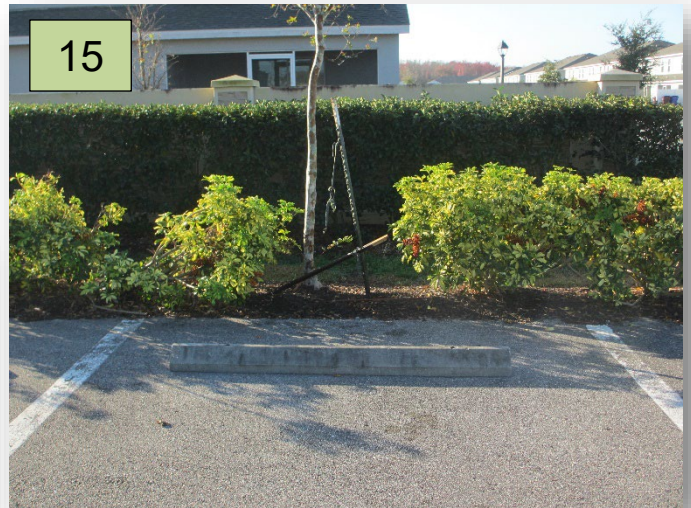


13. At both entrance monuments, weed the beds and hand pull larger weeds.

14. At the entrance in both ROWs and the median, at the Round About and multiple other locations on property. The turf is becoming non-existent with larger and larger bare areas. The bare areas are filling up with weeds. Correct. (Pic 14)



15. At the dog park parking area, it appears a vehicle drove through the bed. This has not been cleaned up or addressed. (Pic 15)

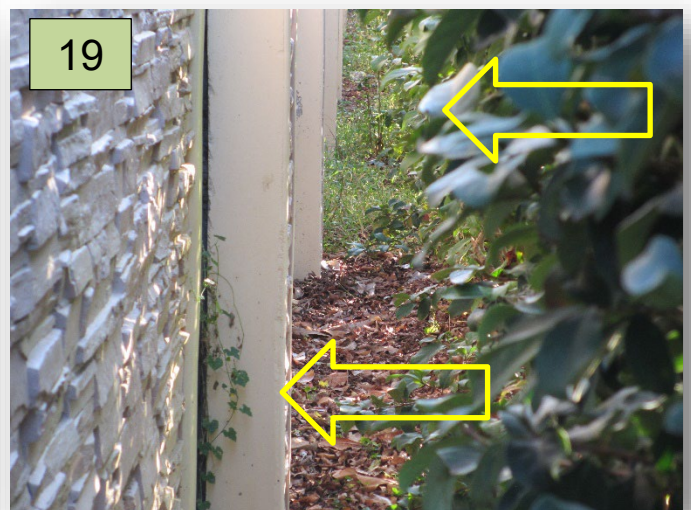


16. Property-wide, remove all dead branches from the trees. There are several Pine Trees that have multiple dead branches.

17. At the entrance, remove all grassy & broadleaf weeds growing in the shrubs.

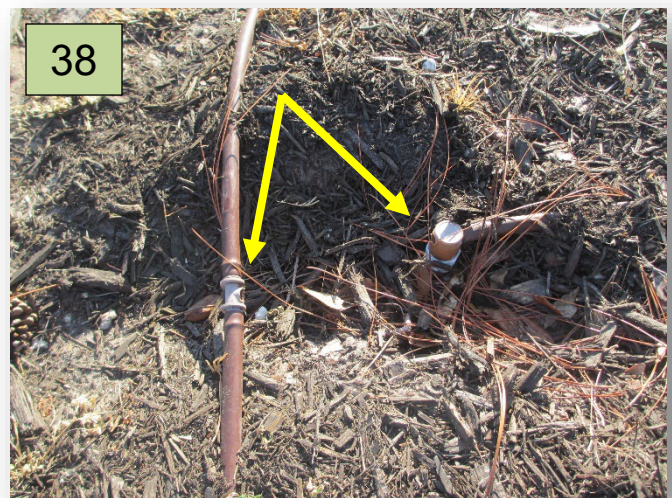
18. At the Mosshire entrance, repair cut drip line.

19. In both ROWs of GFB, remove the very large vine growths on the Viburnum hedges. The hedges were pruned, and the vines were sheered off and not removed. They will keep coming back if not pulled out by the roots. Remove Grassy weeds from these beds. (Pic 19)



GFB, Round About, & Baler

20. At the corner of GFB & Mosshire, the roses were “pruned” with a hedge trimmer. Discontinue practice.
21. Along GFB, it is time for the seasonal pruning of the Ornamental Grasses. Treat for Mites.
22. At the Round About & along GFB, it looks like the mites are still in the Ornamental Grasses. Treat.
23. At the Round About in the NE corner, detail the Pine tree bed and flush cut the Pine stump to under grade that was left after the irrigation repairs. Pine stump still above grade & is a tripping hazard.
24. At the Round About, detail and treat the stressed Crinum Lily.
25. At the Round About in the beds to the east, the Juniper units that were installed last year are stressed and some have died. Diagnose, treat and replace dead units.
26. In the same area, trim all plants especially the Ornamental Grasses that are encroaching on the sidewalks and roadways.
27. At the Round About & the NE corner of GFB & Shelburne, there are 6 drip line cuts & one broken, drip stub. Repair.
28. Detail the bush/tree clusters near the creek between Baler Trails & Valley Creek.
29. Lift all tree branches to FDOT standards over sidewalks & roadways, property-wide.
30. All natural areas especially around pond banks need to be cut back.
31. Along GFB, remove all weeds from the beds, hand pulling the large weeds. Some weeds are over 3 feet tall.
32. The fungus that was damaging the Schilling’s Holly is back. I have found it at the Round About and along GFB past the Round About. Its spreading rapidly. Diagnose and treat. (Pic 32 >)
33. The beds along the driveway to the lift station need to be weeded with large weeds hand pulled.
34. In the Viburnum hedges running east & south from the lift station, set bed lines, prune to consistent height & prune for plant separation. (Pic 34 >)
35. Vendor to repair tire damage caused by machinery used to clear boundary areas.
36. Vendor to REPAIR all FENCE POSTS that were destroyed by the brush hog. Resolve this IMMEDIATELY!!!!!! (Pic 36 >)
37. In the north boundary from 2801 to 2839 Shelburne & at cul-de-sac, the area was partially cleaned. There is still brush growing into back yards. Only part of the area was cleaned, & the Viburnum hedge has not been properly maintained.
38. In the south ROW of GFB at the electric boxes by the townhomes & just west of Mosshire, repair broken drip irrigation fittings. (Pic 38)



Baler, Harlow & Sweet Acres

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< 34



< 36



39. The brush hogging of the area north of 4573 Baler, has caused drainage issues and is flooding out the neighboring land to the north. We need some dredging or cleanup in this area. Engineer to check.

40. The other Sabal Palm at the end of GFB at Harlow is stressed. Juniper to perform a tissue test & send findings to the DM. (Pic 40)

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41. At the end of GFB at Harlow on the back side of the pond, diagnose and treat the stressed Magnolia. Also, straighten the tree. Remove & replace the dead Viburnum.

42. Along the east ROW of Harlow where there are not any homes along the big pond, two of the Live Oaks is in decline. Diagnose & treat. (Pic 42 >)

43. In the same area, detail all tree rings & set strong bed lines. Also, remove the bubbler line tied around one tree.

44. Treat the turf at the park on Sweet Acres, for Sedge, grassy weeds & broadleaf weeds. Also, improve the vigor, color, and coverage of the turf. There are still dead spots. This turf looks horrible, & Juniper has not fixed this issue. The turf area has been substandard for months.

45. At the same park, replace the stakes used to re-stake trees. These are tripping hazards.

46. At Sweet Acres park, remove all weeds, treat for ants, set strong bed line/edge, remove weeds from the playground, and lift trees overgrowing the sidewalks.



Ivy Stable & Old Hickory

< 42



47. At the Ivy Stable park, remove all suckers and water shoots from all Ornamental Trees including Live Oaks.

48. In the same park, another Live Oak has started to lean. Correct. **Also, the trees that were to be staked as per our joint inspection have not been staked or were staked poorly (some stakes are 2 feet tall and a tripping hazard). Correct.**

49. In the same park, treat the turf & beds for grassy – broadleaf weeds, and Sedge.

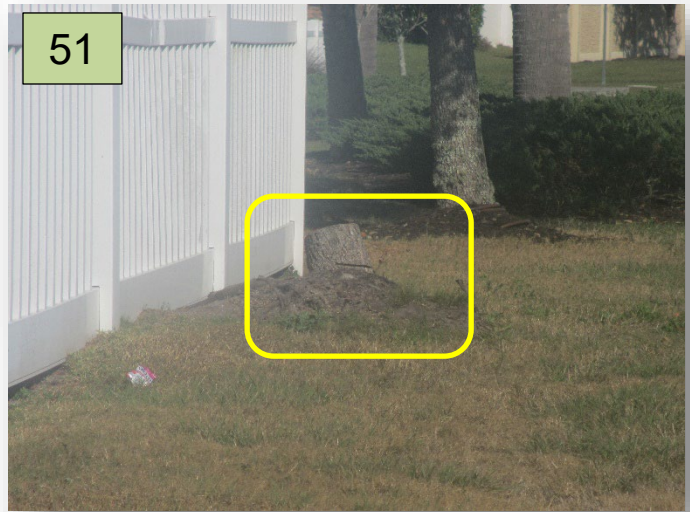
50. At the Ivy Stable park, improve the color & coverage of the turf. It has increasing, thin and bare areas. (Pic 50)

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51. There are at least 2 stumps that were left after tree removals. THEY ARE TRIPPING HAZARDS. Correct as soon as possible. All tree removals should have at least a flush cut. (Pic 51)

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52. 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.

53. There are multiple tree rings property-wide that need to be weeded.

54. Property-wide, keep all utility and irrigation boxes clear, via line trimming and blowing. Replace missing lids/covers.



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 January 25, 2023, at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida, 34769.

Present and constituting a quorum:

Rolando Fernandez	Board Supervisor, Chairman
Joel Sanchez	Board Supervisor, Vice Chairman
Maria Borrero	Board Supervisor, Assistant Secretary
Elizabeth Fernandez	Board Supervisor, Assistant Secretary

Also present were:

Richard Hernandez	District Manager, Rizzetta & Co., Inc.
Brian Schaub	Field Services, Rizzetta & CO., Inc.
Wes Haber	DC, Kutak Rock, LLP
Tim Keating	Representative, Juniper
Vicente Fuentes	Representative, Juniper

Audience	Julia Casanova
	Melinda Gallo

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		

No audience comments.

THIRD ORDER OF BUSINESS

Audit Agenda

On a motion by Ms. Borrero, seconded by Mr. Fernandez, with all in favor, The Board of supervisors completed a scoring sheet with 300 points to Berger Tombs and 0 points for Grau, the Board decided to continue services with Berger Tombs, for the Gramercy Farms Community Development District.

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FOURTH ORDER OF BUSINESS

Community Updates

A. Field Manager Update

Review of Field Inspection Report by Mr. Schaub.

On a motion by Mrs. Borrero seconded by Mrs. Fernandez, The Board would like for District attorney Wes Haber to draft a letter that states Juniper is not fulfilling their obligations and to specify that the district will not pay anymore. The board nominated Mr. Fernandez as the landscape liaison, for the Gramercy Farms Community Development District.

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FIFTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on December 15, 2022

Mr. Hernandez presented the meeting minutes from the previous meeting held on December 15, 2022. There were no comments from the Board on the meeting minutes.

On a motion by Mrs. Borrero, seconded by Mr. Fernandez, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on December 15, 2022, for the Gramercy Farms Community Development District.

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SIXTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for August, September 2022

Mr. Hernandez gave his report.

On a motion by Mrs. Borrero, seconded by Mrs. Fernandez, with all in favor, the Board ratified August and September, for the Gramercy Farms Community Development District.

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SEVENTH ORDER OF BUSINESS

Ratification of the Data Sharing and Usage Agreement

On a motion by Mrs. Borrero, seconded by Mrs. Fernandez, with all in favor, the Board ratified the Data Sharing and usage Agreement, for the Gramercy Farms Community Development District.

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EIGHTH ORDER OF BUSINESS

Notice of termination of Capital land Management

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On a motion by Mrs. Borrero, seconded by Mr. Fernandez, with all in favor, the Board decided to terminate Capital land Management. Contract shall cease by March 14,2023, for the Gramercy Farms Community Development District.

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NINTH ORDER OF BUSINESS

Notice of Termination of Rizzetta

On a motion by Mrs. Borrero, seconded by Mr. Fernandez, with all in favor, the Board decided for the time being to continue district services with Rizzetta and Company, Inc, for the Gramercy Farms Community Development District.

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TENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

No Report. The board directed Wes Haber to Draft a letter to Juniper Landscaping

B. District Engineer

The board directed Tonja to review fencing.

C. District Manager

No Report. The board directed district staff to finalize Berger Tombs

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ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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Maria brought concerns about Joel, Rolando, and Elizabeth's representative.
Gramercy Farms will probably keep Rizzetta as their District Management Service.

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TWELFTH ORDER OF BUSINESS

Adjournment

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On Motion by Mr. Fernandez, seconded by Mrs. Borrero, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 10:54 a.m. for Gramercy Farms Community Development District.

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Assistant Secretary

Chairperson/Vice Chairman

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Rizzetta & Company

Gramercy Farms Community Development District

**Financial Statements
(Unaudited)**

October 31, 2022

Prepared by: Rizzetta & Company, Inc.

gramercyfarmscdd.org
rizzetta.com

Gramercy Farms Community Development District

Balance Sheet

As of 10/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	26,749	0	5,528	0	32,277	0	0
Investments	0	0	2,854,148	670	2,854,818	0	0
Accounts Receivable	770,141	10,000	474,541	0	1,254,682	0	0
Due From Other	0	10,000	0	0	10,000	0	0
Fixed Assets	0	0	0	0	0	28,335,236	0
Amount Available in Debt Service	0	0	0	0	0	0	3,334,217
Amount To Be Provided Debt Service	0	0	0	0	0	0	47,594,473
Total Assets	796,890	20,000	3,334,217	670	4,151,777	28,335,236	50,928,690
Liabilities							
Accounts Payable	41,578	0	0	0	41,578	0	0
Due To Other	10,623	0	0	0	10,623	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	50,928,690
Total Liabilities	52,201	0	0	0	52,201	0	50,928,690
Fund Equity & Other Credits							
Beginning Fund Balance	52,231	10,000	2,853,226	669	2,916,125	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,335,236	0
Net Change in Fund Balance	692,458	10,000	480,991	1	1,183,451	0	0
Total Fund Equity & Other Credits	744,689	20,000	3,334,217	670	4,099,576	28,335,236	0
Total Liabilities & Fund Equity	796,890	20,000	3,334,217	670	4,151,777	28,335,236	50,928,690

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	770,138	770,138	770,142	(4)
Total Revenues	770,138	770,138	770,142	(4)
Expenditures				
Legislative				
Supervisor Fees	12,000	1,000	800	200
Total Legislative	12,000	1,000	800	200
Financial & Administrative				
Administrative Services	4,914	410	410	0
District Management	22,495	1,874	1,875	0
District Engineer	6,500	542	0	542
Disclosure Report	5,000	0	0	0
Trustees Fees	11,314	943	9,697	(8,755)
Assessment Roll	5,250	5,250	5,460	(210)
Financial & Revenue Collections	4,368	364	364	0
Accounting Services	14,274	1,189	1,190	0
Auditing Services	3,575	0	0	0
Arbitrage Rebate Calculation	1,000	83	500	(416)
Public Officials Liability Insurance	4,408	4,408	3,948	460
Legal Advertising	5,000	417	201	215
Dues, Licenses & Fees	600	50	175	(125)
Website Hosting, Maintenance, Backup & Email	4,300	1,538	559	978
Total Financial & Administrative	92,998	17,068	24,379	(7,311)
Legal Counsel				
District Counsel	10,000	833	212	622
Total Legal Counsel	10,000	833	212	622
Electric Utility Services				
Utility Services	350	29	26	3
Utility - Street Lights	225,000	18,750	18,537	213
Total Electric Utility Services	225,350	18,779	18,563	216
Water-Sewer Combination Services				
Utility Services	10,000	833	531	302
Total Water-Sewer Combination Services	10,000	833	531	302
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	15,000	1,250	2,500	(1,250)

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	10/31/2022	10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Mitigation Area Monitoring & Maintenance	45,000	3,750	0	3,750
Total Stormwater Control	60,000	5,000	2,500	2,500
Other Physical Environment				
General Liability & Property Insurance	13,390	13,390	12,073	1,317
Entry & Walls Maintenance & Repair	50,000	4,167	0	4,167
Landscape Maintenance	220,000	18,333	17,980	353
Irrigation Maintenance & Repair	15,000	1,250	0	1,250
Landscape Replacement Plants, Shrubs, Trees	43,000	3,584	0	3,584
Field Services	8,400	700	0	700
Total Other Physical Environment	349,790	41,424	30,053	11,371
Contingency				
Miscellaneous Contingency	10,000	833	645	188
Total Contingency	10,000	833	645	188
Total Expenditures	770,138	85,770	77,683	8,088
Total Excess of Revenues Over(Under) Expenditures	0	684,368	692,459	(8,091)
Fund Balance, Beginning of Period	0	0	52,230	(52,231)
Total Fund Balance, End of Period	0	684,368	744,689	(60,322)

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	10,000	10,000	10,000	0
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	10,000	833	0	833
Total Contingency	<u>10,000</u>	<u>833</u>	<u>0</u>	<u>833</u>
Total Expenditures	<u>10,000</u>	<u>833</u>	<u>0</u>	<u>833</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>9,167</u>	<u>10,000</u>	<u>(833)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>9,167</u>	<u>20,000</u>	<u>(10,833)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	139	(139)
Special Assessments				
Tax Roll	448,111	448,111	0	448,111
Total Revenues	<u>448,111</u>	<u>448,111</u>	<u>139</u>	<u>447,972</u>
Expenditures				
Debt Service				
Interest	423,111	0	0	0
Principal	25,000	25,000	0	25,000
Total Debt Service	<u>448,111</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Expenditures	<u>448,111</u>	<u>25,000</u>	<u>0</u>	<u>25,000</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>423,111</u>	<u>139</u>	<u>422,972</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>97,949</u>	<u>(97,949)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>423,111</u>	<u>98,088</u>	<u>325,023</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,828	(3,828)
Special Assessments				
Tax Roll	0	0	474,540	(474,540)
Off Roll	0	0	2,483	(2,483)
Total Revenues	<u>0</u>	<u>0</u>	<u>480,851</u>	<u>(480,851)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>480,851</u>	<u>(480,851)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,755,277</u>	<u>(2,755,277)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>3,236,128</u>	<u>(3,236,128)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	(1)
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>668</u>	<u>(668)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>669</u>	<u>(669)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 10/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 10/31/2022	Year To Date 10/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2022</u>
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 25,610
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	\$ 11,736
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	\$ 60,743
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	\$ 477,075
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	\$ 2,278,985
	Total Debt Service Fund Investments	\$ 2,854,148
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 440
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	\$ 229
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	\$ 1
	Total Capital Project Fund Investments	\$ 670

**Gramercy Farms Community Development District
Summary A/R Ledger
From 10/1/2022 to 10/31/2022**

Fund ID	Fund Name	Customer name	Document num-ber	Date created	Balance Due	AR Account
225, 2240						
225-001	225 General Fund	Osceola County Tax Collector	AR00000286	10/01/2022	770,141.51	12110
Sum for 225, 2240					770,141.51	
225, 2241						
225-005	225 Reserve Fund	Osceola County Tax Collector	AR00000286	10/01/2022	10,000.00	12110
Sum for 225, 2241					10,000.00	
225, 2243						
225-201	225 Debt Service Fund S2011	Osceola County Tax Collector	AR00000286	10/01/2022	474,540.47	12110
Sum for 225, 2243					474,540.47	
Sum for 225					1,254,681.98	
Sum Total					1,254,681.98	

Gramercy Farms Community Development District
Summary A/P Ledger
From 10/1/2022 to 10/31/2022

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
225, 2240					
225 General Fund	08/18/2022	Aquatic Weed Control, Inc.	14749	Pond Maintenance 07/22	1,550.00
225 General Fund	09/13/2022	Aquatic Weed Control, Inc.	14749-Reverse	Pond Maintenance 07/22	(1,550.00)
225 General Fund	10/10/2022	Aquatic Weed Management, Inc	14995	Pond Maintenance 10/22	1,250.00
225 General Fund	10/31/2022	Aquatic Weed Management, Inc	15142	Pond Maintenance 10/22	1,250.00
225 General Fund	10/26/2022	City of St. Cloud	Monthly Summary 10/22	City Of St Cloud Utility Summary 10/22	364.08
225 General Fund	10/27/2022	Clara Velez	CV102722	Board of Supervisors Meeting 10/27/22	200.00
225 General Fund	10/27/2022	Cynthia Campbell Sir-cus	CS102722	Board of Supervisors Meeting 10/27/22	200.00
225 General Fund	10/27/2022	Daniel Urra	DU102722	Board of Supervisors Meeting 10/27/22	200.00
225 General Fund	10/01/2022	ESTAD, LLC	4475	Paint exterior 10/22	600.00
225 General Fund	10/01/2022	Juniper Landscaping of Florida, LLC	182237	Landscape & Irrigation Maintenance 10/22	17,280.00
225 General Fund	10/31/2022	Kutak Rock, LLP	3126939	Legal Services 09/22	212.00
225 General Fund	09/30/2022	Kutak Rock, LLP	3112238	Legal Services 08/22	1,058.00
225 General Fund	10/27/2022	Maria V. Borrero	MR102722	Board of Supervisors Meeting 10/27/22	200.00
225 General Fund	10/31/2022	Orlando Sentinel Com-munications	062677411000	Legal Advertising 10/22	201.43
225 General Fund	10/12/2022	Orlando Utilities Com-mission	Monthly Summary 10/22	Electric Services 10/22	18,537.21
225 General Fund	10/12/2022	Orlando Utilities Com-mission	Monthly Summary 10/22	Electric Services 10/22	25.76
Sum for 225, 2240					41,578.48
Sum for 225					41,578.48
Sum Total					41,578.48

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

Balance Sheet

- 30 Trust statement activity has been recorded through 10/31/22.
- 40 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 title Reserve Fund.

Summary A/R Ledger-Payment Terms

4." Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted"by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the""county tax roll. " "

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payments for Invoice FY22-23 totaling \$24,621.05 was received in November 2022.
6. Debt Service Fund – Payments for Invoice FY22-23 totaling \$14,976.36 was received in November 2022.



Rizzetta & Company

Gramercy Farms Community Development District

**Financial Statements
(Unaudited)**

November 30, 2022

Prepared by: Rizzetta & Company, Inc.

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Gramercy Farms Community Development District

Balance Sheet

As of 11/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	(12,345)	0	23,433	0	11,088	0	0
Investments	0	0	104,638	670	105,308	0	0
Accounts Receivable	750,508	10,000	462,598	0	1,223,107	0	0
Due From Other	0	10,000	0	0	10,000	0	0
Fixed Assets	0	0	0	0	0	28,335,236	0
Amount Available in Debt Service	0	0	0	0	0	0	590,669
Amount To Be Provided Debt Service	0	0	0	0	0	0	47,589,171
Total Assets	738,163	20,000	590,669	670	1,349,503	28,335,236	48,179,840
Liabilities							
Accounts Payable	38,143	0	0	0	38,143	0	0
Due To Other	10,622	0	0	0	10,622	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	48,179,840
Total Liabilities	48,765	0	0	0	48,765	0	48,179,840
Fund Equity & Other Credits							
Beginning Fund Balance	33,693	10,000	2,853,226	669	2,897,588	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,335,236	0
Net Change in Fund Balance	655,705	10,000	(2,262,557)	1	(1,596,851)	0	0
Total Fund Equity & Other Credits	689,398	20,000	590,669	670	1,300,737	28,335,236	0
Total Liabilities & Fund Equity	738,163	20,000	590,669	670	1,349,503	28,335,236	48,179,840

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	11/30/2022	11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	770,138	770,138	775,129	(4,991)
Total Revenues	770,138	770,138	775,129	(4,991)
Expenditures				
Legislative				
Supervisor Fees	12,000	2,000	800	1,200
Total Legislative	12,000	2,000	800	1,200
Financial & Administrative				
Administrative Services	4,914	819	819	0
District Management	22,495	3,749	3,749	0
District Engineer	6,500	1,084	0	1,083
Disclosure Report	5,000	0	0	0
Trustees Fees	11,314	11,314	9,697	1,617
Assessment Roll	5,250	5,250	5,460	(210)
Financial & Revenue Collections	4,368	728	728	0
Accounting Services	14,274	2,379	2,379	0
Auditing Services	3,575	0	0	0
Arbitrage Rebate Calculation	1,000	0	500	(500)
Public Officials Liability Insurance	4,408	4,408	3,948	460
Legal Advertising	5,000	833	202	632
Bank Fees	0	0	144	(145)
Dues, Licenses & Fees	600	600	175	426
Website Hosting, Maintenance, Backup & Email	4,300	1,789	734	1,054
Total Financial & Administrative	92,998	32,953	28,535	4,417
Legal Counsel				
District Counsel	10,000	1,666	921	745
Total Legal Counsel	10,000	1,666	921	745
Electric Utility Services				
Utility Services	350	59	80	(21)
Utility - Street Lights	225,000	37,500	36,639	861
Total Electric Utility Services	225,350	37,559	36,719	840
Water-Sewer Combination Services				
Utility Services	10,000	1,666	1,272	395
Total Water-Sewer Combination Services	10,000	1,666	1,272	395
Stormwater Control				

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	11/30/2022	11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	15,000	2,500	2,500	0
Mitigation Area Monitoring & Maintenance	45,000	7,500	0	7,500
Total Stormwater Control	60,000	10,000	2,500	7,500
Other Physical Environment				
General Liability & Property Insurance	13,390	13,390	12,073	1,317
Entry & Walls Maintenance & Repair	50,000	8,334	0	8,333
Landscape Maintenance	220,000	36,666	35,960	707
Irrigation Maintenance & Repair	15,000	2,500	0	2,500
Landscape Replacement Plants, Shrubs, Trees	43,000	7,167	0	7,167
Field Services	8,400	1,400	0	1,400
Total Other Physical Environment	349,790	69,457	48,033	21,424
Contingency				
Miscellaneous Contingency	10,000	1,667	645	1,021
Total Contingency	10,000	1,667	645	1,021
Total Expenditures	770,138	156,968	119,425	37,542
Total Excess of Revenues Over(Under) Expenditures	0	613,170	655,704	(42,534)
Fund Balance, Beginning of Period	0	0	33,694	(33,693)
Total Fund Balance, End of Period	0	613,170	689,398	(76,227)

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 11/30/2022	Year To Date 11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	10,000	10,000	10,000	0
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	10,000	1,667	0	1,667
Total Contingency	<u>10,000</u>	<u>1,667</u>	<u>0</u>	<u>1,667</u>
Total Expenditures	<u><u>10,000</u></u>	<u><u>1,667</u></u>	<u><u>0</u></u>	<u><u>1,667</u></u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>8,333</u>	<u>10,000</u>	<u>(1,667)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>8,333</u></u>	<u><u>20,000</u></u>	<u><u>(11,667)</u></u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 11/30/2022	Year To Date 11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	301	(301)
Total Revenues	<u>0</u>	<u>0</u>	<u>301</u>	<u>(301)</u>
Expenditures				
Legal Counsel				
Trustee Counsel	0	0	7,696	(7,695)
Total Legal Counsel	<u>0</u>	<u>0</u>	<u>7,696</u>	<u>(7,695)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>7,696</u>	<u>(7,695)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(7,395)</u>	<u>7,395</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>97,949</u>	<u>(97,949)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>90,554</u>	<u>(90,554)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 11/30/2022	Year To Date 11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,702	(10,702)
Special Assessments				
Tax Roll	433,170	433,170	477,574	(44,404)
Off Roll	0	0	5,412	(5,412)
Total Revenues	433,170	433,170	493,688	(60,518)
Expenditures				
Debt Service				
Interest	433,170	433,170	0	433,171
Principal	0	0	2,748,850	(2,748,851)
Total Debt Service	433,170	433,170	2,748,850	(2,315,680)
Total Expenditures	433,170	433,170	2,748,850	(2,315,680)
Total Excess of Revenues Over(Under) Expenditures	0	0	(2,255,162)	2,255,162
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1	(1)
Total Other Financing Sources(Uses)	0	0	1	(1)
Fund Balance, Beginning of Period	0	0	2,755,276	(2,755,276)
Total Fund Balance, End of Period	0	0	500,115	(500,115)

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 11/30/2022	Year To Date 11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2	(2)
Total Revenues	<u>0</u>	<u>0</u>	<u>2</u>	<u>(2)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2</u>	<u>(2)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>668</u>	<u>(668)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>670</u>	<u>(670)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 11/30/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 11/30/2022	Year To Date 11/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1)	1
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1)</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

**Gramercy Farms CDD
Investment Summary
November 30, 2022**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2022</u>
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 17,956
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	11,755
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	60,843
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	5,498
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	8,586
	Total Debt Service Fund Investments	\$ 104,638
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 441
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	229
	Total Capital Project Fund Investments	\$ 670

**Gramercy Farms Community Development District
Summary A/R Ledger
From 11/1/2022 to 11/30/2022**

Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
225, 2240	225-001	225 General Fund	Osceola County Tax Collector	AR00000286	10/01/2022	750,508.22 12110
Sum for 225, 2240						750,508.22
225, 2241	225-005	225 Reserve Fund	Osceola County Tax Collector	AR00000286	10/01/2022	10,000.00 12110
Sum for 225, 2241						10,000.00
225, 2243	225-201	225 Debt Service Fund S2011	Osceola County Tax Collector	AR00000286	10/01/2022	462,598.04 12110
Sum for 225, 2243						462,598.04
Sum for 225						1,223,106.26
Sum Total						1,223,106.26

See Notes to Unaudited Financial Statements

**Gramercy Farms Community Development District
Summary A/P Ledger
From 11/1/2022 to 11/30/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
225, 2240					
225 General Fund	09/13/2022	Aquatic Weed Control, 14749-Reverse Inc.		Pond Maintenance 07/22	(1,550.00)
225 General Fund	08/18/2022	Aquatic Weed Control, 14749 Inc.		Pond Maintenance 07/22	1,550.00
225 General Fund	11/01/2022	City of St. Cloud	Monthly Summary 11/22	City Of St Cloud Utility Summary 11/22	495.95
225 General Fund	11/30/2022	Kutak Rock, LLP	3158275	Legal Services 11/22	709.01
225 General Fund	11/30/2022	Orlando Utilities Commission	Monthly Summary 12/22	Electric Services 12/22	27.58
225 General Fund	11/30/2022	Orlando Utilities Commission	Monthly Summary 12/22	Electric Services 12/22	18,326.56
225 General Fund	11/10/2022	Orlando Utilities Commission	Monthly Summary 11/22	Electric Services 11/22	26.28
225 General Fund	11/10/2022	Orlando Utilities Commission	Monthly Summary 11/22	Electric Services 11/22	18,312.77
225 General Fund	11/04/2022	Toho Water Authority	001 53600 4301 09/22	City Of St Cloud Utility Summary 09/22	244.70
			- Auto Pay		
Sum for 225, 2240					38,142.85
Sum for 225					38,142.85
Sum Total					38,142.85

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

Balance Sheet

- 30 Trust statement activity has been recorded through 11/30/22.
- 40 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 title Reserve Fund.

Summary A/R Ledger-Payment Terms

4." Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted"by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the""county tax roll. " "

Summary A/R Ledger-Subsequent Collections

5. General Fund – Payments for Invoice FY22-23 totaling \$736,911.53 were received in December 2022.
6. Reserve Fund - Payment for Invoice FY22-23 in the amount of \$10,000 was received in December 2022.
7. Debt Service Fund – Payments for Invoice FY22-23 totaling \$454,327.51 were received in December 2022.



Rizzetta & Company

Gramercy Farms Community Development District

**Financial Statements
(Unaudited)**

December 31, 2022

Prepared by: Rizzetta & Company, Inc.

gramercyfarmscdd.org
rizzetta.com

Gramercy Farms Community Development District

Balance Sheet

As of 12/31/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	594,409	10,000	480,523	0	1,084,933	0	0
Investments	0	0	104,877	671	105,547	0	0
Accounts Receivable	13,597	0	8,270	0	21,867	0	0
Due From Other	0	10,000	0	0	10,000	0	0
Fixed Assets	0	0	0	0	0	28,335,236	0
Amount Available in Debt Service	0	0	0	0	0	0	593,670
Amount To Be Provided Debt Service	0	0	0	0	0	0	47,586,170
Total Assets	608,006	20,000	593,670	671	1,222,347	28,335,236	48,179,840
Liabilities							
Accounts Payable	26,626	0	0	0	26,626	0	0
Accrued Expenses	18,320	0	0	0	18,320	0	0
Due To Other	10,623	0	0	0	10,623	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	48,179,840
Total Liabilities	55,569	0	0	0	55,569	0	48,179,840
Fund Equity & Other Credits							
Beginning Fund Balance	33,693	10,000	2,853,226	669	2,897,588	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,335,236	0
Net Change in Fund Balance	518,744	10,000	(2,259,556)	2	(1,730,809)	0	0
Total Fund Equity & Other Credits	552,437	20,000	593,670	671	1,166,779	28,335,236	0
Total Liabilities & Fund Equity	608,006	20,000	593,670	671	1,222,347	28,335,236	48,179,840

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	770,138	770,138	775,129	(4,991)
Total Revenues	770,138	770,138	775,129	(4,991)
Expenditures				
Legislative				
Supervisor Fees	12,000	3,000	1,600	1,400
Total Legislative	12,000	3,000	1,600	1,400
Financial & Administrative				
Administrative Services	4,914	1,229	1,228	0
District Management	22,495	5,623	5,624	0
District Engineer	6,500	1,625	0	1,625
Disclosure Report	5,000	0	5,000	(5,000)
Trustees Fees	11,314	11,314	9,697	1,616
Assessment Roll	5,250	5,250	5,460	(210)
Financial & Revenue Collections	4,368	1,092	1,092	0
Accounting Services	14,274	3,569	3,569	0
Auditing Services	3,575	0	0	0
Arbitrage Rebate Calculation	1,000	500	500	0
Public Officials Liability Insurance	4,408	4,408	3,948	460
Legal Advertising	5,000	1,250	1,353	(103)
Bank Fees	0	0	144	(144)
Dues, Licenses & Fees	600	600	175	425
Website Hosting, Maintenance, Backup & Email	4,300	2,040	909	1,131
Total Financial & Administrative	92,998	38,500	38,699	(200)
Legal Counsel				
District Counsel	10,000	2,500	1,109	1,391
Total Legal Counsel	10,000	2,500	1,109	1,391
Electric Utility Services				
Utility Services	350	87	80	8
Utility - Street Lights	225,000	56,250	54,959	1,290
Total Electric Utility Services	225,350	56,337	55,039	1,298
Water-Sewer Combination Services				
Utility Services	10,000	2,500	1,740	761
Total Water-Sewer Combination Services	10,000	2,500	1,740	761
Stormwater Control				

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	12/31/2022	12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	15,000	3,750	50,000	(46,250)
Mitigation Area Monitoring & Maintenance	45,000	11,250	0	11,250
Total Stormwater Control	60,000	15,000	50,000	(35,000)
Other Physical Environment				
General Liability & Property Insurance	13,390	13,390	12,073	1,317
Entry & Walls Maintenance & Repair	50,000	12,500	0	12,500
Landscape Maintenance	220,000	55,000	53,940	1,060
Irrigation Maintenance & Repair	15,000	3,750	0	3,750
Landscape Replacement Plants, Shrubs, Trees	43,000	10,750	37,500	(26,750)
Field Services	8,400	2,100	0	2,100
Total Other Physical Environment	349,790	97,490	103,513	(6,023)
Contingency				
Miscellaneous Contingency	10,000	2,500	4,685	(2,185)
Total Contingency	10,000	2,500	4,685	(2,185)
Total Expenditures	770,138	217,827	256,385	(38,558)
Total Excess of Revenues Over(Under) Expenditures	0	552,311	518,744	33,567
Fund Balance, Beginning of Period	0	0	33,693	(33,694)
Total Fund Balance, End of Period	0	552,311	552,437	(127)

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	10,000	10,000	10,000	0
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	10,000	2,500	0	2,500
Total Contingency	<u>10,000</u>	<u>2,500</u>	<u>0</u>	<u>2,500</u>
Total Expenditures	<u>10,000</u>	<u>2,500</u>	<u>0</u>	<u>2,500</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>7,500</u>	<u>10,000</u>	<u>(2,500)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>7,500</u>	<u>20,000</u>	<u>(12,500)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	497	(497)
Total Revenues	<u>0</u>	<u>0</u>	<u>497</u>	<u>(497)</u>
Expenditures				
Legal Counsel				
Trustee Counsel	0	0	7,696	(7,695)
Total Legal Counsel	<u>0</u>	<u>0</u>	<u>7,696</u>	<u>(7,695)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>7,696</u>	<u>(7,695)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(7,199)</u>	<u>7,199</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>97,949</u>	<u>(97,949)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>90,750</u>	<u>(90,750)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	12/31/2022	12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,743	(10,743)
Special Assessments				
Tax Roll	433,170	433,170	477,574	(44,404)
Off Roll	0	0	8,175	(8,175)
Total Revenues	<u>433,170</u>	<u>433,170</u>	<u>496,492</u>	<u>(63,322)</u>
Expenditures				
Debt Service				
Interest	433,170	433,170	0	433,170
Principal	0	0	2,748,850	(2,748,850)
Total Debt Service	<u>433,170</u>	<u>433,170</u>	<u>2,748,850</u>	<u>(2,315,680)</u>
Total Expenditures	<u>433,170</u>	<u>433,170</u>	<u>2,748,850</u>	<u>(2,315,680)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(2,252,358)</u>	<u>2,252,358</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1	(1)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,755,277</u>	<u>(2,755,277)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>502,920</u>	<u>(502,920)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3	(3)
Total Revenues	<u>0</u>	<u>0</u>	<u>3</u>	<u>(3)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>3</u>	<u>(3)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>668</u>	<u>(668)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>671</u>	<u>(671)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 12/31/2022

(In Whole Numbers)

	Year Ending 09/30/2023	Through 12/31/2022	Year To Date 12/31/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1)	1
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1)</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2022</u>
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 17,999
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	11,780
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	60,972
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	5,515
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	8,611
	Total Debt Service Fund Investments	\$ 104,877
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 441
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	230
	Total Capital Project Fund Investments	\$ 671

**Gramercy Farms Community Development District
Summary A/R Ledger
From 12/1/2022 to 12/31/2022**

Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
225, 2240	225-001	225 General Fund	Osceola County Tax Collector	AR00000286	10/01/2022	13,596.69 12110
Sum for 225, 2240					13,596.69	
225, 2243	225-201	225 Debt Service Fund S2011	Osceola County Tax Collector	AR00000286	10/01/2022	8,270.53 12110
Sum for 225, 2243					8,270.53	
Sum for 225					21,867.22	
Sum Total					21,867.22	

See Notes to Unaudited Financial Statements

**Gramercy Farms Community Development District
Summary A/P Ledger
From 12/1/2022 to 12/31/2022**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
225, 2240					
225 General Fund	09/13/2022	Aquatic Weed Control, Inc.	14749-Reverse	Pond Maintenance 07/22	(1,550.00)
225 General Fund	08/18/2022	Aquatic Weed Control, Inc.	14749	Pond Maintenance 07/22	1,550.00
225 General Fund	12/20/2022	Aquatic Weed Management, Inc	15371	Pond Maintenance 12/22	1,250.00
225 General Fund	12/01/2022	City of St. Cloud	Monthly Summary 12/22	City Of St Cloud Utility Summary 12/22	468.22
225 General Fund	12/15/2022	Elizabeth Fernandez	EF121522	Board of Supervisors Meeting 12/15/22	200.00
225 General Fund	12/15/2022	Joel Sanchez	JS121522	Board of Supervisors Meeting 12/15/22	200.00
225 General Fund	11/30/2022	Kutak Rock, LLP	3158275	Legal Services 11/22	709.01
225 General Fund	12/13/2022	Lerner Reporting Services, Inc.	313	Annual Disclosure Fee FY 22-23	5,000.00
225 General Fund	11/30/2022	Orlando Utilities Commission	Monthly Summary 12/22	Electric Services 12/22	27.58
225 General Fund	11/30/2022	Orlando Utilities Commission	Monthly Summary 12/22	Electric Services 12/22	18,326.56
225 General Fund	12/15/2022	Rolando Fernandez	RF121522	Board of Supervisors Meeting 12/15/22	200.00
225 General Fund	11/04/2022	Toho Water Authority	001 53600 4301 09/22	City Of St Cloud Utility Summary 09/22	244.70
			- Auto Pay		
Sum for 225, 2240					26,626.07
Sum for 225					26,626.07
Sum Total					26,626.07

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/22.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the reserves are shown in a separate fund title Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice FY22-23 totaling \$1,670.65 were received in January 2022.
6. Debt Service Fund – Payments for Invoice FY22-23 totaling \$1,016.23 was received in January 2022.



Rizzetta & Company

Gramercy Farms Community Development District

**Financial Statements
(Unaudited)**

January 31, 2023

Prepared by: Rizzetta & Company, Inc.

**gramercyfarmscdd.org
rizzetta.com**

Gramercy Farms Community Development District

Balance Sheet

As of 01/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	564,802	10,000	483,064	0	1,057,866	0	0
Investments	0	0	105,171	673	105,843	0	0
Accounts Receivable	11,926	0	7,254	0	19,181	0	0
Due From Other	0	10,000	0	0	10,000	0	0
Fixed Assets	0	0	0	0	0	28,335,236	0
Amount Available in Debt Service	0	0	0	0	0	0	595,489
Amount To Be Provided Debt Service	0	0	0	0	0	0	47,584,351
Total Assets	576,728	20,000	595,489	673	1,192,890	28,335,236	48,179,840
Liabilities							
Accounts Payable	1,090	0	0	0	1,090	0	0
Accrued Expenses	18,347	0	0	0	18,347	0	0
Due To Other	10,622	0	0	0	10,622	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	48,179,840
Total Liabilities	30,059	0	0	0	30,059	0	48,179,840
Fund Equity & Other Credits							
Beginning Fund Balance	33,693	10,000	2,853,226	669	2,897,588	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,335,236	0
Net Change in Fund Balance	512,975	10,000	(2,257,737)	4	(1,734,757)	0	0
Total Fund Equity & Other Credits	546,668	20,000	595,489	673	1,162,831	28,335,236	0
Total Liabilities & Fund Equity	576,728	20,000	595,489	673	1,192,890	28,335,236	48,179,840

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	770,138	770,138	775,129	(4,991)
Total Revenues	770,138	770,138	775,129	(4,991)
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	2,200	1,800
Total Legislative	12,000	4,000	2,200	1,800
Financial & Administrative				
Administrative Services	4,914	1,638	1,638	0
District Management	22,495	7,498	7,498	0
District Engineer	6,500	2,167	0	2,166
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	11,314	11,314	9,698	1,617
Assessment Roll	5,250	5,250	5,460	(210)
Financial & Revenue Collections	4,368	1,456	1,456	0
Accounting Services	14,274	4,758	4,758	0
Auditing Services	3,575	0	0	0
Arbitrage Rebate Calculation	1,000	1,000	500	500
Public Officials Liability Insurance	4,408	4,408	3,948	460
Legal Advertising	5,000	1,667	1,352	314
Bank Fees	0	0	144	(144)
Dues, Licenses & Fees	600	600	175	425
Website Hosting, Maintenance, Backup & Email	4,300	2,291	1,469	822
Total Financial & Administrative	92,998	49,047	43,096	5,950
Legal Counsel				
District Counsel	10,000	3,333	1,109	2,224
Total Legal Counsel	10,000	3,333	1,109	2,224
Electric Utility Services				
Utility Services	350	117	80	37
Utility - Street Lights	225,000	75,000	54,986	20,014
Total Electric Utility Services	225,350	75,117	55,066	20,051
Water-Sewer Combination Services				
Utility Services	10,000	3,333	1,740	1,594
Total Water-Sewer Combination Services	10,000	3,333	1,740	1,594
Stormwater Control				

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	01/31/2023	01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	15,000	5,000	50,000	(45,000)
Mitigation Area Monitoring & Maintenance	45,000	15,000	0	15,000
Total Stormwater Control	60,000	20,000	50,000	(30,000)
Other Physical Environment				
General Liability & Property Insurance	13,390	13,390	12,073	1,317
Entry & Walls Maintenance & Repair	50,000	16,667	0	16,666
Landscape Maintenance	220,000	73,333	51,840	21,494
Irrigation Maintenance & Repair	15,000	5,000	0	5,000
Landscape Replacement Plants, Shrubs, Trees	43,000	14,333	37,500	(23,167)
Field Services	8,400	2,800	2,800	0
Total Other Physical Environment	349,790	125,523	104,213	21,310
Contingency				
Miscellaneous Contingency	10,000	3,334	4,730	(1,397)
Total Contingency	10,000	3,334	4,730	(1,397)
Total Expenditures	770,138	283,687	262,154	21,532
Total Excess of Revenues Over(Under) Expenditures	0	486,451	512,975	(26,524)
Fund Balance, Beginning of Period	0	0	33,693	(33,693)
Total Fund Balance, End of Period	0	486,451	546,668	(60,217)

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	10,000	10,000	10,000	0
Total Revenues	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>0</u>
Expenditures				
Contingency				
Capital Reserve	10,000	3,333	0	3,333
Total Contingency	<u>10,000</u>	<u>3,333</u>	<u>0</u>	<u>3,333</u>
Total Expenditures	<u><u>10,000</u></u>	<u><u>3,333</u></u>	<u><u>0</u></u>	<u><u>3,333</u></u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>6,667</u>	<u>10,000</u>	<u>(3,333)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>10,000</u>	<u>(10,000)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>6,667</u></u>	<u><u>20,000</u></u>	<u><u>(13,333)</u></u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	743	(743)
Total Revenues	<u>0</u>	<u>0</u>	<u>743</u>	<u>(743)</u>
Expenditures				
Legal Counsel				
Trustee Counsel	0	0	7,695	(7,696)
Total Legal Counsel	<u>0</u>	<u>0</u>	<u>7,695</u>	<u>(7,696)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>7,695</u>	<u>(7,696)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(6,952)</u>	<u>6,952</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>97,949</u>	<u>(97,949)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>90,997</u>	<u>(90,997)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,790	(10,790)
Special Assessments				
Tax Roll	433,170	433,170	477,575	(44,404)
Off Roll	0	0	9,700	(9,700)
Total Revenues	433,170	433,170	498,065	(64,894)
Expenditures				
Debt Service				
Interest	433,170	433,170	0	433,170
Principal	0	0	2,748,851	(2,748,850)
Total Debt Service	433,170	433,170	2,748,851	(2,315,680)
Total Expenditures	433,170	433,170	2,748,851	(2,315,680)
Total Excess of Revenues Over(Under) Expenditures	0	0	(2,250,786)	2,250,786
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1	(1)
Total Other Financing Sources(Uses)	0	0	1	(1)
Fund Balance, Beginning of Period	0	0	2,755,277	(2,755,277)
Total Fund Balance, End of Period	0	0	504,492	(504,492)

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5	(5)
Total Revenues	<u>0</u>	<u>0</u>	<u>5</u>	<u>(5)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5</u>	<u>(5)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>668</u>	<u>(668)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>673</u>	<u>(673)</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

As of 01/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 01/31/2023	Year To Date 01/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1)	1
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1)</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

**Gramercy Farms CDD
Investment Summary
January 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2023</u>
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 18,048
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	11,812
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	61,137
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	5,533
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	8,640
	Total Debt Service Fund Investments	\$ 105,170
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 442
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	231
	Total Capital Project Fund Investments	\$ 673

**Gramercy Farms Community Development District
Summary A/R Ledger
From 01/01/2023 to 01/31/2023**

Fund ID	Fund Name	Customer name	Document num- ber	Date created	Balance Due	AR Account
225, 2240	225-001	225 General Fund	Osceola County Tax Collector	AR00000286	10/01/2022	11,926.04 12110
Sum for 225, 2240						11,926.04
225, 2243	225-201	225 Debt Service Fund S2011	Osceola County Tax Collector	AR00000286	10/01/2022	7,254.30 12110
Sum for 225, 2243						7,254.30
Sum for 225						19,180.34
Sum Total						19,180.34

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District
Summary A/P Ledger
From 01/01/2023 to 01/31/2023

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
225, 2240					
225 General Fund	01/01/2023	Anthem Park CDD	Board of Supervisors Meeting Room Rental 01/2	Board of Supervisors Meeting Room Rental 01/23	45.00
225 General Fund	08/18/2022	Aquatic Weed Control, Inc.	14749	Pond Maintenance 07/22	1,550.00
225 General Fund	09/13/2022	Aquatic Weed Control, Inc.	14749-Reverse	Pond Maintenance 07/22	(1,550.00)
225 General Fund	01/25/2023	Elizabeth Fernandez	EF102523	Board of Supervisors Meeting 01/25/23	200.00
225 General Fund	12/15/2022	Joel Sanchez	JS121522	Board of Supervisors Meeting 12/15/22	200.00
225 General Fund	01/25/2023	Maria V. Borrero	MB012523	Board of Supervisors Meeting 01/25/23	200.00
225 General Fund	01/25/2023	Rolando Fernandez	RF012523	Board of Supervisors Meeting 01/25/23	200.00
225 General Fund	11/04/2022	Toho Water Authority	001 53600 4301 09/22	City Of St Cloud Utility Summary 09/22	244.70
Sum for 225, 2240					1,089.70
Sum for 225					1,089.70
Sum Total					1,089.70

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2007

Construction/Remedial Account Activity Through January 31, 2023

Inflows:	Debt Proceeds	\$	44,734,568.39	
	Underwriter Discount		825,000.00	
			45,559,568.39	Total Bond Proceeds:
	Interest Earnings		1,241,481.28	
	Transfer from Series 2011 REM Account		10,000.00	
	Transfers from Reserve Accounts		1,040,524.98	
			2,292,006.26	Total Other Proceeds:
			47,851,574.65	Total Inflows: \$

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee 1/31/2023
03/26/07	COI	Underwriters Discount	\$ (825,000.00)	Cleared
03/26/07	COI	Rizzetta & Company	(30,000.00)	Cleared
03/26/07	COI	Rizzetta & Company	(5,000.00)	Cleared
03/26/07	COI	Greenberg Traurig	(57,500.00)	Cleared
03/26/07	COI	Holland & Knight	(5,250.00)	Cleared
03/26/07	COI	Merit Financial Press	(10,101.96)	Cleared
03/26/07	COI	Squire, Sanders & Dempsey	(85,000.00)	Cleared
03/26/07	COI	Hopping Green & Sams	(24,910.05)	Cleared
06/15/07	COI	US Bank	(12,060.00)	Cleared
03/31/07	COI	Rizzetta & Company	(3,500.00)	Cleared
03/31/07	COI	Rizzetta & Company	(3,500.00)	Cleared
04/23/07	COI	Gramercy Farms CDD	(15,089.95)	Cleared
04/24/07	COI	Digital Assurance Certification LLC	(4,000.00)	Cleared
		Total COI:	(1,080,911.96)	
03/26/07	1	Gramercy Farms, LLC	(21,966,475.52)	Cleared
04/17/07	2	Gramercy Farms CDD	(12,537.00)	Cleared
04/17/07	3	Gramercy Farms CDD	(5,000.00)	Cleared
04/05/07	4	Stantec Consulting Services	(14,328.81)	Cleared
05/17/07	5	Hopping Green & Sams	(3,676.50)	Cleared
06/14/07	6	Stantec Consulting Services	(9,546.57)	Cleared
06/14/07	7	Gramercy Farms, LLC	(1,473,987.02)	Cleared
06/20/07	8	Hopping Green & Sams	(430.00)	Cleared
07/16/07	9	Hopping Green & Sams	(193.50)	Cleared
07/17/07	10	Stantec Consulting Services	(13,404.96)	Cleared
08/13/07	11	Stantec Consulting Services	(8,112.96)	Cleared
08/22/07	12	Hopping Green & Sams	(666.50)	Cleared
09/10/07	13	Jr. Davis Construction Co., Inc.	(18,960.57)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2007

Construction/Remedial Account Activity Through January 31, 2023

09/11/07	14	Stantec Consulting Services	(2,883.29)	Cleared
09/20/07	15	Hopping Green & Sams	(365.50)	Cleared
10/08/07	16	Stantec Consulting Services	(10,353.87)	Cleared
10/22/07	17	Hopping Green & Sams	(236.50)	Cleared
10/25/07	18	Jr. Davis Construction Co., Inc.	(25,003.42)	Cleared
11/13/07	19	Stantec Consulting Services	(14,484.03)	Cleared
12/06/07	20	Hopping Green & Sams	(64.50)	Cleared
12/20/07	21	Stantec Consulting Services	(8,890.59)	Cleared
01/16/08	22	Jr. Davis Construction Co., Inc.	(9,259.24)	Cleared
01/31/08	23	Stantec Consulting Services	(5,431.13)	Cleared
02/25/08	24	Stantec Consulting Services	(687.50)	Cleared
02/27/08	25	Chapco Fence, LLC.	(1,125.00)	Cleared
03/10/08	26	Chapco Fence, LLC.	(3,196.00)	Cleared
03/20/08	27	Chapco Fence, LLC.	(19,013.94)	Cleared
03/26/08	28	Stantec Consulting Services	(1,842.50)	Cleared
03/28/08	29	Gramercy Farms, LLC	(629,644.17)	Cleared
03/31/08	30	Jr. Davis Construction Co., Inc.	(34,649.59)	Cleared
03/31/08	31	Jr. Davis Construction Co., Inc.	(148,042.74)	Cleared
03/31/08	32	Art Bookbinders of America, Inc.	(1,305.00)	Cleared
04/25/08	33	Hopping Green & Sams	(450.00)	Cleared
04/29/08	34	Stantec Consulting Services	(2,277.40)	Cleared
04/30/08	35	Jr. Davis Construction Co., Inc.	(5,913.68)	Cleared
04/30/08	36	Jr. Davis Construction Co., Inc.	(56,328.37)	Cleared
04/30/08	37	Jr. Davis Construction Co., Inc.	(22,707.93)	Cleared
05/13/08	38	Hopping Green & Sams	(5,012.02)	Cleared
05/23/08	39	Stantec Consulting Services	(930.44)	Cleared
05/31/08	40	Jr. Davis Construction Co., Inc.	(34,382.03)	Cleared
06/30/08	41	Stantec Consulting Services	(381.53)	Cleared
07/03/08	42	Hopping Green & Sams	(6,421.50)	Cleared
07/03/08	43	Jr. Davis Construction Co., Inc.	(15,559.96)	Cleared
07/25/08	44	Stantec Consulting Services	(631.87)	Cleared
08/13/08	45	Jr. Davis Construction Co., Inc.	(38,117.30)	Cleared
08/20/08	46	Stantec Consulting Services, Inc.	(2,475.00)	Cleared
09/09/08	47	Hopping Green & Sams	(91.50)	Cleared
09/10/08	48	Squire, Sanders & Dempsey, L.L.P.	(1,649.54)	Cleared
09/16/08	49	Stantec Consulting Services	(2,306.88)	Cleared
10/22/08	50	Stantec Consulting Services	(1,519.09)	Cleared
11/30/08	51	Jr. Davis Construction Co., Inc.	(4,652.35)	Cleared
11/30/08	52	Stantec Consulting Services	(1,297.38)	Cleared
11/30/08	53	Alpha EMC	(60,350.38)	Cleared
12/17/08	54	Alpha EMC	(260.00)	Cleared
12/17/08	55	Stantec Consulting Services	(2,077.75)	Cleared
01/26/09	56	Stantec Consulting Services	(5,428.67)	Cleared
02/24/09	57	Stantec Consulting Services	(12,436.35)	Cleared
03/17/09	58	Hopping Green & Sams	(697.50)	Cleared
03/23/09	59	Stantec Consulting Services	(7,418.49)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2007

Construction/Remedial Account Activity Through January 31, 2023

04/15/09	60	Hopping Green & Sams	(2,905.00)	Cleared
04/28/09	61	Stantec Consulting Services	(4,179.88)	Cleared
05/31/09	62	Stantec Consulting Services	(3,480.91)	Cleared
06/22/09	63	Stantec Consulting Services	(4,276.50)	Cleared
06/30/09	64	Jr. Davis Construction Co., Inc.	(106,089.26)	Cleared
07/15/09	65	South Florida Water Management District	(1,000.00)	Cleared
07/23/09	66	Jr. Davis Construction Co., Inc.	(48,266.04)	Cleared
07/23/09	67	Jr. Davis Construction Co., Inc.	(17,150.64)	Cleared
07/27/09	68	Hopping Green & Sams	(7,451.07)	Cleared
07/27/09	69	Stantec Consulting Services	(6,969.27)	Cleared
08/26/09	70	Jr. Davis Construction Co., Inc.	(52,811.32)	Cleared
09/09/09	71	Stantec Consulting Services, Inc.	(6,271.76)	Cleared
09/30/09	72	Jr. Davis Construction Co., Inc.	(844.07)	Cleared
09/30/09	73	Jr. Davis Construction Co., Inc.	(5,961.72)	Cleared
09/30/09	74	Stantec Consulting Services, Inc.	(5,454.00)	Cleared
10/13/09	75	Hopping Green & Sams	(3,255.00)	Cleared
10/28/09	76	Jr. Davis Construction Co., Inc.	(3,298.98)	Cleared
10/28/09	77	Stantec Consulting Services, Inc.	(1,025.86)	Cleared
10/27/09	78	Hopping Green & Sams	(133.50)	Cleared
11/10/09	79	Gary's Grading	(2,014.00)	Cleared
11/20/09	80	Hopping Green & Sams	(2,031.00)	Cleared
11/23/09	81	Stantec Consulting Services, Inc.	(916.50)	Cleared
12/01/09	82	Stantec Consulting Services, Inc.	(2,058.41)	Cleared
12/08/09	83	Chapco Fence, LLC.	(5,990.00)	Cleared
12/14/09	85	Stantec Consulting Services, Inc.	(712.78)	Cleared
01/07/10	86	EarthBalance	(8,410.90)	Cleared
01/27/10	87	Stantec Consulting Services, Inc.	(1,503.37)	Cleared
02/04/10	88	Hopping Green & Sams	(141.00)	Cleared
02/23/10	89	Stantec Consulting Services, Inc.	(4,939.50)	Cleared
03/10/10	90	Jr. Davis Construction Co., Inc.	(425.00)	Cleared
03/10/10	91	Hopping Green & Sams	(525.00)	Cleared
03/29/10	92	Stantec Consulting Services, Inc.	(3,992.76)	Cleared
05/12/10	93	Hopping Green & Sams	(4,481.50)	Cleared
05/12/10	94	Stantec Consulting Services, Inc.	(3,939.32)	Cleared
06/07/10	95	Hopping Green & Sams	(47.00)	Cleared
06/07/10	96	Stantec Consulting Services, Inc.	(1,609.09)	Cleared
07/01/10	97	Stantec Consulting Services, Inc.	(631.01)	Cleared
08/18/10	98	Stantec Consulting Services, Inc.	(3,323.26)	Cleared
08/25/10	99	Gary's Grading	(7,950.00)	Cleared
09/22/10	100	Stantec Consulting Services, Inc.	(985.58)	Cleared
11/16/10	101	Stantec Consulting Services, Inc.	(10,594.59)	Cleared
02/10/11	102	Stantec Consulting Services, Inc.	(7,411.80)	Cleared
03/10/11	103	Stantec Consulting Services, Inc.	(1,819.10)	Cleared
03/10/11	104	Hopping Green & Sams	(423.00)	Cleared
04/01/11	105	Hopping Green & Sams	(329.00)	Cleared
04/01/11	106	Stantec Consulting Services, Inc.	(3,250.28)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2007

Construction/Remedial Account Activity Through January 31, 2023

04/27/11	107	Stantec Consulting Services, Inc.	(1,741.48)	Cleared
05/13/11	108	Stantec Consulting Services, Inc.	(2,889.12)	Cleared
Total Requisitions:			(25,101,483.46)	

Non-Construction Related Disbursements:

06/04/09	RA1	Maxcy Development Group	(27,015.53)	Cleared
06/16/09	RA2	Greenberg Traurig	(8,467.21)	Cleared
06/16/09	RA3	Greenberg Traurig	(3,357.50)	Cleared
06/16/09	RA4	Greenberg Traurig	(4,225.35)	Cleared
09/03/09	RA5	Maxcy Development Group	(10,000.00)	Cleared
09/30/09	RA6	Greenberg Traurig	(6,795.76)	Cleared
09/30/09	RA7	Greenberg Traurig	(2,240.87)	Cleared
09/30/09	RA8	Greenberg Traurig	(3,200.16)	Cleared
09/30/09	RA9	Greenberg Traurig	(7,628.19)	Cleared
10/22/09	RA10	US Bank	(24,753.13)	Cleared
10/27/09	RA11	Maxcy Development Group	(10,000.00)	Cleared
10/28/09	RA12	Maxcy Development Group	(10,000.00)	Cleared
12/08/09	RA13	Maxcy Development Group	(10,000.00)	Cleared
12/21/09	RA14	US Bank	(4,589.72)	Cleared
12/28/09	RA15	Greenberg Traurig	(16,636.83)	Cleared
12/28/09	RA16	Greenberg Traurig	(412.52)	Cleared
12/28/09	RA17	Greenberg Traurig	(28,094.87)	Cleared
01/27/10	RA18	Maxcy Development Group	(10,000.00)	Cleared
03/30/10	RA19	Maxcy Development Group	(10,000.00)	Cleared
03/30/10	RA20	Maxcy Development Group	(10,252.50)	Cleared
04/08/10	RA21	Greenberg Traurig	(2,830.48)	Cleared
04/08/10	RA22	Greenberg Traurig	(16,858.67)	Cleared
04/08/10	RA23	Greenberg Traurig	(9,617.29)	Cleared
04/23/10	RA24	Maxcy Development Group	(10,000.00)	Cleared
04/23/10	RA25	Maxcy Development Group	(10,000.00)	Cleared
05/12/10	RA26	US Bank	(15,525.38)	Cleared
05/14/10		Gramercy Farms CDD	(64,334.28)	Cleared
07/06/10	RA27	Greenberg Traurig	(27,926.22)	Cleared
08/31/10		Gramercy Farms CDD	(10,986.97)	Cleared
09/03/10	RA28	Maxcy Development Group	(40,000.00)	Cleared
09/03/10	RA29	Greenberg Traurig	(37,312.14)	Cleared
09/03/10	RA30	Greenberg Traurig	(22,343.55)	Cleared
09/20/10	RA31	US Bank	(3,987.50)	Cleared
09/24/10	RA32	Maxcy Development Group	(6,000.00)	Cleared
10/31/10		Gramercy Farms CDD	(11,581.18)	Cleared
11/30/10		Gramercy Farms CDD	(27,275.00)	Cleared
11/30/10	RA33	Greenberg Traurig	(8,388.66)	Cleared
11/30/10	RA34	Greenberg Traurig	(11,437.99)	Cleared
12/31/10	RA35	Maxcy Development Group	(30,000.00)	Cleared
12/31/10	RA36	Greenberg Traurig	(17,275.50)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds - Series 2007

Construction/Remedial Account Activity Through January 31, 2023

12/31/10	RA37	Greenberg Traurig	(19,412.42)	Cleared
01/31/11	RA38	US Bank	(4,127.50)	Cleared
02/28/11	RA39	Maxcy Development Group	(30,000.00)	Cleared
03/31/11	RA40	Greenberg Traurig	(13,214.11)	Cleared
03/31/11	RA41	Greenberg Traurig	(24,799.20)	Cleared
04/30/11	RA42	Maxcy Development Group	(20,000.00)	Cleared
05/31/11	RA43	Gramercy Farms CDD	(27,275.00)	Cleared
06/30/11	RA44	US Bank	(14,815.63)	Cleared
06/30/11	RA45	Greenberg Traurig	(42,911.79)	Cleared
09/30/11	RA46	Greenberg Traurig	(3,684.50)	Cleared
09/30/11	RA47	Greenberg Traurig	(2,201.50)	Cleared
09/30/11	RA48	US Bank	(10,000.00)	Cleared
08/31/14		US Bank	(26,915.00)	Cleared
08/31/15		US Bank	(1,883.63)	Cleared
10/01/15		US Bank	(13,185.37)	Cleared
06/17/16		US Bank	(12,943.50)	Cleared

Total Non-Construction Related Disbursements: (858,720.10)

Total COI/Requisitions/Non-Construction Disbursements: (27,041,115.52)

Transfer to Interest Accounts:	(1,408,503.75)
Transfer to General Accounts:	(6,323,835.76)
Transfer to Reserve B:	(23,694.00)
Transfer to Series 2011 Accounts:	(10,874,392.19)
DS Interest Payments:	(2,179,360.43)

Total Outflows: (47,850,901.65)

Capital Projects Fund Balance at January 31, 2023 \$ 673.00

Gramercy Farms Community Development District
Notes to Unaudited Financial Statements
January 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

MAINTENANCE PROPOSAL

THIS Proposal is made on February 15, 2023 by Dallos Services Inc. (the "Service Company"), whose address is 1101 Miranda lane suit 101, Kissimmee, Florida 34741 to Grammercy Farms CDD (the "Customer") whose address is 8529 Southpark Cir, Orlando Fl 32819

WHEREAS Service Company is a company engaged in the business of servicing and maintaining building exteriors, interiors as determined by management, grounds and equipment and is willing to provide such services to Customer as per the terms herein.

WHEREAS Customer desires to have the Service Company furnish maintenance on the following:

Cleaning of dog stations and dog areas

Cleaning of playground areas and all other public areas as directed by management.

Pressure washing of all sidewalks and curbs maintained by the CDD

NOW, THEREFORE, in consideration of the mutual covenants and promises hereinafter set forth, the parties hereto agree as follows.

1. Maintenance Services.

Service Company will prepare a schedule or be willing to follow one as required by the management to maintain and service the following;

Dispose of all Dog Stations garbage

Cleaning playgrounds and dog areas, blowing it using gas blower

Pick up garbage around grounds

Inspection of areas for problems

Inspect and address any liability issues that may affect the "Customer" in a timely manner (I.e. trip hazards, loose pieces of debris)

Inspect roads, parking lines, sidewalks

Pressure wash all sidewalks, curbs and surfaces as directed by the CDD management

Any other activity required for the proper maintenance of the community and directed by the management company.

Additional Services:

Report all violations by owners/ tenants to the administration management . Violation list will be provided by administration.

Also, any request for maintenance should be approved by the CDD administration office.

2. Excluded Services

Unless authorized in writing by the Customer, the Service Company shall not be required to make any of the following:

Other safety tests or installations that require an extra building permit, whether recommended or directed by governmental authorities or by insurance companies.

Roof repairs and major structural repairs or work higher than a 14-foot ladder unless using lift equipment with the authorization of Dallos Services inc..

Plumbing repair of water lines.

Electrical repairs.

If the services described in this provision are authorized by the Customer, and if the Service Company agrees to perform them, an additional reasonable charge may be charged for the service.

3. Trained Employees

Trained personnel directly employed and supervised by the Service Company will perform all services required by the terms of this Contract. The Service Company agrees that each of its employees will be properly trained within a reasonable time and will use expected care in the performance of his or her duties.

4. Working Hours

(a) The services required of the Service Company under this Contract, shall be performed during the regular working hours of its regular working days, consisting of 8:00 am to 5:00 pm or the hours required by the Customer, except Federally recognized holidays.

(b) If the Customer requests that the Service Company perform any of its services at times other than during its regular working hours, then for the services performed outside the regular working hours ("emergency calls"), the Customer shall be charged a minimum of 8 hours per emergency call adjusted periodically to compensate for changes in the cost of labor.

(c) If required to work during major holidays recognized by the management office (new year, memorial Day, Labor Day, Independence Day, thanksgiving, memorial or Christmas plus any other holiday observed by the management company) the hourly rate will double, i.e. 4 hours work will be billed as 8 hours and would be work only upon request but as default would not be schedule to work.

(d) Working Hours will be determined by the management office as needed with the accorded hours of a total of 24 hours per week. Any changes required to this can be accommodate upon request.

(e) Any worker requesting Sick time is to be reporting it as soon as possible to the management office and is not billable time to the customer unless using eligible vacation time after the 1-year date.

5. Contract Price

(a) The Customer shall pay the Service Company at the rate of \$31.00 per hour for the regular services to be performed under this proposal of 24 hours a week.

(b) The amount specified in (a) above shall be adjusted annually to reflect any changes in the costs of the labor, parts, equipment, and materials supplied by the Service Company under this Contract. 4 percentage of the contract price shall be increased on each anniversary of the commencement date of services.

(c) (d) Amounts due to Service Company will be billed to Customer on a weekly basis and will be due and payable within 15 days thereafter.

(d) All materials and consumables bought and used in service of the Customer by the Service Company will be billed in the invoice and a memo of the use of such, including but not limited to materials used in repairs, gloves, garbage bags, to be bought and become property of the Customer, uniforms if need to be in accordance to the image of the Customer and any other consumables.

(e) Excluded from consumables charged are; gasoline for pressure washer and equipment for the pressure washing and blowing,

(f) The CUSTOMER must provide access to water for pressure washing

6. Term of Contract proposed

The term of this Contract shall commence and shall continue in full force if the Proposal were accepted and in effect until it is terminated. Either party, by giving 30 days' written notice to the other party, may terminate this Contract either at the completion of the first 1 years of service under

this Contract or at the end of any subsequent year. In any event, this Contract shall be in effect for a minimum of 1 year.

7. Miscellaneous Provisions

- (a) **Applicable Law:** This Contract shall be construed under and in accordance with the laws of the Florida, and all obligations of the parties created under this Contract are performable in Osceola County, Florida.
- (b) **Parties Bound:** This Contract shall be binding on and inure to the benefit of the parties to this Contract and their respective heirs, executors, administrators, legal representatives, successors and assigns as permitted by this Contract.
- (c) **Legal Construction:** In the event, any one or more of the provisions contained in this Contract shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision. This Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained in it.
- (d) **Prior Contracts Superseded:** This Contract constitutes the sole and only Contract of the parties and supersedes any prior understandings or written or oral Contracts between the parties respecting the subject matter of this Contract.
- (e) **Amendments.** This Contract may be amended by the parties only by a written Contract.
- (f) **Assignment.** A party may assign or transfer this Contract without the prior written consent of the non-assigning party.
- (g) **Employer Liability Exclusion:** The Customer will not be liable for any injury suffered by a worker during the execution of the job.

8. Signatures

This Contract shall be signed on behalf of Dallos Services Inc. by Javier Dallos, its President, and on behalf of Grammercy Farms CDD by a authorized representative.

This Maintenance Contract is executed and agreed to by:

February 15, 2023

Javier Dallos
dallos.services@gmail.com

Grammercy Farms CDD
Authorized Representative