



Rizzetta & Company

Gramercy Farms Community Development District

**Board of Supervisors'
Special Meeting
May 24, 2023**

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

www.gramercyfarmscdd.org

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

Meeting location is at the basketball court entering 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	Scott Brizendine	Rizzetta & Company, Inc.
District Council	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

May 23, 2023

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

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Wednesday, May 24, 2023, at 9:00 a.m.** at the basketball court entering 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. Gramercy Farms May 2023 Landscape Inspection Report by Bryan Schaub.....Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on March 09, 2023 Tab 2
 - B. Consideration of Operation and Maintenance Expenditures for February, March, and April 2023Tab 3
- 5. BUSINESS ITEMS**
 - A. Consideration of Proposed Budget Package.....Tab 4
 - B. Consideration of Resolution Approving FY 2023/2024 Budget & Setting HearingTab 5
 - C. Consideration of Proposals for Pressure Washing
 - i. HP Home Maintenance Solutions Proposal.....Tab 6
 - ii. BSB Services Proposal.....Tab 7
 - D. Consideration of Down to Earth Proposal for Irrigation Repairs.....Tab 8
 - 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,

Scott Brizendine

Scott Brizendine
District Manager

cc: Wes Haber, Kutak Rock LLP

TAB 1

GRAMERCY FARMS

LANDSCAPE INSPECTION REPORT



May 6, 2023
Rizzetta & Company
Bryan Schaub - Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Dog Park & Main Entrance

General Updates, Recent & Upcoming Maintenance Events

- Continue rotations to prune back overgrowing plants from the natural areas.
- Upcoming fertilization events for turf, beds & palms.
- 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. **Orange** is for Staff.

1. At the dog park parking area, directly north of the sidewalk & property-wide, drip irrigation is raised & can be cut with an edger. Correct.
2. 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. (Pic 2)
3. Property-wide, continue to remove all mosses from trees and shrubs.
4. To the east of the dog fence, a Viburnum has died. Report cause of death. (Pic 4 >)
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, & the dead Viburnum units need to be replaced.
7. There is exposed drip line in every bed that was mulched. Drip lines need to be stapled.
8. Remove the suckers that are all over the beds to the east of the dog fence, in the Dog Park area.
9. At the dog park area & property-wide, mulch was installed improperly by the previous vendor. These areas will need to be corrected.



GFB & Main Entrance

10. At the south entrance monument, repair irrigation break at edge of bed.

11. At the entrance, treat the Ornamental Grasses for mites and prune.

12. Also, remove all weeds from the Ornamental Grasses. (Pic 12)



13. 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. Correct as possible.

14. In the dog park/courts area, one of the Crape Myrtles did not make it. It needs to be removed. (Pic 14)



15. At the dog park parking area, it appears a vehicle drove through the bed. Rejuve prune the damaged units. (Pic 15)

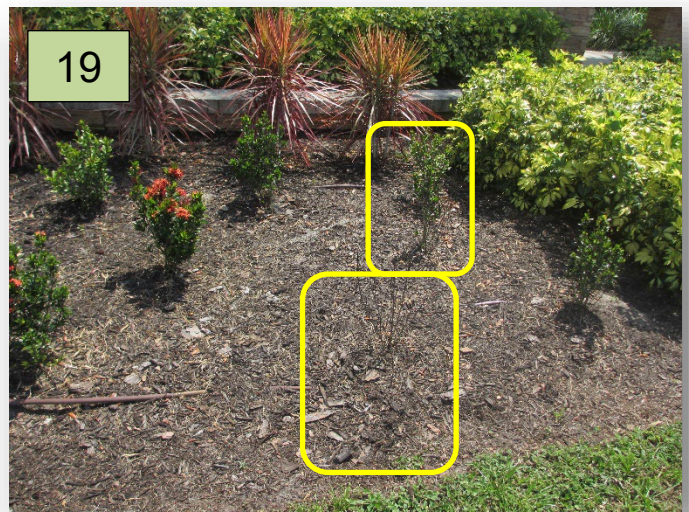


16. At the entrance, remove all grassy & broadleaf weeds growing in the shrubs.

17. Property-wide, repair any cut drip lines.

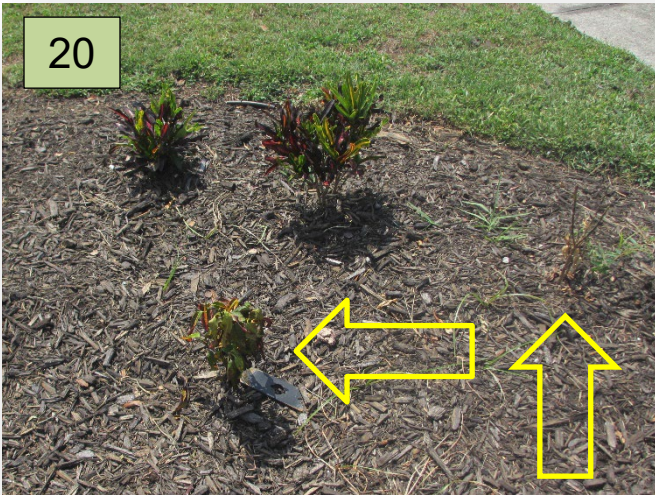
18. In both ROWs of GFB, remove the very large vine growths on the Viburnum hedges. The hedges were pruned, and the vines were sheered off and not removed. They will keep coming back if not pulled out by the roots.

19. At both entrance monuments, investigate & take corrective action for the Ixora. They appear to be in **drought stress due to broken irrigation at south entrance.** (Pic 19)



GFB, Round About, & Baler

20. In the north ROW, more of the newly installed Muhly Grasses are stressed & some have died. Also, the new Croton are starting to die. Diagnose, treat & replace. (Pic 20)



21. At the north entrance, prune the Crape Myrtle that is contacting the structure. (Pic 21)



22. Along both ROWs of GFB, the fungus in the Shilling's Holly is back. Diagnose, treat & prune out dead material. It will spread rapidly.

23. In the south ROW of GFB, remove two Brazilian Pepper trees growing in the Viburnum hedge & remove large weeds along GFB. (Pic 23 >)

24. Along both ROWs and the median of GFB, it is time for the seasonal pruning of the Ornamental Grasses. Treat for Mites.

25. In the same area, set strong bed lines including the tree rings.

26. Lift all tree branches to FDOT standards over sidewalks & roadways, property-wide.

27. Along the south ROW of GFB, drip irrigation needs to be repaired.

28. Along GFB, remove all grassy weeds from the shrubs & hedges.

29. All natural areas especially around pond banks need to be cut back.

30. At the Round About & the NE corner of GFB & Shelburne, there are 6 drip line cuts & one broken, drip stub.

31. At the Round About in the NE corner, detail the Pine tree bed and flush cut the Pine stump to under grade. Pine stump still above grade & is a tripping hazard.

32. 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 there are units to be replaced.

33. In the same area, trim all plants especially the Ornamental Grasses that are encroaching on the sidewalks & roadways.



Baler, Harlow & Ivy Stable

34. Prune the Ornamental Grasses in the NE & SE corners of the Round About and treat for Mites. (Pic 34)



35. Diagnose & treat the Juniper at the Round About.
36. At the Round About & along GFB's median, remove all Vetch from the Ornamental Grasses.
37. Detail the bush/tree clusters near the creek between Baler Trails & Valley Creek.
38. In the north boundary from 2801 to 2839 Shelburne & at cul-de-sac, there is still brush growing into back yards. Only part of the area was cleaned. The rest needs to be cleared & all maintained regularly.
39. Along GFB & property-wide, remove all suckers from the Crape Myrtles.
40. Along the boundary areas, the beds need to be detailed, strong bed lines set and mowing.
41. At the driveway to the lift station try to grow each sides' Holly bushes to equal heights.
42. In the Viburnum hedges running east & south from the lift station, set bed lines, prune to consistent height & prune for plant separation.

43. 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.

44. At the lift station, clear the water flow structures. (Pic 44)



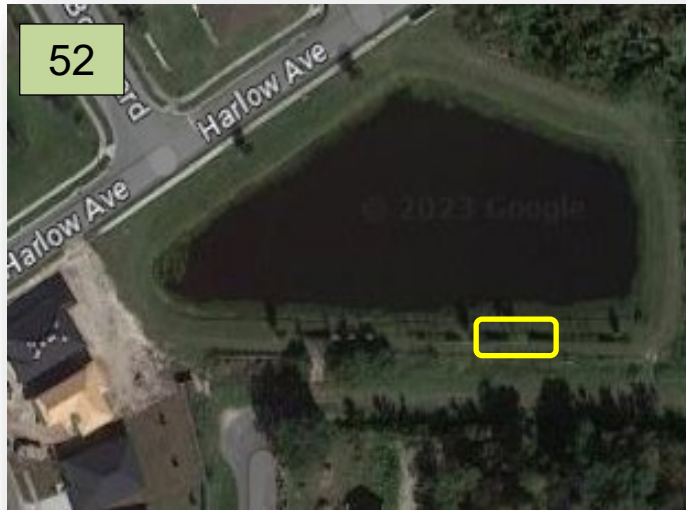
45. In the same area, there are repairs needed for the tire damage caused by machinery used to clear boundary areas.
46. The neighbor's fence posts need to be repaired. Asking for board direction.
47. At the Ivy Stable park, improve the color & coverage of the turf. It has expanding, thin and bare areas. When hydrated, treat for weeds.
48. In the same park, diagnose & treat the stressed Viburnum hedges.
49. At the Ivy Stable park, there are 2 stumps that were left after tree removals. One is outside the fence facing GFB & the other is inside the fence by the west entrance. THEY ARE TRIPPING HAZARDS. Correct as soon as possible.
50. In the same park, remove all suckers from the Live Oaks.



Harlow, Sweet Acres & Old Hickory

51. Along GFB, prune all plant material that is contacting structures including the walls.

52. Diagnose or have a tissue sample tested of, the stressed Palm on the south side of the pond at the end of GFB. Report findings. (Pic 52)



53. 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 the dead Viburnum. Replacements needed.

54. Treat the turf at the park on Sweet Acres, for Sedge, grassy weeds & broadleaf weeds when hydrated. Continue to improve the vigor & coverage of the turf and then start reel mowing.

55. At the parks, replace the stakes used to re-stake trees. These are tripping hazards.

56. At the Sweet Acres park, remove the suckers from the Live Oaks. (Pic 56 >)

57. At Sweet Acres park, discontinue scalping the turf, **treat for ants, remove weeds from the playground, and lift trees overgrowing the sidewalks.**

58. At the Harlow mail kiosk, detail the beds & tree rings.

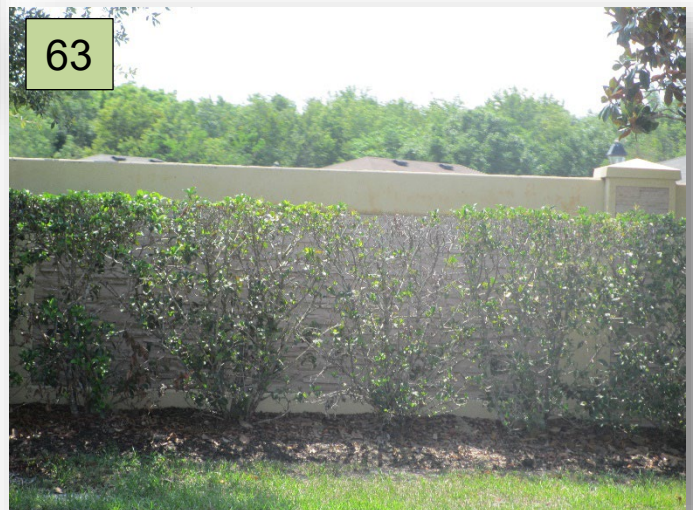
59. Check for any water flow structures that are overgrown. Report & these will need to be cleared.

60. Along the east ROW of Harlow, someone has installed white beach sand around a Live Oak.

61. In the same area, remove all suckers from the Live Oaks.

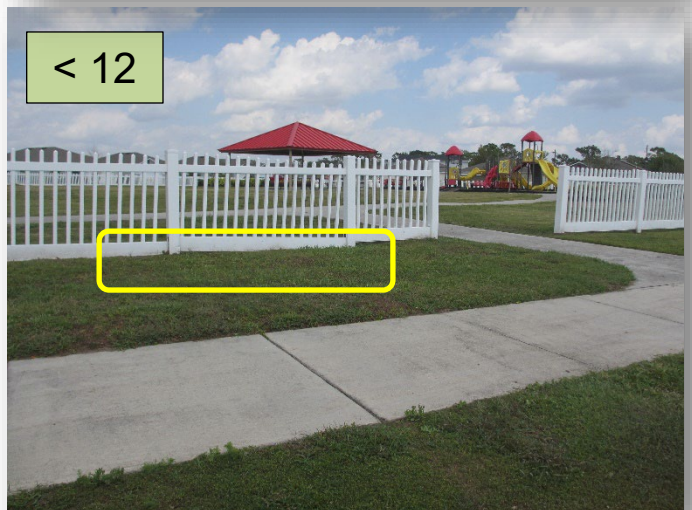
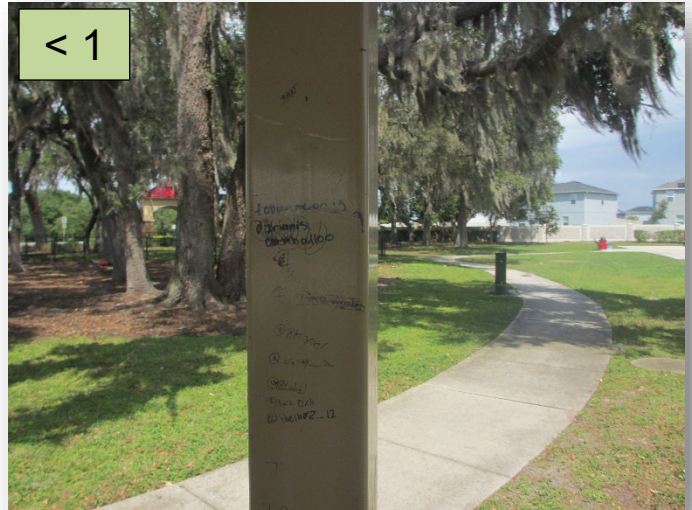
62. In the same area, there is a bubbler whip wrapped around a Live Oak. It will need to be unwound and stapled.

63. On Old Hickory Road in the west ROW between sidewalk and wall, there are multiple dead Viburnum. Trim out dead plant material & replacement units will be needed. (Pic 63)



Walls, Fences, Benches & Equipment

1. The roof on the pavilion at the dog park needs to be cleaned, There is also graffiti & new vulgar graffiti on the posts & columns. (Pic 1 >)
2. In the same park, the water fountains are not working. The dog fence repairs are under way and look good. (Pic 2 >)
3. At the same park, there is bent playground equipment.
4. In the same park, all the benches have exposed and/or rusty metal areas. There are also, bent areas of metal, present.
5. At all three parks with playground equipment, the playground mulch is too low.
6. At the courts, one of the basketball nets is ripped.
7. In the north ROW of GFB between Mosshire & the Round About, the Round About speed sign is bent and leaning.
8. At the Ivy Stable park, the benches have rust and some damage.
9. At the Sweet Acres park, there is a sign down on the turf.
10. At the Sweet Acres & Ivy Stable parks, the fences have moss & mildew.
11. At the Ivy Stable park, the pavilion roof has rust, moss & mildew. There is, also graffiti on the pavilion.
12. At the Sweet Acres park on the south side near the sidewalk entrance, there are two broken fence runners. (Pic 12 >)
13. At the Sweet Acres pavilion there is rust on the beams/posts & graffiti on the posts.



14. At the Sweet Acres park, there is mold/mildew & graffiti on the playground equipment.

15. At the intersection of GFB & Harlow, the stop sign is leaning.



Walls, Fences, Benches & Equipment

- 16. At the Ivy Stable park, the fence on the GFB side has bent slats.
- 17. At the Sweet Acres playground, there is a busted panel of the equipment. (Pic 17 >)
- 18. At the Ivy Stable park, there is broken playground equipment. (Pic 18 >)
- 19. At the Sweet Acres park, there is new graffiti on the benches.



Proposals

1. Down to Earth to generate a proposal to remove a dead Crape Myrtle and replace it with a matching single trunk Crape Myrtle with at least a 3-foot CT in the bed to the south of the dog park/courts parking area. Include all demolition, prep, cleanup, disposal, soil, mulch, and/or any irrigation adjustments or installations. (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 special meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on Wednesday March 08, 2023, at 9:00 a.m. at the basketball court entering Fieldwood Circle, 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
	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

Audience

Call to Order

FIRST ORDER OF BUSINESS

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

SECOND ORDER OF BUSINESS

Audience	Member	Comments
Regarding Agenda Items		

President of the HOA is present questioning why the fees are so high and wants to know what the amenities are. Resident wants to know who is responsible for disposing of the dog waste.

THIRD ORDER OF BUSINESS

RFP for Landscaping Services

1. Down to Earth 83.49 points
2. Duval 55points
3. United Land Services 69.08 points
4. Yellowstone 73.83 Points
5. Scoring Sheet

49

On a motion by Ms. Borrero, seconded by Mr. Fernandez, with all in favor, the Board of supervisors directed district staff to draft a landscaping contract with Down to Earth, for the Gramercy Farms Community Development District.

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FOURTH ORDER OF BUSINESS

Community Updates

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A. Field Manager Update

Review of Field Inspection Report by Mr. Schaub. Supervisor Borrero requested for Bryan to check the dog park area on his monthly inspection.

58

FIFTH OORDER OF BUSINESS

Engineer Report of KB Fence

60

- A. The engineer found many issues with the fence. Mr. Hernandez sent KB fence an email with the engineer's concern and has not received a response. There are gaps on the walls, the landscape hasn't been touched in a very long time. The district is asking KB to address the issues and fix the fence. Mr. Hernandez proposed to budget for the upkeep of the fence for the future.

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SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 25, 2023

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Mr. Hernandez presented the meeting minutes from the previous meeting held on January 25, 2023. There were no comments from the Board on the meeting minutes.

74

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 January 25, 2023, for the Gramercy Farms Community Development District.

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SEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for October, November, December 2022 and January 2023.

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Mr. Hernandez gave his report.

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On a motion by Mrs. Borrero, seconded by Mrs. Fernandez, with all in favor, the Board ratified October, November, December 2022, and January 2023, for the Gramercy Farms Community Development District.

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86 **EIGHTH ORDER OF BUSINESS** **Discussion on Time and Location**
87

88 The board decided on the Third Wednesday of the month at 9am at the Pavilion at the park.
89 Mr. Hernandez noted there is no electricity.

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91 **NINTH ORDER OF BUSINESS** **Discussion of Park Maintenance**
92

93 Supervisor Rolando would like to focus on park maintenance. Questions on drinking fountain.
94

95 **TENTH ORDER OF BUSINESS** **Consideration of Proposal for**
96 **Dallos for Handyman HP Home**
97 **Solutions**
98

On a motion by Mrs. Borrero, seconded by Mr. Fernandez, with all in favor, the board approved HP Home Solutions approving the bid for \$3,325, for Gramercy Farms Community Development District.

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100 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**
101

- 102 A. District Counsel
103 No Report.
- 104
- 105 B. District Engineer
106 No Report
- 107 C. District Manager
108 No Report.
- 109

110 **TWEFTH ORDER OF BUSINESS** **Supervisor Requests and Comments**
111
112 **No comments**

113
114 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**
115

On Motion by Mr. Fernandez, seconded by Mrs. Borrero, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 10:30 a.m. for Gramercy Farms Community Development District.

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120 _____
Assistant Secretary Chairperson/Vice Chairman

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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 February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,116.76**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
A-1 Service Plumbing, Inc.	100063	62911	Backflow Test 02/23	\$ 195.00
Anthem Park CDD	100058	Board of Supervisors Meeting Room Rental	Board of Supervisors Meeting Room Rental 01/23	\$ 45.00
Aquatic Weed Management, Inc	100064	15539	Pond Maintenance 01/23	\$ 1,250.00
Elizabeth Fernandez	100059	EF102523	Board of Supervisors Meeting 01/25/23	\$ 200.00
Joel Sanchez	100060	JS121522	Board of Supervisors Meeting 12/15/22	\$ 200.00
Kutak Rock, LLP	100066	3170820	Legal Services 12/22	\$ 1,688.57
Maria V. Borrero	100061	MB012523	Board of Supervisors Meeting 01/25/23	\$ 200.00
Orlando Utilities Commission	20230302-01	Monthly Summary 01/23 Autopay 225	Utility Services 01/23	\$ 18,460.63
Rizzetta & Company, Inc.	100057	INV0000075283	District Management Fees 02/23	\$ 4,712.58
Rolando Fernandez	100062	RF012523	Board of Supervisors Meeting 01/25/23	\$ 200.00
Stantec Consulting Services, Inc.	100068	2041261	Engineering Services 02/23	\$ 611.50
Toho Water Authority	20230302-2	Monthly Summary 01/23 Autopay 225	Utility Services 01/23	<u>\$ 353.48</u>
Report Total				<u>\$ 28,116.76</u>

A-1 Service Plumbing , Inc.

2601 Pemberton Dr
Apopka, FL 32703 US
407-578-7840
awood@a1serviceplumbing.com



INVOICE

BILL TO
GRAMERCY FARMS CDD
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614
Melinda-407-472-2471 x0858
Rizzetto & Company

SHIP TO
GRAMERCY FARMS CDD
300 BLOCK EVEN
OLD HICKORY TREE ROAD
ST CLOUD, FL

INVOICE 62911
DATE 02/01/2023
TERMS Due Upon Receipt
DUE DATE 02/01/2023

DATE	ACTIVITY	DESCRIPTION	AMOUNT
02/02/2023	BACKFLOW	THURSDAY 2/2/23 MORNING BACK FLOW TEST METER# 53000173 UNIT PASSED *TEST REPORT WILL BE SUBMITTED UPON RECIEPT OF PAYMENT.	195.00

HOMEOWNERS SIGNATURE	SUBTOTAL	195.00
	TAX	0.00
	TOTAL	195.00
	BALANCE DUE	\$195.00



**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

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

Check Request

RECEIVED
01/16/23

Amount: \$ 45.00

Date: January 16, 2023

Payable to: ANTHEM PARK CDD

Address: Anthem Park Clubhouse,
250 International Parkway Suite 280
Lake Mary, FL 32746

Reason: BOS Meeting Space Rental at Anthem Park Clubhouse
–January 25, 2023

Requestor: Melinda Gallo

Special Instructions:

Approved by: Richard Hernandez
Richard Hernandez, District Manager

INVOICE

**Aquatic Weed Management,
Inc.**

PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
(863) 412-1919

Gramercy Farms

Bill to

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

Invoice details

Invoice no.: 15539
Invoice date: 1/31/23
Terms: Net 15

Product or service	Amount
1. Gramercy	1 unit x \$1,250.00 \$1,250.00
Monthly pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	

Total \$1,250.00

Note to customer

The month on the date of the invoice should correspond to the month treatments were made. Thank you!



Gramercy Farms CDD
Meeting Date: January, 25 2023



SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Rolando Fernandez	✓
Joel Sanchez	
Elizabeth Fernandez	✓
Bob Bishop	
Maria Borrero	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00 AM
Meeting End Time:	10:54 AM
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____

Gramercy Farms CDD
 Meeting Date: 12/15/2022

SUPERVISOR PAY REQUEST

RECEIVED
 12/19/22

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Maria Barrero	✓
Rolando Fernandez	✓
Joel Sanchez	✓
Elizabeth Fernandez	✓
Bob Bishop	

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:04
Meeting End Time:	3:44
Total Meeting Time:	1.44 hrs

Time Over _____ (?) Hours:

Total at \$ _____ per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3170820

Client Matter No. 8423-1

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

Invoice No. 3170820
8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

12/01/22	W. Haber	0.30	70.50	Review audit award letters and confer with Kronick regarding same
12/07/22	W. Haber	0.20	47.00	Review proposed agenda
12/14/22	W. Haber	0.40	94.00	Prepare for Board meeting
12/15/22	W. Haber	1.40	329.00	Prepare for and participate in Board meeting
12/18/22	K. Jusevitch	0.40	48.00	Research management RFP
12/19/22	K. Jusevitch	1.60	192.00	Confer with Haber regarding district management proposals; prepare landscaping termination notice and RFP package
12/20/22	W. Haber	0.40	94.00	Begin preparation of RFPs for District Manager and Landscape Maintenance
12/20/22	K. Jusevitch	1.10	132.00	Prepare draft district management RFP; confer with Haber
12/21/22	W. Haber	1.40	329.00	Review and revise RFPs for landscape maintenance and district management; revise termination

KUTAK ROCK LLP

Gramercy Farms CDD
January 31, 2023
Client Matter No. 8423-1
Invoice No. 3170820
Page 2

12/27/22	W. Haber	0.40	94.00	letter; confer with Hernandez Review proposed agreement with property appraiser regarding public record exemptions and confer with Gallo regarding same
12/28/22	W. Haber	0.80	188.00	Prepare Rizzetta termination letter and review and revise RFQ for management services; confer with Fernandez regarding same; confer with Pastrana regarding RFQ for landscape maintenance and review prior form
12/29/22	W. Haber	0.30	70.50	Finalize and send Rizzetta termination letter
TOTAL HOURS		8.70		
TOTAL FOR SERVICES RENDERED				\$1,688.00
DISBURSEMENTS				
Freight and Postage			0.57	
TOTAL DISBURSEMENTS				<u>0.57</u>
TOTAL CURRENT AMOUNT DUE				<u>\$1,688.57</u>

RECEIVED
02/01/23

Gramercy Farms CDD

OUC

January 23

Month: 01/23 Dated 01/12/23

12/12/22 - 01/12/23 Due: 02/01/23

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr.	001 53100 4307	\$ 18,421.82
9433056077	2900	Block Even Old Hickory Tr.	001 53100 4301	\$ 38.81
TOTAL				\$ 18,460.63
				Summary
		Utility Services	001 53100 4307	\$ 18,421.82
		Utility Services	001 53100 4301	\$ 38.81
				Total
				\$ 18,460.63

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

DUE DATE

02/01/23




OPENING BALANCE \$18,326.56	-	PAYMENTS \$18,326.56	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$18,421.82	=	TOTAL AMOUNT DUE \$18,421.82
--------------------------------	---	-------------------------	---	---------------------------	---	--------------------------------	---	---------------------------------

CURRENT CHARGES SUMMARY \$18,421.82*

OUConvenient Lighting	\$ 18,238.33
Osceola County Tax	4.62
Gross Receipts Tax	3.51
Florida Sales Tax	140.56
Discretionary Sales Surtax	34.80

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

CUSTOMER SERVICE

-  **Online**
www.ouc.com
-  **Telephone**
407-423-9018
-  **Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

NEED FINANCIAL ASSISTANCE?

OUC offers personalized solutions to help you keep the lights on and water flowing for your family.

Learn more at
OUC.com/assistance.



ACCOUNT NUMBER

0933934710

DO NOT PAY

DUE DATE 02/01/23	TOTAL AMOUNT DUE \$18,421.82
-----------------------------	---------------------------------

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

Your bank account will be drafted on January 31, 2023

Seq=6269



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



BILL DATE
01/12/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 3 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$6,048.36

CURRENT CHARGES

OUC Electric Service \$6,048.36

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (12/12/22 - 01/12/23)	
Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Maintenance - Convenient 48 @ \$8.08	387.84
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (12/12/22 - 01/12/23)	
Investment - Convenient 135.68 @ \$9.98	1,354.09
Maintenance - Convenient 30 @ \$8.08	242.40
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (12/12/22 - 01/12/23)	
Investment - Convenient 150.85 @ \$9.98	1,505.48
Maintenance - Convenient 36 @ \$7.72	277.92



BILL DATE
01/12/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 4 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$2,550.25

CURRENT CHARGES

OUC Electric Service **\$2,550.25**

Customer Ref: Phase 6
OUConvenient Lighting (12/12/22 - 01/12/23)
Investment - Convenient 113.3 @ \$9.98 \$ 1,130.73
Maintenance - Convenient 27 @ \$7.72..... 208.44

Customer Ref: Phase 7
OUConvenient Lighting (12/12/22 - 01/12/23)
Investment - Convenient 101.92 @ \$9.98 1,017.16
Maintenance - Convenient 24 @ \$8.08..... 193.92



BILL DATE
01/12/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 5 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$7,322.95

CURRENT CHARGES

OUC Electric Service \$7,322.95

Customer Ref: WO# 518955 Farms Phase 3.	
OUConvenient Lighting (12/12/22 - 01/12/23)	
Investment - Convenient 163.33 @ \$9.98	\$ 1,630.03
Maintenance - Convenient 43 @ \$9.23	396.89
Customer Ref: Phase 1	
OUConvenient Lighting (12/12/22 - 01/12/23)	
Investment - Convenient 277.36 @ \$9.98	2,768.05
Maintenance - Convenient 50 @ \$11.04	552.00
Customer Ref: Phase 2	
OUConvenient Lighting (12/12/22 - 01/12/23)	
Investment - Convenient 168.91 @ \$9.98	1,685.72
Maintenance - Convenient 23 @ \$12.62	290.26



BILL DATE
01/12/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 6 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$2,500.26

CURRENT CHARGES

OUC Electric Service \$2,316.77

Customer Ref: Phase 9
OUConvenient Lighting (12/12/22 - 01/12/23)
Investment - Convenient 181.91 @ \$9.98 \$ 1,815.46
Maintenance - Convenient 54 @ \$6.75 364.50
1,339.20 kWh @ \$0.03418 (Non-Fuel) 45.77
1,339.20 kWh @ \$0.06798 (Fuel) 91.04
(\$82.49 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges \$4.62

Municipal Taxes. \$ 4.62

State of Florida Charges \$178.87

Gross Receipts Tax. \$ 3.51
Florida Sales Tax 140.56
Discretionary Sales Surtax 34.80

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 1 OF 2

PIN#:

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

BILL SUMMARY

DUE DATE
02/01/23

OPENING BALANCE	PAYMENTS	BALANCE FORWARD	CURRENT CHARGES	=	TOTAL AMOUNT DUE
\$27.58	\$27.58	\$0.00	\$38.81	=	\$38.81

CURRENT CHARGES




OUC Electric Service \$37.84

Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (12/12/22 - 01/12/23)	
162 kWh @ \$0.06394 (Non-Fuel)	10.36
162 kWh @ \$0.07334 (Fuel)	11.88
(\$10.85 of your Fuel Cost is exempt from Municipal Tax)	

State of Florida Charges \$0.97

Gross Receipts Tax	\$ 0.97
--------------------	---------

CUSTOMER SERVICE

-  **Online**
www.ouc.com
-  **Telephone**
407-423-9018
-  **Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

NEED FINANCIAL ASSISTANCE?


OUC offers personalized solutions to help you keep the lights on and water flowing for your family.

Learn more at
OUC.com/assistance.



ACCOUNT NUMBER
9433056077

DO NOT PAY

DUE DATE **02/01/23**  TOTAL AMOUNT DUE
\$38.81

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

Your bank account will be drafted on January 31, 2023

Seq=11503

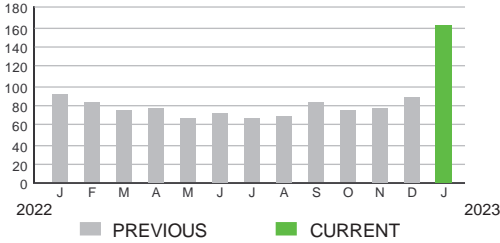


GRAMERCY FARMS COMMUNITY DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

 **Electric Usage in kWh**



Meter Data

METER #: 6CD60005
 CURRENT: 4,152 on 01/12/23
 PREVIOUS: 3,990 on 12/12/22
 TOTAL USAGE: 162 kWh
 DAYS OF SERVICE: 31

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	5.23 kWh	2.79 kWh

HELPFUL PHONE NUMBERS

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

Call Before You Dig
 Sunshine 811
 8-1-1 or 800-432-4770
www.sunshine811.com

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

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

St. Cloud Utilities
 407-957-7344

USEFUL INFORMATION

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

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

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

WAYS TO PAY

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

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

WAYS TO CONTACT US

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
Online	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

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

Invoice

Date	Invoice #
2/1/2023	INV0000075283

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,189.50	\$1,189.50
Administrative Services	1.00	\$409.50	\$409.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$364.00	\$364.00
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,874.58	\$1,874.58
Website Compliance & Management	1.00	\$100.00	\$100.00
		RECEIVED 01/25/23	
		Subtotal	\$4,712.58
		Total	\$4,712.58

Invoice Number	2041261
Invoice Date	February 10, 2023
Purchase Order	215610615
Customer Number	53142
Project Number	215610615

Bill To

Gramercy Farms CDD
 Accounts Payable
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project	Gramercy Farms Community Dev District		
Project Manager	Stewart, Tonja L	For Period Ending	January 27, 2023
Current Invoice Total (USD)	661.50		

Prepare for and attend January CDD meeting; follow up regarding sidewalk maintenance

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	0.75	152.00	114.00
Stewart, Tonja L	2.50	219.00	547.50
Subtotal Professional Services	3.25		661.50

Top Task Subtotal	2023 FY General Consulting	661.50
Total Fees & Disbursements		661.50
INVOICE TOTAL (USD)		661.50

RECEIVED
 02/14/23

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillingier if you have any questions concerning this invoice.
 Phone: (262) 241-8222 [E-mail: Summer.Fillingier@Stantec.com](mailto:Summer.Fillingier@Stantec.com)
 ** PLEASE SEND AN INVOICE # WITH PAYMENT **
 Thank you.

Gramercy Farms CDD

Toho Utility Summary

January 23

Month: 01/23 Dated 01/19/23

12/12/22 - 01/12/23 Due Date: 02/09/23

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	\$ 26.59
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 6.54
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 37.48
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 21.67
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 21.67
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 21.67
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 7.98
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 138.41
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 38.89
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 32.58
TOTAL					\$ 353.48
				Summary	
Utility Services				001 53600 4301	\$ 353.48
				Total	\$ 353.48



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



RECEIVED
JAN 31 2023

Customer Number: 000176860 Account Number: 00039375
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3040 OLD HICKORY TREE ROAD #IRR
Bill Date: 1/25/2023 Due Date: 2/15/2023

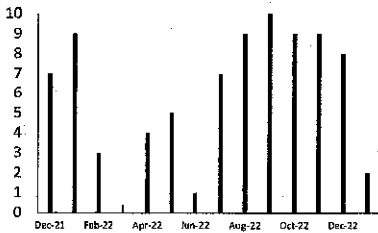
Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

RECEIVED

Summary of Charges

	Consumption	Charge
JAN 31 2023		
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Reclaim Consumption Tier 1	2 TGAL @ 2.46	\$4.92
Toho Sub Total		\$26.59
Total Current Charges		\$26.59
Total Amount Due		\$26.59

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	12/15/22	1/17/23	132	134 Regular	2

**Bank Draft
Do Not Pay**

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

Please return this portion with your payment

4025178



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Customer #: 000176860 Account #: 00039375
Amount Due **\$26.59** Due Date **2/15/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304



11 MAAD
9 - 4271

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



00017686000039375000002659202302150



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



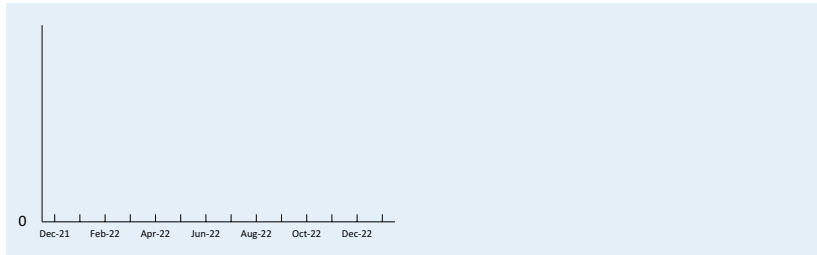
Customer Number: 000176860 Account Number: 00048448
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Water Base Charge		\$6.54
Toho Sub Total		\$6.54
Total Current Charges		\$6.54
Total Amount Due		\$6.54

Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	12/12/22	1/12/23	4	4 Regular	0

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017644

Customer #: 000176860 Account #: 00048448

Amount Due **\$6.54** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000048448000000654202302090

Payment Options

Bank Draft (Automatic Withdrawal): Toho Water Authority can automatically deduct your utility bill total from your bank account. Register online at www.stcloudfl.gov/utilities.

Electronic Check Online: Please visit www.stcloudfl.gov/utilities to make your free e-check payment by quick pay or by logging into your account. Your one-time payment will be deducted directly from your checking account at no additional cost.

Electronic Check by Phone: By calling 407-957-7344, you can make your free e-check payment. Your one-time payment will be deducted directly from your checking account at no additional cost.

Credit Card by phone or online: Invoice Cloud, our independent service provider, processes all credit card utility payments. Call 407-957-7344 option 2 or visit www.stcloudfl.gov/utilities to pay your bill. American Express, Visa, MasterCard, or Discover Cards are accepted. Invoice Cloud will charge a convenience fee of \$2.95 per \$300.00 for credit card transaction.

Pay by Text: Register online at www.stcloudfl.gov/utilities to pay your utility bills by text.

Amscot: Utility payments are accepted at any Amscot center by cash, check, or money order. Your account will be credited the next business day. Amscot charges a fee of \$1.25 per transaction.

Mail Payments: Please make your check or money order payable to Toho Water Authority. Please write your account number on your check or money order. Send your payment and remittance stub to PO Box 31304, Tampa, FL 33631-3304. Please do not send cash.

Drop Box Payments: Located on the Massachusetts Avenue side of City Hall at 1300 Ninth Street, or inside the lobby on the 1st floor of Bldg. A. Payments deposited in the outside drop box will be credited to your account within three to five business days. Payments deposited in the inside drop box before 2pm will be posted on the same day. Payments placed in this drop box after 2pm will be posted to your account on the next business day.

Pay in Person: Payments are accepted in person at City Hall, 1300 Ninth Street, inside the lobby on the 1st floor of Bldg. A., Monday-Friday 8am-4pm. Cash, check, money orders, and credit cards are accepted. Invoice Cloud will charge a convenience fee of \$2.95 per \$300.00 for credit card transactions. No in-person payments will be accepted at the Toho Water Authority Administration Building.

Returned Check Policy: Returned Checks must be paid by cash, money order, or cashier's check. A fee will be assessed as follows:

Under \$50.00 \$ 25.00

\$50.01 to \$300.00 \$ 30.00

\$300.01 and up \$ 40.00 or 5% whichever is greater

Payments returned for past due balances will be considered for disconnection upon processing.

Due Date and Late Penalties

This bill is for services rendered and is due upon receipt. Current bill due date does not apply to past due balances. Bills will become past due on the first day after the statement due date. Accounts not paid by the past due date will be assessed a late charge of \$3 or 1.5% of the past due amount, whichever is greater. Accounts with a past due balance will be subject to disconnection 30 days after the statement due date. If services are disconnected for nonpayment, the total account balance is due immediately and must be paid in full before services will be reconnected. Reconnection charges do apply.

Emergency Service

Please contact Toho Water Authority at 407-957-7344 to report water leaks, breaks, hydrant damage, or other water related emergencies. For water, sewer, or backflow concerns Toho Water Authority reserves the right to evaluate the emergency and determine the need of a plumbing contractor. If a plumber is contacted for services first, Toho Water Authority will not assume responsibility for incurred costs.

Definitions

Initiation Charge: The initial cost of establishing or re-establishing Emergency Medical Service (EMS) and utility services.

Emergency Medical Charge (EMS): A fixed monthly charge to cover maintenance of emergency equipment and vehicles (ambulances, 911 systems, etc.)

Water and Sewer Base Charge: A fixed rate to cover basic costs associated with the operations and maintenance costs for providing water and wastewater service to your home or business, regardless of water usage.

Stormwater Charge: A fixed rate to recover the cost of stormwater improvements.

TGAL: 1,000 gallons. A unit of measurement for water consumption.

Cross Connection Control: A fixed monthly charge to cover the required annual testing, repair and certification for single family residential utility customers requiring a backflow prevention device.

Billing or Account Inquires

Please contact our Customer Service Department if you have questions regarding your utility bill, or if you need to update your contact information. By telephone: 407-957-7344 or email us at: cs-stcloud@tohowater.com.

Visit Us on the Web!

For information regarding your billing statement, water conservation, electronic billing, payments, programs and services, frequently asked questions and more please visit us on the web 24/7 at: www.stcloudfl.gov/utilities.

Need to pay your OUC Bill?

Toho Water Authority will process your OUC electric bill payment in our walk in center located at 1300 Ninth Street, Bldg A, first floor through an independent provider, Fidelity Express, with no transaction fee. Your OUC payment stub, account number, or bill is required for accurate credit to your OUC account.

Rates

Water is billed at a conservation tiered rate, as an incentive to conserve water. There is no minimum use charge on water - you only pay for what you use, however monthly base charges do apply. A detailed list of the water rates can be found at www.stcloudfl.gov/utilities.

Solid Waste

Please visit www.stcloudfl.gov for information about trash collection, yard waste, recycling, special pick-ups, or questions about carts.



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



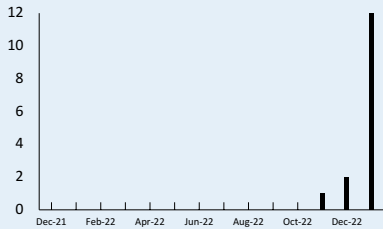
Customer Number: 000176860 Account Number: 00048909
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Water Base Charge		\$12.28
Water Consumption	12 TGAL @ 2.10	\$25.20
Toho Sub Total		\$37.48
Total Current Charges		\$37.48
Total Amount Due		\$37.48

Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	12/12/22	1/12/23	3	15 Regular	12

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017645

Customer #: 000176860 Account #: 00048909

Amount Due **\$37.48** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000048909000003748202302090

Payment Options

Bank Draft (Automatic Withdrawal): Toho Water Authority can automatically deduct your utility bill total from your bank account. Register online at www.stcloudfl.gov/utilities.

Electronic Check Online: Please visit www.stcloudfl.gov/utilities to make your free e-check payment by quick pay or by logging into your account. Your one-time payment will be deducted directly from your checking account at no additional cost.

Electronic Check by Phone: By calling 407-957-7344, you can make your free e-check payment. Your one-time payment will be deducted directly from your checking account at no additional cost.

Credit Card by phone or online: Invoice Cloud, our independent service provider, processes all credit card utility payments. Call 407-957-7344 option 2 or visit www.stcloudfl.gov/utilities to pay your bill. American Express, Visa, MasterCard, or Discover Cards are accepted. Invoice Cloud will charge a convenience fee of \$2.95 per \$300.00 for credit card transaction.

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Under \$50.00 \$ 25.00

\$50.01 to \$300.00 \$ 30.00

\$300.01 and up \$ 40.00 or 5% whichever is greater

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Billing or Account Inquires

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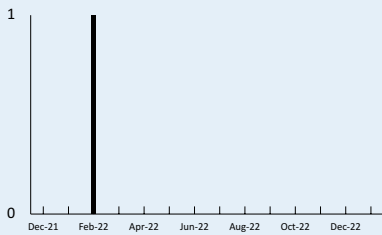
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00050195
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	12/12/22	1/12/23	3071	3071 Regular	0

***Bill due date applies to current charges only.
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**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017646

Customer #: 000176860 Account #: 00050195

Amount Due **\$21.67** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000050195000002167202302090

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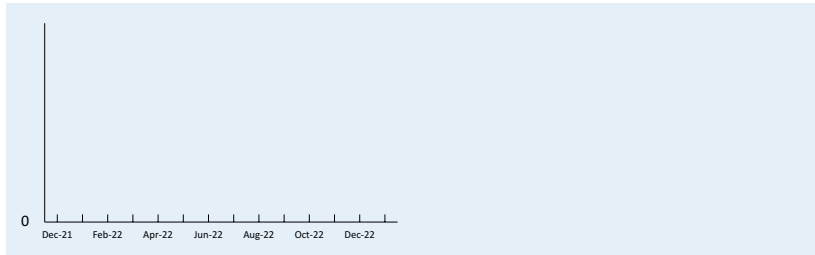
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00050564
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	12/12/22	1/12/23	7305	7305 Regular	0

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

**Bank Draft
Do Not Pay**

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1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017647

Customer #: 000176860 Account #: 00050564

Amount Due **\$21.67** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

Please use this number **00017686000050564** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000050564000002167202302090

Payment Options

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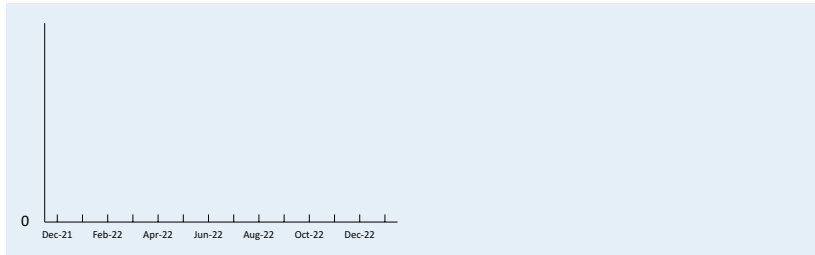
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00052699
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	12/12/22	1/12/23	8909	8909 Regular	0

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

**Bank Draft
Do Not Pay**

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1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017648

Customer #: 000176860 Account #: 00052699

Amount Due **\$21.67** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000052699000002167202302090

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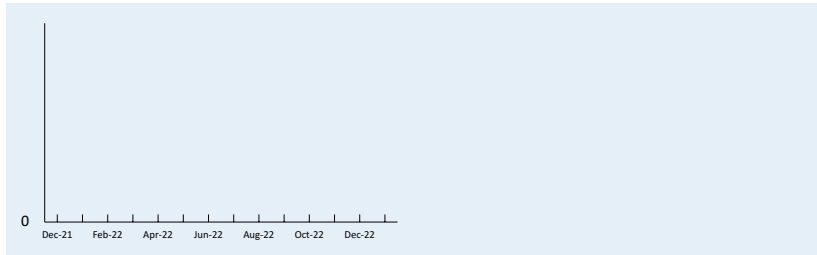
Customer Number: 000176860 Account Number: 00053301
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD
Bill Date: 1/19/2023 Due Date: 2/9/2023

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Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$7.98
Toho Sub Total		\$7.98
Total Current Charges		\$7.98
Total Amount Due		\$7.98

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	12/12/22	1/12/23	0	0 Regular	0

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**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017649

Customer #: 000176860 Account #: 00053301

Amount Due **\$7.98** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000053301000000798202302090

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Under \$50.00 \$ 25.00

\$50.01 to \$300.00 \$ 30.00

\$300.01 and up \$ 40.00 or 5% whichever is greater

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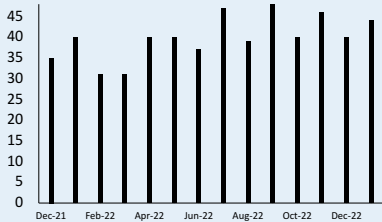
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000183236 Account Number: 00056930
Customer Name: GRAMERCY FARMS, CDD
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	12/12/22	1/12/23	1978	2022 Regular	44

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$14.22
Reclaim Consumption Tier 1	17 TGAL @ 2.46	\$41.82
Reclaim Consumption Tier 2	16 TGAL @ 2.46	\$39.36
Reclaim Consumption Tier 3	11 TGAL @ 3.91	\$43.01
Toho Sub Total		\$138.41
Total Current Charges		\$138.41
Total Amount Due		\$138.41

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017702

Customer #: 000183236 Account #: 00056930

Amount Due **\$138.41** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00018323600056930000013841202302090

Payment Options

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1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



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Manage
Online
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JAN 30 2023

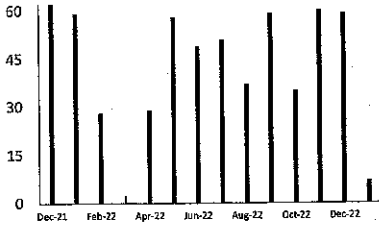
Customer Number: 000183236 Account Number: 00057874
Customer Name: GRAMERCY FARMS, CDD
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE
Bill Date: 1/25/2023 Due Date: 2/15/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Reclaim Consumption Tier 1	7 TGAL @ 2.46	\$17.22
Toho Sub Total		\$38.89
Total Current Charges		\$38.89
Total Amount Due		\$38.89

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	12/14/22	1/17/23	1921	1928 Regular	7

**Bank Draft
Do Not Pay**

*Bill due date applies to current charges only.
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Please return this portion with your payment

4025241



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Customer #: 000183236 Account #: 00057874
Amount Due \$38.89 Due Date 2/15/2023

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304



11 MAAD
9 - 4272

GRAMERCY FARMS, CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



00018323600057874000003889202302150

Payment Options

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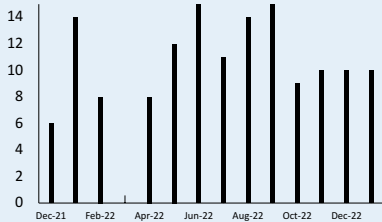
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00058972
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2
Bill Date: 1/19/2023 Due Date: 2/9/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	12/12/22	1/12/23	537	547 Estimate	10

Summary of Charges		
	Consumption	Charge
Previous Balance		\$32.58
Toho Water Authority Charges		
Reclaim Base Charge		\$7.98
Reclaim Consumption Tier 1	8 TGAL @ 2.46	\$19.68
Reclaim Consumption Tier 2	2 TGAL @ 2.46	\$4.92
Toho Sub Total		\$32.58
Total Current Charges		\$32.58
Total Amount Due		\$65.16

***Bill due date applies to current charges only.
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**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4017650

Customer #: 000176860 Account #: 00058972

Amount Due **\$65.16** Due Date **2/9/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000058972000006516202302090

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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 March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$46,314.15**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Management, Inc	100071	15715	Pond Maintenance 02/23	\$ 1,250.00
Kutak Rock, LLP	100074	3183017	Legal Services 01/23	\$ 1,323.00
Orlando Sentinel Communications	100069	067412411000	Legal Advertising 01/23	\$ 487.61
Orlando Sentinel Communications	100072	068886689000	Legal Advertising 02/28	\$ 658.19
Orlando Utilities Commission	20230403-1	Monthly Summary 02/23 Autopay 225	Electric Services 02/23	\$ 18,438.84
Orlando Utilities Commission	20230403-2	Monthly Summary 03/23 Autopay 225	Utility Services 03/23	\$ 18,432.36
Rizzetta & Company, Inc.	100070	INV0000077996	District Management Fees 03/22	\$ 4,712.58
Stantec Consulting Services, Inc.	100075	2052528	Engineering Services 03/23	\$ 742.50
Toho Water Authority	20230403-3	Monthly Summary 02/23 Autopay 225	Utility Services 02/23	<u>\$ 269.07</u>
Report Total				<u>\$ 46,314.15</u>

INVOICE



**Aquatic Weed Management,
Inc.**
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
(863) 412-1919

Gramercy Farms

Bill to

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

Invoice details

Invoice no.: 15715
Invoice date: 2/28/23
Terms: Net 15

Product or service	Amount
1. Gramercy	1 unit x \$1,250.00 \$1,250.00
Monthly pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	
Total	\$1,250.00

Note to customer

The month on the date of the invoice should correspond to the month treatments were made. Thank you!



KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #

First National Bank of Omaha

Kutak Rock LLP

A/C #

Reference: Invoice No. 3183017

Client Matter No. 8423-1

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

Invoice No. 3183017
8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

01/05/23	W. Haber	0.30	70.50	Review correspondence and confer with Hernandez regarding sidewalks
01/07/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
01/15/23	R. Dugan	0.30	52.50	Prepare memorandum regarding statutory notice requirements
01/24/23	W. Haber	0.70	164.50	Prepare for Board meeting; confer with Hernandez; review RFP for district management services
01/24/23	K. Jusevitch	1.20	144.00	Confer with Haber; research and correspond with newspapers regarding publication of management RFP
01/25/23	W. Haber	2.20	517.00	Prepare for and participate in Board meeting
01/25/23	K. Jusevitch	0.20	24.00	Correspond with newspaper and confer with Haber regarding management RFP

KUTAK ROCK LLP

Gramercy Farms CDD
February 25, 2023
Client Matter No. 8423-1
Invoice No. 3183017
Page 2

01/27/23	W. Haber	0.20	47.00	Confer with Gallo regarding agreements for auditing services
01/30/23	W. Haber	0.80	188.00	Confer with Hernandez and Fernandez regarding letter to landscape maintenance provider; confer with Pastrana regarding RFP

TOTAL HOURS 6.20

TOTAL FOR SERVICES RENDERED \$1,323.00

TOTAL CURRENT AMOUNT DUE \$1,323.00

RECEIVED
02/27/23

Invoice & Summary

Billed Account Name: Gramercy Farms Cdd
 Billed Account Number: CU00110659
 Invoice Number: 067412411000
 Amount: \$487.61
 Billing Period: 01/01/23 - 01/31/23
 Due Date: 03/02/23

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
<i>Current Activity</i>						
01/17/23	OSC67412411	Classified Listings, Online Public Hearling/Bid/Misc_Legal 7348430				241.93
01/17/23	OSC67412411	Classified Listings, Online Public Hearling/Bid/Misc_Legal 7360939				245.68
Total Current Advertising						487.61



Total: \$487.61

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
487.61	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 01/01/23 - 01/31/23
 Billed Account Name: Gramercy Farms Cdd
 Billed Account Number: CU00110659
 Invoice Number: 067412411000

Return Service Requested

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

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

Orlando Sentinel
 PO Box 8023
 Willoughby, OH 44096



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

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

FINANCIAL RELATED TERMS

Payments and Disputes

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

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

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

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

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

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

No Set-Off

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

Taxes

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

Other Services

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

Rate Changes & Postal Changes

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

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

Invoice & Summary

Billed Account Name: Gramercy Farms Cdd
 Billed Account Number: CU00110659
 Invoice Number: 068886689000
 Amount: \$1,145.80
 Billing Period: 02/01/23 - 02/28/23
 Due Date: 03/30/23

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward	Paid 03/01/23 Check #100069			487.61
		<i>Current Activity</i>				
02/07/23	OSC68886689	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7375353				658.19
		Total Current Advertising				658.19

RECEIVED
 03/07/23

Total: \$1,145.80

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
1,145.80	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 02/01/23 - 02/28/23
 Billed Account Name: Gramercy Farms Cdd
 Billed Account Number: CU00110659
 Invoice Number: 068886689000

Return Service Requested

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

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Orlando Sentinel
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 Willoughby, OH 44096



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Gramercy Farms CDD

OUC

February 23

Month: 02/23 Dated 02/10/23

01/12/23 - 02/10/23 Due: 03/02/23

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr.	001 53100 4307	\$ 18,411.72
9433056077	2900	Block Even Old Hickory Tr.	001 53100 4301	\$ 27.12
TOTAL				\$ 18,438.84
Summary				
Utility Services			001 53100 4307	\$ 18,411.72
Utility Services			001 53100 4301	\$ 27.12
Total				\$ 18,438.84

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

DUE DATE
03/02/23

OPENING BALANCE \$18,421.82	-	PAYMENTS \$18,421.82	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$18,411.72	=	TOTAL AMOUNT DUE \$18,411.72
--------------------------------	---	-------------------------	---	---------------------------	---	--------------------------------	---	---------------------------------

CURRENT CHARGES SUMMARY \$18,411.72*

OUConvenient Lighting	\$ 18,229.51
Osceola County Tax	4.33
Gross Receipts Tax	3.28
Florida Sales Tax	139.93
Discretionary Sales Surtax	34.67

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

CUSTOMER SERVICE

- Online**
www.ouc.com
- Telephone**
407-423-9018
- Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

SAVE ENERGY, WATER AND MONEY

From energy and water efficiency rebates to conservation videos and online audits, OUC is dedicated to helping you save.

More at ouc.com/waystosave.

ACCOUNT NUMBER
0933934710

DO NOT PAY

DUE DATE **03/02/23** TOTAL AMOUNT DUE
\$18,411.72

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

Your bank account will be drafted on March 01, 2023

Seq=20059



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

GRAMERCY FARMS COMMUNITY DEV

WAYS TO PAY

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

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

WAYS TO CONTACT US

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

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

HELPFUL PHONE NUMBERS

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

Call Before You Dig
Sunshine 811
8-1-1 or 800-432-4770
www.sunshine811.com

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

City of Orlando
Solid Waste: 407-246-2314
Wastewater: 407-246-2213

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

Orange County
Wastewater: 407-836-5515

St. Cloud Utilities
407-957-7344

USEFUL INFORMATION

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

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

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

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



BILL DATE
02/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 3 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$6,048.36

CURRENT CHARGES

OUC Electric Service \$6,048.36

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (01/12/23 - 02/10/23)	
Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Maintenance - Convenient 48 @ \$8.08	387.84
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (01/12/23 - 02/10/23)	
Investment - Convenient 135.68 @ \$9.98	1,354.09
Maintenance - Convenient 30 @ \$8.08	242.40
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (01/12/23 - 02/10/23)	
Investment - Convenient 150.85 @ \$9.98	1,505.48
Maintenance - Convenient 36 @ \$7.72	277.92



BILL DATE
02/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 4 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$2,550.25

CURRENT CHARGES

OUC Electric Service **\$2,550.25**

Customer Ref: Phase 6
OUConvenient Lighting (01/12/23 - 02/10/23)
Investment - Convenient 113.3 @ \$9.98 \$ 1,130.73
Maintenance - Convenient 27 @ \$7.72 208.44

Customer Ref: Phase 7
OUConvenient Lighting (01/12/23 - 02/10/23)
Investment - Convenient 101.92 @ \$9.98 1,017.16
Maintenance - Convenient 24 @ \$8.08 193.92



BILL DATE
02/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 5 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$7,322.95

CURRENT CHARGES

OUC Electric Service \$7,322.95

Customer Ref: WO# 518955 Farms Phase 3.	
OUConvenient Lighting (01/12/23 - 02/10/23)	
Investment - Convenient 163.33 @ \$9.98	\$ 1,630.03
Maintenance - Convenient 43 @ \$9.23	396.89
Customer Ref: Phase 1	
OUConvenient Lighting (01/12/23 - 02/10/23)	
Investment - Convenient 277.36 @ \$9.98	2,768.05
Maintenance - Convenient 50 @ \$11.04.	552.00
Customer Ref: Phase 2	
OUConvenient Lighting (01/12/23 - 02/10/23)	
Investment - Convenient 168.91 @ \$9.98	1,685.72
Maintenance - Convenient 23 @ \$12.62.	290.26



BILL DATE
02/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 6 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$2,490.16

CURRENT CHARGES

OUC Electric Service \$2,307.95

Customer Ref: Phase 9
OUConvenient Lighting (01/12/23 - 02/10/23)
Investment - Convenient 181.91 @ \$9.98 \$ 1,815.46
Maintenance - Convenient 54 @ \$6.75 364.50
1,252.80 kWh @ \$0.03418 (Non-Fuel) 42.82
1,252.80 kWh @ \$0.06798 (Fuel) 85.17
(\$77.17 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges \$4.33

Municipal Taxes. \$ 4.33

State of Florida Charges \$177.88

Gross Receipts Tax. \$ 3.28
Florida Sales Tax 139.93
Discretionary Sales Surtax 34.67

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 1 OF 2

PIN#:

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

BILL SUMMARY




DUE DATE
03/02/23

OPENING BALANCE \$38.81	-	PAYMENTS \$38.81	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$27.12	=	TOTAL AMOUNT DUE \$27.12
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CURRENT CHARGES

OUC Electric Service	\$26.44
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (01/12/23 - 02/10/23)	
79 kWh @ \$0.06394 (Non-Fuel)	5.05
79 kWh @ \$0.07334 (Fuel)	5.79
(\$5.29 of your Fuel Cost is exempt from Municipal Tax)	
State of Florida Charges	\$0.68
Gross Receipts Tax	\$ 0.68

CUSTOMER SERVICE

-  **Online**
www.ouc.com
-  **Telephone**
407-423-9018
-  **Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER




**SAVE ENERGY,
WATER AND MONEY**

From energy and water efficiency rebates to conservation videos and online audits, OUC is dedicated to helping you save.

More at ouc.com/waystosave.

ACCOUNT NUMBER
9433056077

DO NOT PAY

DUE DATE **03/02/23**  TOTAL AMOUNT DUE
\$27.12

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

Your bank account will be drafted on March 01, 2023

Seq=13339

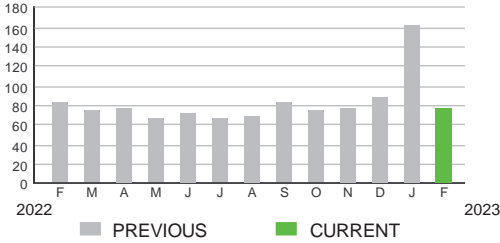


GRAMERCY FARMS COMMUNITY DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

 **Electric Usage in kWh**



Meter Data

METER #: 6CD60005
 CURRENT: 4,231 on 02/10/23
 PREVIOUS: 4,152 on 01/12/23
 TOTAL USAGE: 79 kWh
 DAYS OF SERVICE: 29

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.72 kWh	2.83 kWh

HELPFUL PHONE NUMBERS

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

Call Before You Dig
 Sunshine 811
 8-1-1 or 800-432-4770
www.sunshine811.com

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

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

St. Cloud Utilities
 407-957-7344

USEFUL INFORMATION

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

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

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

WAYS TO PAY

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

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

WAYS TO CONTACT US

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
Online	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

Gramercy Farms CDD

OUC

March 23

Month: 03/23 Dated 03/10/23

02/10/23 - 03/10/23 Due: 03/30/23

<u>Account</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
933934710	3000	Block Even Old Hickory Tr.	001 53100 4307	\$ 18,406.65
9433056077	2900	Block Even Old Hickory Tr.	001 53100 4301	\$ 25.71
TOTAL				\$ 18,432.36

		Summary		
Utility Services		001 53100 4307	\$	18,406.65
Utility Services		001 53100 4301	\$	25.71
		Total	\$	18,432.36

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

DUE DATE

03/30/23




OPENING BALANCE \$18,411.72	-	PAYMENTS \$18,411.72	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$18,406.65	=	TOTAL AMOUNT DUE \$18,406.65
--------------------------------	---	-------------------------	---	---------------------------	---	--------------------------------	---	---------------------------------

CURRENT CHARGES SUMMARY \$18,406.65*

OUConvenient Lighting	\$ 18,225.09
Osceola County Tax	4.18
Gross Receipts Tax	3.17
Florida Sales Tax	139.61
Discretionary Sales Surtax	34.60

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

CUSTOMER SERVICE

-  **Online**
www.ouc.com
-  **Telephone**
407-423-9018
-  **Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

A HOME FULL OF SAVINGS

From floor to ceiling, OUC has rebates and **FREE** home audits to help you save.

ouc.com/waystosave



ACCOUNT NUMBER

0933934710

DO NOT PAY

DUE DATE 03/30/23	TOTAL AMOUNT DUE \$18,406.65
-----------------------------	---------------------------------

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

Your bank account will be drafted on March 29, 2023

Seq=18574



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



BILL DATE
03/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 3 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$6,048.36

CURRENT CHARGES

OUC Electric Service **\$6,048.36**

Customer Ref: WO 587583 - Gramercy Farms Phase 4	
OUConvenient Lighting (02/10/23 - 03/10/23)	
Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Maintenance - Convenient 48 @ \$8.08	387.84
Customer Ref: Gramercy Farms Phase 5	
OUConvenient Lighting (02/10/23 - 03/10/23)	
Investment - Convenient 135.68 @ \$9.98	1,354.09
Maintenance - Convenient 30 @ \$8.08	242.40
Customer Ref: Gramercy Farms - Phase 8	
OUConvenient Lighting (02/10/23 - 03/10/23)	
Investment - Convenient 150.85 @ \$9.98	1,505.48
Maintenance - Convenient 36 @ \$7.72	277.92



BILL DATE
03/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 4 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$2,550.25

CURRENT CHARGES

OUC Electric Service **\$2,550.25**

Customer Ref: Phase 6
OUConvenient Lighting (02/10/23 - 03/10/23)
Investment - Convenient 113.3 @ \$9.98 \$ 1,130.73
Maintenance - Convenient 27 @ \$7.72 208.44

Customer Ref: Phase 7
OUConvenient Lighting (02/10/23 - 03/10/23)
Investment - Convenient 101.92 @ \$9.98 1,017.16
Maintenance - Convenient 24 @ \$8.08 193.92



BILL DATE
03/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 5 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$7,322.95

CURRENT CHARGES

OUC Electric Service \$7,322.95

Customer Ref: WO# 518955 Farms Phase 3.	
OUConvenient Lighting (02/10/23 - 03/10/23)	
Investment - Convenient 163.33 @ \$9.98	\$ 1,630.03
Maintenance - Convenient 43 @ \$9.23	396.89
Customer Ref: Phase 1	
OUConvenient Lighting (02/10/23 - 03/10/23)	
Investment - Convenient 277.36 @ \$9.98	2,768.05
Maintenance - Convenient 50 @ \$11.04.	552.00
Customer Ref: Phase 2	
OUConvenient Lighting (02/10/23 - 03/10/23)	
Investment - Convenient 168.91 @ \$9.98	1,685.72
Maintenance - Convenient 23 @ \$12.62.	290.26



BILL DATE
03/10/23

ACCOUNT NUMBER
0933934710

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 6 OF 6

GRAMERCY FARMS COMMUNITY DEV

Subtotal ▶ \$2,485.09

CURRENT CHARGES

OUC Electric Service \$2,303.53

Customer Ref: Phase 9
OUConvenient Lighting (02/10/23 - 03/10/23)
Investment - Convenient 181.91 @ \$9.98 \$ 1,815.46
Maintenance - Convenient 54 @ \$6.75 364.50
1,209.60 kWh @ \$0.03418 (Non-Fuel) 41.34
1,209.60 kWh @ \$0.06798 (Fuel) 82.23
(\$74.51 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges \$4.18

Municipal Taxes. \$ 4.18

State of Florida Charges \$177.38

Gross Receipts Tax. \$ 3.17
Florida Sales Tax 139.61
Discretionary Sales Surtax 34.60

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 1 OF 2

PIN#:

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

BILL SUMMARY




DUE DATE
03/30/23

OPENING BALANCE \$27.12	-	PAYMENTS \$27.12	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$25.71	=	TOTAL AMOUNT DUE \$25.71
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CURRENT CHARGES

OUC Electric Service	\$25.07
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (02/10/23 - 03/10/23)	
69 kWh @ \$0.06394 (Non-Fuel)	4.41
69 kWh @ \$0.07334 (Fuel)	5.06
(\$4.62 of your Fuel Cost is exempt from Municipal Tax)	
State of Florida Charges	\$0.64
Gross Receipts Tax	\$ 0.64

CUSTOMER SERVICE

-  **Online**
www.ouc.com
-  **Telephone**
407-423-9018
-  **Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

A HOME FULL OF SAVINGS


From floor to ceiling, OUC has rebates and FREE home audits to help you save.

ouc.com/waystosave



ACCOUNT NUMBER
9433056077

DO NOT PAY

DUE DATE **03/30/23**  TOTAL AMOUNT DUE
\$25.71

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

Your bank account will be drafted on March 29, 2023

Seq=17986

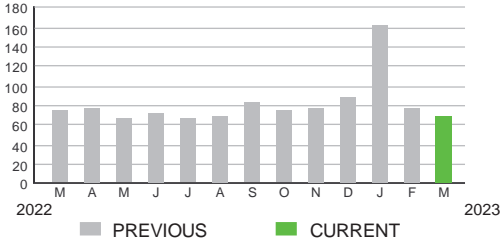


GRAMERCY FARMS COMMUNITY DEV
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

 **Electric Usage in kWh**



Meter Data

METER #: 6CD60005
 CURRENT: 4,300 on 03/10/23
 PREVIOUS: 4,231 on 02/10/23
 TOTAL USAGE: 69 kWh
 DAYS OF SERVICE: 28

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	2.46 kWh	2.59 kWh

HELPFUL PHONE NUMBERS

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

Call Before You Dig
 Sunshine 811
 8-1-1 or 800-432-4770
www.sunshine811.com

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

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

St. Cloud Utilities
 407-957-7344

USEFUL INFORMATION

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

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WAYS TO PAY

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

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WAYS TO CONTACT US

	Residential Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
Online	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

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

Invoice

Date	Invoice #
3/1/2023	INV0000077996

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,189.50	\$1,189.50
Administrative Services	1.00	\$409.50	\$409.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$364.00	\$364.00
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,874.58	\$1,874.58
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,712.58
Total			\$4,712.58

RECEIVED
 02/24/23

Invoice Number	2052528
Invoice Date	March 9, 2023
Purchase Order	215610615
Customer Number	53142
Project Number	215610615

Bill To

Gramercy Farms Community Development District
 Accounts Payable
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614
 United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project	Gramercy Farms Community Dev District		
Project Manager	Stewart, Tonja L	For Period Ending	February 24, 2023
Current Invoice Total (USD)	742.50		

Review fence field conditions as requested

Top Task **2023** **2023 FY General Consulting**

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Woodcock, Gregory (Greg)	3.75	198.00	742.50
Subtotal Professional Services	<u>3.75</u>		<u>742.50</u>

Top Task Subtotal	2023 FY General Consulting	742.50
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Total Fees & Disbursements	<u>742.50</u>
INVOICE TOTAL (USD)	742.50



Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Gramercy Farms CDD

Toho Utility Summary

February 23

Month: 02/23 Dated 02/15/23

01/12/23 - 02/10/23 Due Date: 03/08/23

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	\$ 24.13
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 6.54
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 20.68
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 21.67
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 21.67
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 21.67
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 7.98
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 90.48
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 21.67
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 32.58
TOTAL					\$ 269.07
				Summary	
Utility Services				001 53600 4301	\$ 269.07
				Total	\$ 269.07



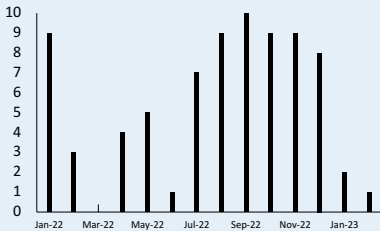
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00039375
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3040 OLD HICKORY TREE ROAD #IRR
Bill Date: 2/22/2023 Due Date: 3/15/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	1/17/23	2/15/23	134	135 Regular	1

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4062325

Customer #: 000176860 Account #: 00039375

Amount Due **\$24.13** Due Date **3/15/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



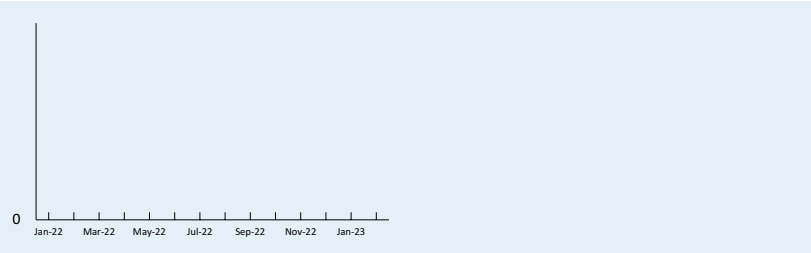
Customer Number: 000176860 Account Number: 00048448
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Water Base Charge		\$6.54
Toho Sub Total		\$6.54
Total Current Charges		\$6.54
Total Amount Due		\$6.54

Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	1/12/23	2/10/23	4	4 Regular	0

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052724

Customer #: 000176860 Account #: 00048448

Amount Due **\$6.54** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000048448000000654202303080



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



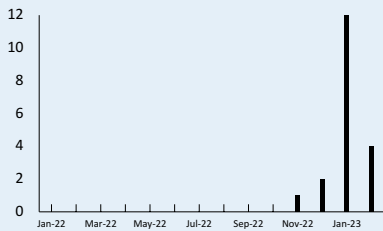
Customer Number: 000176860 Account Number: 00048909
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Water Base Charge		\$12.28
Water Consumption	4 TGAL @ 2.10	\$8.40
Toho Sub Total		\$20.68
Total Current Charges		\$20.68
Total Amount Due		\$20.68

Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	1/12/23	2/10/23	15	19 Regular	4

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052725

Customer #: 000176860 Account #: 00048909

Amount Due **\$20.68** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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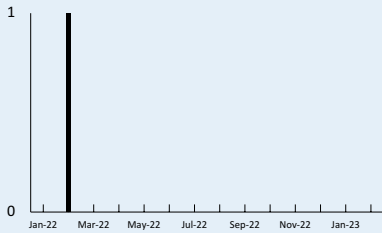
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00050195
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	1/12/23	2/10/23	3071	3071 Regular	0

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052726

Customer #: 000176860 Account #: 00050195

Amount Due **\$21.67** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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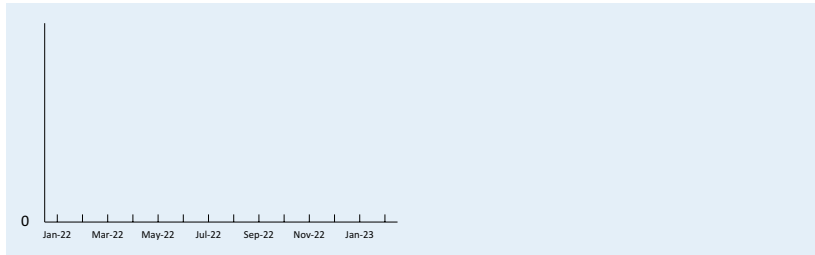
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00050564
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	1/12/23	2/10/23	7305	7305 Regular	0

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052727

Customer #: 000176860 Account #: 00050564

Amount Due **\$21.67** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000050564000002167202303080



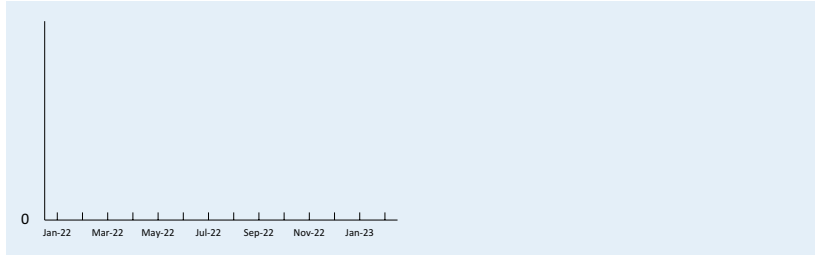
1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00052699
 Customer Name: GRAMERCY FARMS COMMUNITY DEV
 Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM
 Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	1/12/23	2/10/23	8909	8909 Regular	0

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052728

Customer #: 000176860 Account #: 00052699

Amount Due **\$21.67** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
 PO Box 31304
 Tampa, FL 33631-3304**

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



00017686000052699000002167202303080



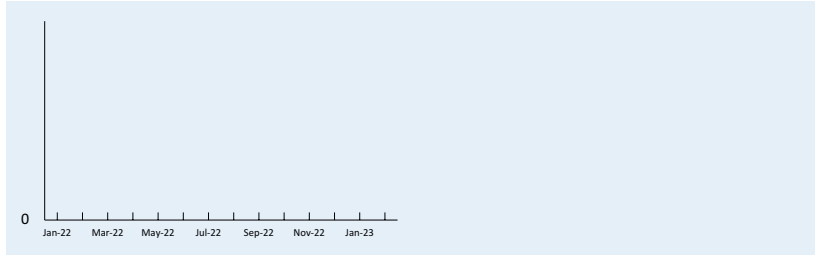
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00053301
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	1/12/23	2/10/23	0	0 Regular	0

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$7.98
Toho Sub Total		\$7.98
Total Current Charges		\$7.98
Total Amount Due		\$7.98

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052729

Customer #: 000176860 Account #: 00053301

Amount Due **\$7.98** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



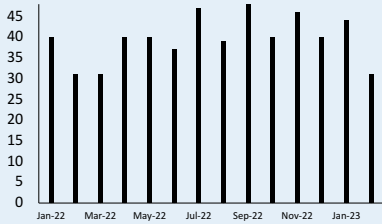
Customer Number: 000183236 Account Number: 00056930
Customer Name: GRAMERCY FARMS, CDD
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$14.22
Reclaim Consumption Tier 1	17 TGAL @ 2.46	\$41.82
Reclaim Consumption Tier 2	14 TGAL @ 2.46	\$34.44
Toho Sub Total		\$90.48
Total Current Charges		\$90.48
Total Amount Due		\$90.48

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	1/12/23	2/10/23	2022	2053 Regular	31

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052783

Customer #: 000183236 Account #: 00056930

Amount Due **\$90.48** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00018323600056930000009048202303080



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



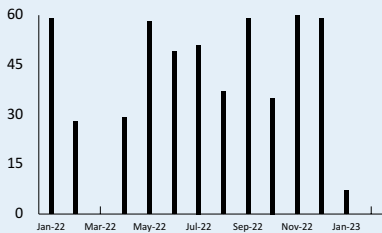
Customer Number: 000183236 Account Number: 00057874
Customer Name: GRAMERCY FARMS, CDD
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE
Bill Date: 2/22/2023 Due Date: 3/15/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	1/17/23	2/13/23	1928	1928 Regular	0

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4062386

Customer #: 000183236 Account #: 00057874

Amount Due **\$21.67** Due Date **3/15/2023**

**Bank Draft
DO NOT PAY**

Please use this number **00018323600057874** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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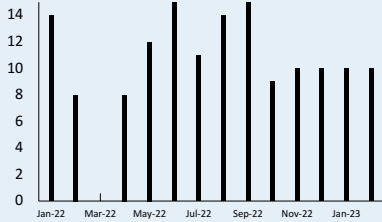
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00058972
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2
Bill Date: 2/15/2023 Due Date: 3/8/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	1/12/23	2/10/23	547	557 Estimate	10

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$7.98
Reclaim Consumption Tier 1	8 TGAL @ 2.46	\$19.68
Reclaim Consumption Tier 2	2 TGAL @ 2.46	\$4.92
Toho Sub Total		\$32.58
Total Current Charges		\$32.58
Total Amount Due		\$32.58

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4052730

Customer #: 000176860 Account #: 00058972

Amount Due **\$32.58** Due Date **3/8/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000058972000003258202303080

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 April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:

\$8,456.27

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Management, Inc	100078	15841	Pond Maintenance 04/23	\$ 1,250.00
Innersync Studio, Ltd	100079	21156	Website & Compliance Services 04/23	\$ 384.38
Joel Sanchez	100081	JS030823	Board of Supervisors Meeting 03/08/23	\$ 200.00
Kutak Rock, LLP	100080	3197882	Legal Services 02/23	\$ 726.50
LLS Tax Solutions, Inc.	100077	2960	A-1, Series 2007A-2, Series 2007B 02/23	\$ 500.00
Maria V. Borrero	100082	MB030823	Board of Supervisors Meeting 03/08/23	\$ 200.00
Rizzetta & Company, Inc.	100076	INV0000078810	District Management Fees 04/23	\$ 4,712.58
Rolando Fernandez	100083	RF030823	Board of Supervisors Meeting 03/08/23	\$ 200.00
Toho Water Authority	EFT	Monthly Summary 03/23 Autopay 225	Water-Sewer Services 03/23	\$ <u>282.81</u>
Report Total				\$ <u>8,456.27</u>

INVOICE

**Aquatic Weed Management,
Inc.**
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
(863) 412-1919



Gramercy Farms

Bill to

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

Invoice details

Invoice no.: 15841
Invoice date: 03/31/2023
Terms: Net 15

Product or service	Amount
1. Gramercy	1 unit x \$1,250.00 \$1,250.00
Monthly pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	
Total	\$1,250.00

Note to customer

The month on the date of the invoice should correspond to the month treatments were made. Thank you!



INVOICE

BILL TO

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

INVOICE # 21156

DATE 04/01/2023

DUE DATE 04/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly invoice

BALANCE DUE

\$384.38

RECEIVED
04/01/23

Gramercy Farms CDD
Meeting Date: March, 08, 2023

RECEIVED
 04/10/23

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Rolando Fernandez	✓
Joel Sanchez	✓
Elizabeth Fernandez	
Bob Bishop	
Maria Borrero	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:00 AM
Meeting End Time:	11:30 AM
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: _____

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3197882

Client Matter No. 8423-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3197882
8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

02/02/23	W. Haber	1.10	258.50	Review and revise RFP for landscape maintenance; confer with Hernandez regarding same
02/06/23	W. Haber	0.30	70.50	Confer with Hernandez regarding landscape maintenance RFP
02/07/23	W. Haber	0.60	141.00	Review and revise RFP for landscape maintenance and confer with Hernandez and Gallo regarding same
02/11/23	L. Whelan	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/28/23	W. Haber	0.60	141.00	Confer with Hernandez regarding landscape maintenance RFP; respond to correspondence from bidder; respond to auditor inquiry
TOTAL HOURS		2.90		

KUTAK ROCK LLP

Gramercy Farms CDD

March 31, 2023

Client Matter No. 8423-1

Invoice No. 3197882

Page 2

TOTAL FOR SERVICES RENDERED \$726.50

TOTAL CURRENT AMOUNT DUE \$726.50

RECEIVED
04/04/23

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

Gramercy Farms
Community Development
District
c/o Rizzetta & Company,
Inc.
3434 Colwell Avenue,
Suite 200
Tampa, FL 33614

INVOICE # 002960
DATE 03/23/2023
DUE DATE 04/22/2023
TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the Gramercy Farms Community Development District (St. Cloud, Florida) Special Assessment Bonds \$4,895,000 Series 2007A-1, \$3,110,000 Series 2007A-2, and \$46,995,000 Series 2007B – Rebate Amount Calculation for the period ended February 28, 2023.	500.00
<hr/>	
BALANCE DUE	\$500.00

RECEIVED
03/23/23

Thank You For Your Business

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

Invoice

Date	Invoice #
4/1/2023	INV0000078810

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,189.50	\$1,189.50
Administrative Services	1.00	\$409.50	\$409.50
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$364.00	\$364.00
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,874.58	\$1,874.58
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,712.58
Total			\$4,712.58

RECEIVED
 03/26/23

Gramercy Farms CDD

Toho Utility Summary

March 23

Month: 03/23 Dated 03/29/23

02/10/23 - 03/10/23 Due Date: 04/12/23

<u>Account</u>	<u>Customer #</u>	<u>Location</u>	<u>Service Address</u>	<u>Code</u>	<u>Amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301	\$ 41.35
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$ 6.54
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$ 12.28
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$ 21.67
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$ 21.67
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$ 21.67
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$ 7.98
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$ 95.40
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 21.67
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 32.58
TOTAL					\$ 282.81
Utility Services				Summary	
				001 53600 4301	\$ 282.81
				Total	\$ 282.81



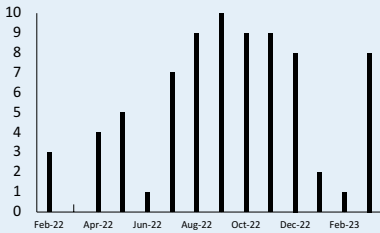
1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



Customer Number: 000176860 Account Number: 00039375
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3040 OLD HICKORY TREE ROAD #IRR
Bill Date: 3/29/2023 Due Date: 4/19/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70268631	2/15/23	3/17/23	135	143 Regular	8

Summary of Charges		
	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Reclaim Consumption Tier 1	8 TGAL @ 2.46	\$19.68
Toho Sub Total		\$41.35
Total Current Charges		\$41.35
Total Amount Due		\$41.35

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4108237

Customer #: 000176860 Account #: 00039375

Amount Due **\$41.35** Due Date **4/19/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000039375000004135202304190



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities



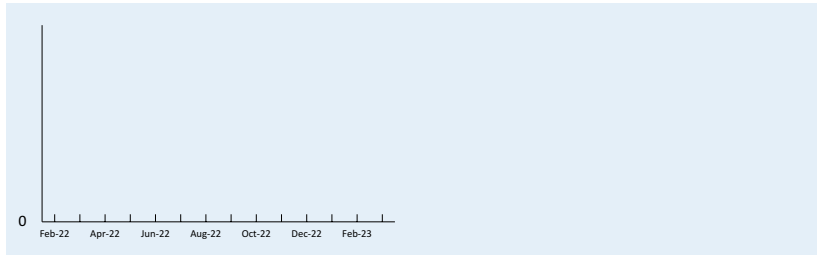
Customer Number: 000176860 Account Number: 00048448
 Customer Name: GRAMERCY FARMS COMMUNITY DEV
 Service Address: 3000 BLOCK EVEN OLD HICKORY TR ROAD LS83
 Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Water Base Charge		\$6.54
Toho Sub Total		\$6.54
Total Current Charges		\$6.54
Total Amount Due		\$6.54

Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	91650960	2/10/23	3/10/23	4	4 Regular	0

**Bank Draft
Do Not Pay**

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



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4096075

Customer #: 000176860 Account #: 00048448

Amount Due **\$6.54** Due Date **4/12/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
 PO Box 31304
 Tampa, FL 33631-3304**

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



00017686000048448000000654202304120



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities



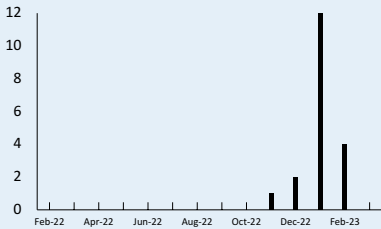
Customer Number: 000176860 Account Number: 00048909
 Customer Name: GRAMERCY FARMS COMMUNITY DEV
 Service Address: 300 BLOCK EVEN OLD HICKORY TREE ROAD
 Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Water Base Charge		\$12.28
Toho Sub Total		\$12.28
Total Current Charges		\$12.28
Total Amount Due		\$12.28

Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Water	53000173	2/10/23	3/10/23	19	19 Regular	0

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

**Bank Draft
 Do Not Pay**



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4096076

Customer #: 000176860 Account #: 00048909

Amount Due **\$12.28** Due Date **4/12/2023**

**Bank Draft
 DO NOT PAY**

Please use this number **00017686000048909** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
 PO Box 31304
 Tampa, FL 33631-3304**

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



00017686000048909000001228202304120



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities



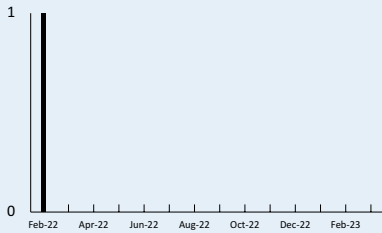
Customer Number: 000176860 Account Number: 00050195
 Customer Name: GRAMERCY FARMS COMMUNITY DEV
 Service Address: 0 GRAMERCY FARMS BOULEVARD IRR
 Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70298106	2/10/23	3/10/23	3071	3071 Regular	0

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

**Bank Draft
 Do Not Pay**



1300 Ninth St.
 St. Cloud, FL 34769
 407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4096077

Customer #: 000176860 Account #: 00050195

Amount Due **\$21.67** Due Date **4/12/2023**

**Bank Draft
 DO NOT PAY**

Please use this number **00017686000050195** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
 PO Box 31304
 Tampa, FL 33631-3304**

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



00017686000050195000002167202304120



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



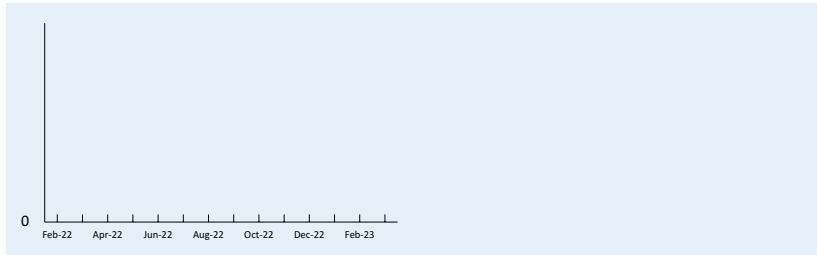
Customer Number: 000176860 Account Number: 00050564
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE
Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70304968	2/10/23	3/10/23	7305	7305 Regular	0

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

**Bank Draft
Do Not Pay**



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407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4096078

Customer #: 000176860 Account #: 00050564

Amount Due **\$21.67** Due Date **4/12/2023**

**Bank Draft
DO NOT PAY**

Please use this number **00017686000050564** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00017686000050564000002167202304120



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



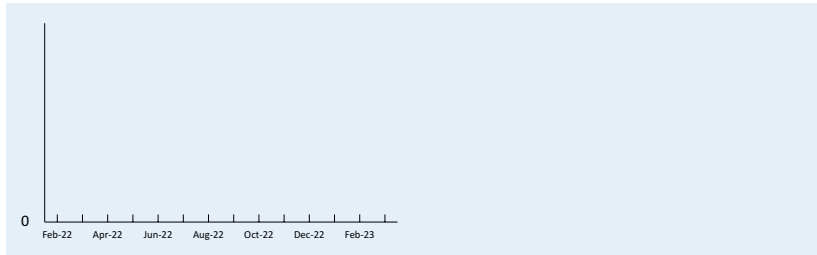
Customer Number: 000176860 Account Number: 00052699
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM
Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70325762	2/10/23	3/10/23	8909	8909 Regular	0

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

**Bank Draft
Do Not Pay**



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Please return this portion with your payment

4096079

Customer #: 000176860 Account #: 00052699

Amount Due **\$21.67** Due Date **4/12/2023**

**Bank Draft
DO NOT PAY**

Please use this number **00017686000052699** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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1300 Ninth St.
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407-957-7344
www.stcloudfl.gov/utilities



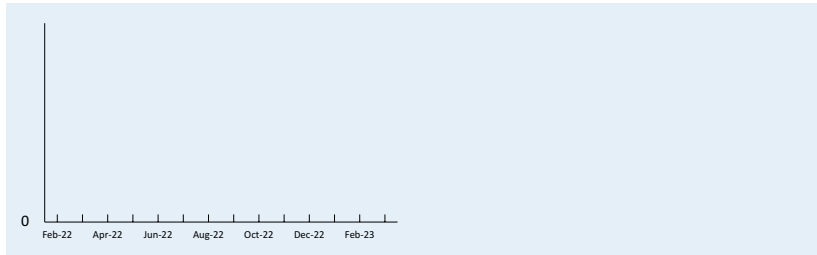
Customer Number: 000176860 Account Number: 00053301
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD
Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$7.98
Toho Sub Total		\$7.98
Total Current Charges		\$7.98
Total Amount Due		\$7.98

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	2/10/23	3/10/23	0	0 Regular	0

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

**Bank Draft
Do Not Pay**



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Please return this portion with your payment

4096080

Customer #: 000176860 Account #: 00053301

Amount Due **\$7.98** Due Date **4/12/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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1300 Ninth St.
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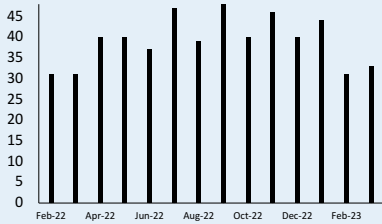
Customer Number: 000183236 Account Number: 00056930
Customer Name: GRAMERCY FARMS, CDD
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE
Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$14.22
Reclaim Consumption Tier 1	17 TGAL @ 2.46	\$41.82
Reclaim Consumption Tier 2	16 TGAL @ 2.46	\$39.36
Toho Sub Total		\$95.40
Total Current Charges		\$95.40
Total Amount Due		\$95.40

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	61036656	2/10/23	3/10/23	2053	2086 Regular	33

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

**Bank Draft
Do Not Pay**



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www.stcloudfl.gov/utilities

Please return this portion with your payment

4096135

Customer #: 000183236 Account #: 00056930

Amount Due **\$95.40** Due Date **4/12/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



00018323600056930000009540202304120



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



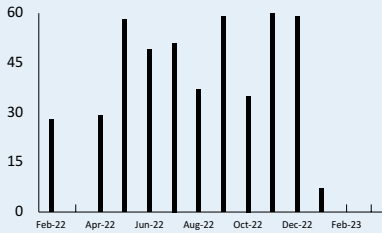
Customer Number: 000183236 Account Number: 00057874
Customer Name: GRAMERCY FARMS, CDD
Service Address: 3100 BLOCK ODD SWEET ACRES PLACE
Bill Date: 3/29/2023 Due Date: 4/19/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$21.67
Toho Sub Total		\$21.67
Total Current Charges		\$21.67
Total Amount Due		\$21.67

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	70372902	2/13/23	3/17/23	1928	1928 Regular	0

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

**Bank Draft
Do Not Pay**



1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4108298

Customer #: 000183236 Account #: 00057874

Amount Due **\$21.67** Due Date **4/19/2023**

**Bank Draft
DO NOT PAY**

Please use this number **00018323600057874** for online, bank or e-pay payments.

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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1300 Ninth St.
St. Cloud, FL 34769
407-957-7344
www.stcloudfl.gov/utilities



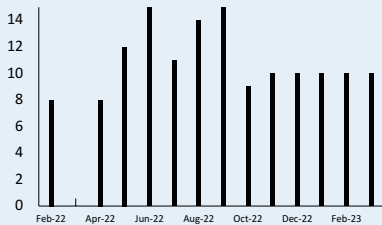
Customer Number: 000176860 Account Number: 00058972
Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 3000 BLOCK ODD LAKES CREST AVENUE 2
Bill Date: 3/22/2023 Due Date: 4/12/2023

Irrigation restrictions are in place. Please visit www.stcloudfl.gov/utilities to view the watering schedule, or call 407-957-7344.

Summary of Charges

	Consumption	Charge
Previous Balance		\$0.00
Toho Water Authority Charges		
Reclaim Base Charge		\$7.98
Reclaim Consumption Tier 1	8 TGAL @ 2.46	\$19.68
Reclaim Consumption Tier 2	2 TGAL @ 2.46	\$4.92
Toho Sub Total		\$32.58
Total Current Charges		\$32.58
Total Amount Due		\$32.58

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	54671134	2/10/23	3/10/23	557	567 Estimate	10

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

**Bank Draft
Do Not Pay**



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407-957-7344
www.stcloudfl.gov/utilities

Please return this portion with your payment

4096081

Customer #: 000176860 Account #: 00058972

Amount Due **\$32.58** Due Date **4/12/2023**

**Bank Draft
DO NOT PAY**

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

Please make checks payable to:

**Toho Water Authority
PO Box 31304
Tampa, FL 33631-3304**

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



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TAB 4



Rizzetta & Company

Gramercy Farms Community Development District

Gramercyfarmscdd.org

Proposed Budget for Fiscal Year 2023-2024

Presented by: Rizzetta & Company, Inc.

**District Office:
8529 South Park Circle, Suite 330
Orlando, FL 32819
Phone: 407-472-2471**

rizzetta.com

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2023-2024	1
Reserve Fund Budget for Fiscal Year 2023-2024	3
Debt Service Fund Budget for Fiscal Year 2023-2024	4
Assessments Charts for Fiscal Year 2023-2024	5
General Fund Budget Account Category Descriptions	7
Reserve Fund Budget Account Category Descriptions	14
Debt Service Fund Budget Account Category Descriptions	15

Proposed Budget
Gramercy Farms Community Development District
General Fund - Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1	REVENUES							
2								
3	Special Assessments							
4	Tax Roll	\$ 775,129	\$ 775,129	\$ 770,138	\$ 4,991	\$ 729,715	\$ (40,423)	
5								
6	TOTAL REVENUES	\$ 775,129	\$ 775,129	\$ 770,138	\$ 4,991	\$ 729,715	\$ (40,423)	
7								
8	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9								
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 775,129	\$ 775,129	\$ 770,138	\$ 4,991	\$ 729,715	\$ (40,423)	
11								
12	EXPENDITURES - ADMINISTRATIVE							
13								
14	Legislative							
15	Supervisor Fees	\$ 2,800	\$ 4,800	\$ 12,000	\$ 7,200	\$ 12,000	\$ -	Assumes monthly BOS mtg.'s
16	Financial & Administrative		\$ -					
17	Administrative Services	\$ 2,866	\$ 4,914	\$ 4,914	\$ (0)	\$ 4,914	\$ -	
18	District Management	\$ 13,122	\$ 22,495	\$ 22,495	\$ 0	\$ 22,495	\$ -	
19	District Engineer	\$ 1,956	\$ 3,353	\$ 6,500	\$ 3,147	\$ 6,500	\$ -	
20	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
21	Trustees Fees	\$ 9,697	\$ 9,697	\$ 11,314	\$ 1,617	\$ 10,000	\$ (1,314)	Based on FY 2023 fees
22	Assessment Roll	\$ 5,460	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ -	
23	Financial & Revenue Collections	\$ 2,548	\$ 4,368	\$ 4,368	\$ -	\$ 4,368	\$ -	
24	Accounting Services	\$ 8,327	\$ 14,274	\$ 14,274	\$ 0	\$ 14,274	\$ -	
25	Auditing Services	\$ -	\$ 3,575	\$ 3,575	\$ -	\$ 3,685	\$ 110	Berger Toombs contractual rate
26	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	LLS Tax Solutions - \$500 per bond series
27	Public Officials Liability Insurance	\$ 3,948	\$ 3,948	\$ 4,408	\$ 460	\$ 4,343	\$ (65)	Estimate from Egis
28	Legal Advertising	\$ 2,922	\$ 5,009	\$ 5,000	\$ (9)	\$ 5,000	\$ -	
29	Bank Fees	\$ 144	\$ 247	\$ -	\$ (247)	\$ 250	\$ 250	
30	Dues, Licenses & Fees	\$ 175	\$ 600	\$ 600	\$ -	\$ 600	\$ -	\$175 due annually to state, county NAV fees, etc.
31	Website Hosting, Maintenance, Backup	\$ 2,379	\$ 3,638	\$ 4,300	\$ 662	\$ 3,938	\$ (362)	
32	Legal Counsel		\$ -					
33	District Counsel	\$ 6,543	\$ 11,217	\$ 10,000	\$ (1,217)	\$ 10,000	\$ -	
34			\$ -					
35	Administrative Subtotal	\$ 68,887	\$ 103,385	\$ 114,998	\$ 11,613	\$ 113,617	\$ (1,381)	
36								
37	EXPENDITURES - FIELD OPERATIONS							
38								
39	Electric Utility Services							
40	Utility Services	\$ 171	\$ 323	\$ 350	\$ 27	\$ 350	\$ -	
41	Street Lights	\$ 91,880	\$ 194,349	\$ 225,000	\$ 30,651	\$ 200,000	\$ (25,000)	
42	Water-Sewer Combination Services							
43	Utility Services	\$ 3,045	\$ 5,220	\$ 10,000	\$ 4,780	\$ 6,000	\$ (4,000)	Decreased based on projections
44	Stormwater Control							
45	Lake/Pond Bank Maintenance	\$ 55,000	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -	Advanced Aquatics - \$1250 monthly
46	Wetland Mitigation	\$ -	\$ 45,000	\$ 45,000	\$ -	\$ 25,000	\$ (20,000)	As-needed
47	Other Physical Environment							

**Gramercy Farms Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2011	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$490,726.35	\$490,726.35
TOTAL REVENUES	\$490,726.35	\$490,726.35
EXPENDITURES		
Administrative		
Debt Service Obligation	\$490,726.35	\$490,726.35
Administrative Subtotal	\$490,726.35	\$490,726.35
TOTAL EXPENDITURES	\$490,726.35	\$490,726.35
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

Gross assessments

\$522,049.31

Notes:

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

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$779,715.00
Collection Cost @:	2%	\$16,589.68
Early Payment Discount @:	4%	\$33,179.36
2023/2024 Total:		<u>\$829,484.04</u>

2022/2023 O&M Budget	\$780,138.20
2023/2024 O&M Budget	\$779,715.00

Total Difference:	<u><u>-\$423.20</u></u>
--------------------------	-------------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024 (1)	\$	%
Debt Service - Townhome	\$481.65	\$481.65	\$0.00	0.00%
Operations/Maintenance - Townhome	\$754.15	\$753.74	-\$0.41	-0.05%
Total	<u>\$1,235.80</u>	<u>\$1,235.39</u>	<u>-\$0.41</u>	<u>0.00%</u>
Debt Service - Single Family 40'	\$602.06	\$602.06	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$942.68	\$942.17	-\$0.51	-0.05%
Total	<u>\$1,544.74</u>	<u>\$1,544.23</u>	<u>-\$0.51</u>	<u>-0.03%</u>
Debt Service - Single Family 50'	\$662.27	\$662.27	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$1,036.95	\$1,036.39	-\$0.56	-0.05%
Total	<u>\$1,699.22</u>	<u>\$1,698.66</u>	<u>-\$0.56</u>	<u>-0.03%</u>
Debt Service - Single Family 60'	\$722.48	\$722.48	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,131.22	\$1,130.61	-\$0.61	-0.05%
Total	<u>\$1,853.70</u>	<u>\$1,853.09</u>	<u>-\$0.61</u>	<u>0.00%</u>

(1) Debt assessments are not payable until lots are sold to end users.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		<u>\$779,715.00</u>
COLLECTION COSTS @	2.0%	\$16,589.68
EARLY PAYMENT DISCOUNT @	4.0%	<u>\$33,179.36</u>
TOTAL O&M ASSESSMENT		<u><u>\$829,484.04</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>		
	<u>O&M</u>	<u>SERIES 2011 DEBT SERVICE</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>SERIES 2011 DEBT SERVICE ⁽¹⁾</u>	<u>TOTAL ⁽²⁾</u>
Townhome	148	148	0.80	118.40	13.45%	\$111,552.60	\$753.74	\$481.65	\$1,235.39
Single Family 40'	88	88	1.00	88.00	10.00%	\$82,910.72	\$942.17	\$602.06	\$1,544.23
Single Family 50'	496	492	1.10	545.60	61.97%	\$514,046.45	\$1,036.39	\$662.27	\$1,698.66
Single Family 60'	107	106	1.20	128.40	14.58%	\$120,974.27	\$1,130.61	\$722.48	\$1,853.09
Total	<u>839</u>	<u>834</u>		<u>880.40</u>	<u>100.00%</u>	<u>\$829,484.04</u>			

LESS: Osceola County Collection Costs (2%) and Early Payment Discounts (4%): **(\$49,769.04)**

Net Revenue to be Collected **\$779,715.00**

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

⁽²⁾ Annual assessment that will appear on November 2023 Osceola County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

Balance Forward: Excess funds from prior fiscal year(s) that may be utilized to offset assessment revenue or utilized for a project or funding of a reserve.

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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

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

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

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

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

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

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

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

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

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

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

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

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

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

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

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

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

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

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

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

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

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

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

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

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

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

TAB 5

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Gramercy Farms Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2023

HOUR: _____

LOCATION: _____

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of St. Cloud and Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ___ DAY OF _____, 2023.

ATTEST:

**GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

TAB 6

ESTIMATE



Prepared For

Gramercy Farms Master HOA Cdd
3434 Colwell avenue suite 200 Tampa, FL
33614 Jcasanova@rizzetta.com
Tampa, Florida 33614

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 69
Date 03/06/2023

Description	Total
Pressure wash and paint	\$49,975.73
Pressure wash and paint entrance wall, gazebo and concrete wall that is located on both sides of the main street, on gramercy farms community. Colors scheme (codes) to be provided by the CDD committee. Only front side of the wall will be painted. Sherwin william products will be use. (super paint). Labor and materials are included. Before starting work 60 % down payment required. Second payment is due when work is completed	
Subtotal	\$49,975.73
Total	\$49,975.73

By signing this document, the customer agrees to the services and conditions outlined in this document.

Gramercy Farms Master HOA Cdd

TAB 7

Date: 3/5/2023
Proposal 3523-1



Mailing Address: 8132 Crushep Pepper Av 32817

Contact: 4077241192 bsbservicesus@gmail.com
2219 South Westmoreland Drive. Orlando Florida 32805

Attention

Gramercy Farms CCD Location: Gramercy Farms Blvd 34772
Richard Hernandez
9428 Camden Fiel Parkway Riverview,FL 33578

Activities	Estimate	Total
Playgrounds: Pressure cleaning of and fences (x2)Playgrounds		600
Main entrance : Stone wall tile repair Pressure cleaning and wall painting Entrance		4500
Concrete exterior Perimeter Wall: Pressure washing primer sealer and paint		36000
	Sub total \$	41,100.00
	Total \$	41,100.00

Note: The proposal is for one face and top of the walls and two faces at the entrance. All pressure cleaning work has the risk of peeling off the existing paint, this usually happens due to poor adhesion, mold, and pre-existing humidity. We are not responsible for paint chipping under the above conditions. The color to be used will be the same one or similar that it is on the walls. The paint color code must be approved and provided by the owner. In the event that it is not provided, the color will be reproduced with the existing reference on the site under the color duplication techniques of the Sherwin-Williams store. We are not responsible for any color variation of less than 30% . The paint brand to be used on the project will be Sherwin Williams for Exterior unless the owner requests another brand.

Mr.Rafael. L

Gramercy Farms CCD

TAB 8



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #51717

Customer Address
Rizzetta & Company
Richard Hernandez
8529 Southpark Cir Ste 330
Orlando, Florida 32819
rhernandez@rizzetta.com
407-472-2471 EXT 0864

Billing Address
CDD Invoice
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Physical Job Address
Gramercy Farms CDD
4599 Calumet Drive
St. Cloud, FL 34772

Job
Irrigation Start Up Repairs

Estimated Job Start Date
April 17, 2023

Proposed By
Michael Furber

Due Date
April 7, 2023

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Repairs				
Head broken-6" spray	Each	114	\$10.31	\$1,175.34
Head broken -12"spray	Each	10	\$16.56	\$165.60
Head broken-6" Rotor	Each	22	\$36.25	\$797.50
Nozzle-standard	Each	142	\$2.11	\$299.62
XFD Drip Tube	Foot	500	\$0.55	\$275.00
XFD Drip Tube Fittings	Each	75	\$0.50	\$37.50
Drip Tube Staples	Each	100	\$0.30	\$30.00
3/4" Lateral Line Pipe	Foot	60	\$0.33	\$19.80
1" Lateral Line Pipe	Foot	60	\$0.84	\$50.40
3/4" Lateral Line Fitting	Each	12	\$0.46	\$5.52
1" Lateral Line Fitting	Each	15	\$0.67	\$10.05
3/4" Repair Coupling	Each	5	\$6.16	\$30.80
1" Repair Coupling	Each	6	\$6.94	\$41.64
Damaged 12" Valve Box (Standard)	Each	2	\$70.90	\$141.80
Flex Funny Pipe	Foot	20	\$0.56	\$11.20
Funny Pipe Fittings	Each	15	\$0.66	\$9.90
Adjustable Bubbler	Each	18	\$2.01	\$36.18
Irrigation Technician Labor	Hours	40	\$55.00	\$2,200.00
ICD 100	Each	10	\$321.71	\$3,217.08
ICD 200	Each	4	\$434.01	\$1,736.04
Staples	Each	100	\$0.64	\$63.75
Rainbird Solenoid	Each	3	\$108.04	\$324.13
			Subtotal	\$10,678.85
			Job Total	\$10,678.85

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtelandscape.com/terms-and-conditions/>.

The following proposal is for repairs noted during the initial irrigation inspections. There are multiple zone alarms along with broken heads/nozzles. Wire troubleshooting is also necessary to diagnose any non operational valves.

Invoices are Due Upon Receipt.

Proposed By:

Agreed & Accepted By:

Michael Furber
Down to Earth
Landscape & Irrigation

05/12/2023
Date

Rizzetta & Company Date