



Rizzetta & Company

Gramercy Farms Community Development District

Board of Supervisors' Regular Meeting January 28, 2021

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

www.gramercyfarmscdd.org

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819

Board of Supervisors	Glenn Marvin Bob Bishop Adam Lerner Milton Andrade Maria Borrero	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Justin Croom	Rizzetta & Company, Inc.
District Counsel	Wes Haber	Hopping Green & Sams
District Engineer	Tonja Stewart	Stantec Consulting Svcs.

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 COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 8529 SOUTH PARK CIRCLE • SUITE 330 • ORLANDO, FL 32819
www.gramercyfarmscdd.org

January 21, 2021

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Gramercy Farms Community Development District will be held on **Thursday, January 28, 2021, at 11:00 a.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769. Following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - i. Consideration of Resolution 2021-02 Project Completion Resolution.....Tab 1
 - C. District Manager
 - D. Field Manager
 - i. Review of Field Inspection.....Tab 2
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Candidates for Vacant Supervisor SeatTab 3
 - B. Consideration of Resolution 2021-03, Designating Officers of the District.....Tab 4
 - C. Consideration of the Minutes of the Board of Supervisors' Meeting held on November 19, 2020.....Tab 5
 - D. Ratification of Operation & Maintenance Expenditures October - December 2020.....Tab 6
 - E. Review of November 2020 Unaudited Financials.....Tab 7
 - F. Ratification of Requisitions #421-422, Special Assessment Refunding Bonds, Series 2011.....Tab 8
- 5. BUSINESS ITEMS**
 - A. Consideration of Irrigation Repair Proposal - Capital Land..... Tab 9
 - B. Consideration of Viburnum and Juniper Replacements Proposal – Capital LandTab 10
 - C. Consideration of Clean up Between Existing Hedges and Trees Proposal – Capital LandTab 11
 - D. Consideration of Entrance Enhancement Proposal – Capital LandTab12
 - E. Consideration of Special Assessment Refunding Bonds, Series 2011 Arbitrage Services Agreement – LLS Tax Solutions.....Tab 13
 - F. Consideration of Special Assessment Bonds, Series 2007A-1, 2007A-2 & 2007B Arbitrage Services Agreement – LLS Tax Solutions.....Tab14
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Very truly yours,

Justin Croom

Justin Croom
District Manager

cc: *Tucker Mackie / Wes Haber, Hopping Green & Sams, P.A.*
Tonja Stewart, Stantec Consulting Services, Inc.

TAB 1

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PROJECT IS COMPLETE; DECLARING THE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2011 CAPITAL APPRECIATION BONDS BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Gramercy Farms Community Development District ("**District**") was established by Ordinance 2005-96 of the City Council of the City of St. Cloud, Florida, for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously (i) adopted its Engineering Report for Gramercy Farms Community Development District dated February 26, 2007, describing the capital improvement program to be constructed or acquired by the District (the "**2007 Report**"); (ii) issued its \$4,895,000 Gramercy Farms Community Development District Special Assessment Bonds, Series 2007A-1 (the "**2007A-1 Bonds**"), \$3,110,000 Gramercy Farms Community Development District Special Assessment Bonds, Series 2007A-2 (the "**2007A-2 Bonds**") and \$46,995,000 of its Gramercy Farms Community Development District Special Assessment Bonds, Series 2007B (the "**2007B Bonds**") (collectively, the 2007A-1 Bonds, 2007A-2 Bonds and the 2007B Bonds are hereinafter referred to, collectively, as the "2007 Bonds") in order to finance the construction or acquisition of the improvements described in the 2007 Report; and

WHEREAS, to secure the repayment of the 2007 Bonds, the District adopted Resolutions 2007-11, 2007-12 and 2007-13, which levied debt service special assessments on benefitted property within the District (the "**2007 Assessments**"); and

WHEREAS, subsequent to the issuance of the 2007 Bonds, the sole landowner within the District became delinquent in the payment of the 2007 Assessments; and

WHEREAS, to address the default in the payment of the 2007 Assessments, on March 17, 2011, and at a publicly noticed meeting, the District adopted Resolution 2011-10, and in doing so authorized the restructure of the 2007 Bonds and exchange of the 2007 Bonds for one or more series of bonds – namely, \$18,832,585.20 Gramercy Farms Community Development District Special Assessment Refunding Bonds, Series 2011 (the "**2011 Bonds**"); and

WHEREAS, on March 17, 2011, and after providing notice, holding a public hearing, and otherwise meeting the applicable requirements of law, the District adopted Resolutions 2011-09, which was supplemented by 2011-16, and in doing so levied and imposed special assessments on benefitted lands pursuant to Chapters 170, 190, and 197 of the Florida Statutes and in order to secure the repayment of the 2011 Bonds (the "**2011 Assessments**"); and

WHEREAS, in connection with the issuance of the 2011 Bonds and the levy of the 2011 Assessments, the District adopted its *Engineering Report* dated March 17, 2011 (the "**2011 Report**"), which updates and amends the 2007 Report, and has been supplemented by the

Supplemental Report of the District Engineer dated March 6, 2014 and the *Supplemental Report of the District Engineer* dated September 11, 2014 (the 2007 Report together with the 2011 Report and its supplements, copies of which are on file with the District Manager, are collectively referred to herein as the “**Project**”); and

WHEREAS, pursuant to Resolution 2015-03, the District subsequently reallocated a portion of the 2011 Assessments and adopted the Second Supplemental Special Allocation Report dated September 25, 2014 (the “**2015 Assessments**”); and

WHEREAS, pursuant to Resolution 2018-07, the District subsequently reallocated a portion of the 2011 Assessments and 2015 Assessments and adopted the Third Supplemental Special Allocation Report dated April 26, 2018 (the “**2018 Assessments**” and together with the 2011 Assessments and the 2015 Assessments the “**Debt Assessments**”); and

WHEREAS, the 2011 Bonds were issued pursuant to that certain *Master Trust Indenture*, as supplemented by the *Second Supplemental Trust Indenture*, both between the District and U.S. Bank National Association (“**Trustee**”) and dated March 1, 2007 and September 1, 2011 respectively (collectively, the “**Indenture**”); and

WHEREAS, the Project specially benefits the assessable lands in the District, as set forth in the resolutions levying the Debt Assessments (the “**Assessment Resolutions**”), and it is reasonable, proper, just, and right to assess the costs of the Project financed, in part, with the 2011 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolutions and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Indenture, the District Engineer executed and delivered a Certificate of Completion dated _____, 2021 (“**Engineer’s Certification**”), attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification, the District’s Board desires to certify the Project complete in accordance with the Indenture; and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Project, the District is to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the Project;

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE PROJECT. The Board hereby accepts the Engineer’s Certification, attached hereto as **Exhibit A**, and certifies the Project complete in accordance with the Assessment Resolutions and the Indenture. The completion date shall be the date of the Engineer’s Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING 2011 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolutions, special assessments securing the 2011 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual costs of the Project. The Assessment Resolutions have the following reports attached as exhibits thereto: *Series 2011 Special Assessment Allocation Report Gramercy Farms Community Development District, Special Assessment Refunding Bonds, Series 2011* dated March 17, 2011; *Supplemental Assessment Allocation Report Gramercy Farms Community Development District, Special Assessment Refunding Bonds, Series 2011* dated September 22, 2011; *Second Supplemental Assessment Allocation Report Gramercy Farms Community Development District, Special Assessment Refunding Bonds, Series 2011* dated November 20, 2014; and *Third Supplemental Assessment Allocation Report Gramercy Farms Community Development District, Special Assessment Refunding Bonds, Series 2011* dated April 26, 2018 (collectively the “**Assessment Methodology Reports**”). The Assessment Methodology Reports, copies of which are on file with the District manager, describe the manner in which the Debt Assessments were to be levied. As noted in the Methodology Reports, the Debt Assessments allocated to individual lots are fixed. Because the 2011 Bonds are Capital Appreciation Bonds, it is not anticipated that the Debt Assessments allocated to the lots will be sufficient to fully repay the 2011 Bonds. As a result, any use of the funds in the 2011 Construction Account, which was created by the Indenture, to redeem the 2011 Bonds shall not result in a reduction to the fixed amounts allocated to each lot. As further noted in the Methodology Reports, the Debt Assessment allocated to each lot are far less than the actual costs of the Project. Pursuant to Section 170.08, *Florida Statutes*, the Assessment Resolutions, and the Assessment Methodology Reports, the special assessments on parcels specially benefitted by the Project are hereby finalized and the Debt Assessments allocated to each lot shall remain unchanged in accordance with the Assessment Resolutions and the Assessment Methodology Reports, and are apportioned in accordance with the Assessment Resolutions and the Assessment Methodology Reports.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District’s “Improvement Lien Book.” The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolutions which remains in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 28th day of January, 2021.

ATTEST:

**GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Engineer's Certification

EXHIBIT A

TAB 2

GRAMERCY FARMS

FIELD INSPECTION REPORT



January 19, 2021
Rizzetta & Company
Bryan Schaub - Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary & Gramercy Farms Main Entrance

General Updates, Recent & Upcoming Maintenance Events

- Monitor all plant material for fungi and continue IPM plan for prevention/treatments.
- Maintenance schedule map to push back natural areas to be developed.
- Winter pruning and trimming events for February and March.

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

1. **Ensure that all drip line at Gramercy Farms is pinned down, as this is a tripping hazard.**
2. In Bahia turf where the turf is thicker, treat for broadleaf weeds. Try to avoid having bare soil areas post treatment.
3. Monitor recovery of recently rejuvenated Gold Mound Duranta, diagnose this issue property-wide. Report findings and implement treatment plan. (Pic 3)
6. Diagnose and treat yellowing of the Viburnum hedges. It is most likely the same fungus that is hitting the Privet/Ligustrum.
7. Property-wide continue trimming Ornamental Grasses and treat for Spider Mites.
8. Soft edging to promote strong bed lines and remove runners or post-herbicide dead material. (Pic 8)



4. Ant mound treatments look effective. Continue treating active mounds and rake out when inactive.
5. There are missing Annual Flowers, replace.
9. Treat bed weeds down Gramercy Farms fence line. Make sure we have a 6-inch border.
10. **Remove dead from African Iris on Gramercy Farms Boulevard and in beds property-wide.**



Gramercy Farms Boulevard & Playground

11. Diagnose and take proper corrective action for Juniper, property-wide. Multiple plants have a yellow streaking. This does not resemble the signs for Spider Mites. (Pic 11)



12. The next two months are the season to prune the Knockout Roses and Crepe Myrtles.

13. Let's cut and cap all bubblers on well established trees. This will improve the appearance of our beds and reduce water waste.

14. Vendor to discontinue leaving debris and clippings in beds after the detail rotations.

15. In the median and ROWs, treat and/or hand pull all weeds.

16. Vendor to prune back all plants overgrowing sidewalks and roadways.

17. In center island of Round About, bury the drip lines that are running between beds as they are an edging maintenance issue and a tripping hazard.

18. In the south ROW after the playground, please, flush cut a newly expanding Brazilian Pepper Tree and treat it with Garlon. It is on the corner of the mowing area and will become a problem in a few months.

19. Rejuve cut the struggling Loropetalum property-wide, fertilize, monitor and report.

20. Near the playground parking area, replace old deteriorating irrigation valve box cover. Invoice.

21. At the entrance playground behind the basketball court, prune all Palms that were missed during the last Palm pruning event. There are about 6 units.

22. Vendor to develop a maintenance rotation schedule with accompanying map for the push back/ trimming vertically of the natural areas that are encroaching on the mowable, maintained areas. The push back should be to the previous levels supported by the maintenance map. Send a copy of the rotation and map to the District Manager. (Pic 22)



Proposals

1. Vendor to generate proposal to replace dead Schilling's Holly in ROW beds. (Pic 1)



2. Generate a proposal to remove all Flax Lily from median beds with Ornamental Grasses and transplant to infill existing Flax Lily beds. Also, a line item to replace dead/missing Ornamental Grass units. (Pic 2)



TAB 3

Clara A. Velez
2932 Fieldwood Circle
Saint Cloud, FL 34772
Phone: (407) 232-0179
Email: claravelez74@gmail.com

Profile

Motivated, personable, Licensed FL Real Estate Agent with 3 years of experience in this State, working on all levels of real estate, mortgage, and Insurance. Self-starter, demonstrating great work ethics and a positive personality. The goal is to attain an opportunity with future growth based on experience and knowledge. Provide unparalleled customer service to build strong relationships. Focused, self-directed, and confident individual. Great organizational skills and attention to detail.

Experience

***REALTOR®, La Rosa Realty, Premier, LLC., Orlando, FL* September 2017 - Present**

Advertise client properties on websites and through social media.
Continually stay up-to-date on mortgage rates and related real estate news.
Show properties to potential buyers and other brokers at open houses and by appointment.
Accompany buyers and sellers to their home inspections and appraisals.
Follow up with prospective buyers regarding incentives from the builder and new developments in the surrounding area.
Communicate with clients to understand their property needs and preferences.
Work closely with clients to get the appropriate loans, inspections, and credit reports.
Perform duties, such as study property listings, interview prospective clients, accompany clients to property site, discuss conditions of sale, and up real estate contracts.
Generate lists of properties that were compatible with buyers' needs and financial resources.
Successfully guide home buyers and sellers through sales and purchase of properties.

***Title Processor/Closer, Innovative Title Service, Inc., Orlando, FL* September 2017 to September 2018**

Service client needs by performing real estate closings
Prepare and review title commitments clearing closing conditions, prepare all certifications, post-closing letters, settlement statements/closing disclosure
Handle all aspects of preparing the file for closing.
Communicate with clients, real estate agents, banks, and any other organizations in clearing of title, preparation for settlement, and disbursement of funds
conform with best practices that include ensuring strict compliance with state and federal regulations

***Office/HR Manager, Emtech, Inc., Dale City, VA* September 2010 to August 2017**

Maintained timely and accurate financial reporting on account payables and receivables
Compiled internal and external customer communications both written and verbal
Managed organizational policies and provided high-level administrative support
Liaised with partners, vendors, clients, and external accountants increasing productivity
Prepared company's payroll, W-2's, billings, invoices, and Federal tax deposits

***Office Manager, UniFirst Corporation, Orlando, FL* March 2007 to September 2010**

Ensured that the department meets all local, state, and federal safety requirements (OSHA)
Supervised a staff of eight (8) office and warehouse personnel
Scheduled maintenance, repairs, and housekeeping for the internal office and equipment
Resolved and monitored internal and external account issues
Supported senior management with major projects while operating the company's profit center

Education

Associates Degree, Office Administration

Graduated: August 1997 Monroe College, Bronx, NY

Certifications & License

Principles of Human Resource Management; Florida Real Estate License and Virginia Real Estate License, Notary Public; Life, Health & Annuities License; Adult First Aid/CPR/AED - American Red Cross

Skills

Excellent knowledge of real estate businesses. Exceptional Communication and Organizational Skills. Strong interpersonal skills. Sales drive personality with superior customer service skills. Bilingual (English & Spanish); Well versed in MS Office Suite, PeopleSoft, QuickBooks, & TitleSoft

Memberships

National Association of Realtors
Florida Realtor Association
Orlando Reginal Realtor Association
National Notary Association

Jaclyn Moreno

Subject: LOI CDD Member Chair

From: Rey Oliva <4614calumet@gmail.com>

Sent: Thursday, November 19, 2020 5:39 PM

To: Justin Croom <JCroom@rizzetta.com>

Subject: LOI CDD Member Chair

LOI CDD Member Chair

Rey Oliva
4614 Calumet Drive
Saint Cloud FL 34772
4614calumet@gmail.com
347-722-3722

July 2, 2020

Re: Open Chair Gramercy Farms CDD Board

Dear Gramercy Farms CDD Board

Upon learning about the CDD Board Member posting with Gramercy Farms, I was eager to contact you with my interest. When reviewing the responsibilities , I was excited to see how well my skills align with the needs of a CDD Board Member. I'm a registered voter in Osceola County and legal resident of the City of Saint Cloud, residing at Gramercy Farms since April 2019.

I currently work as a Flight Attendant for Delta Air Lines stationed at Orlando International Airport. Previously I held a position as AFA MEC Vice President at US Airways , I have a well-rounded skill set in team work & time management and honored talent carrying integrity and transparency, making me an ideal fit for the CDD Board Member position. My previous roles have strengthened my capabilities in communication and team-building.

I am excited at the prospect of bringing my talents to Gramercy Farms Community CDD. I look forward to hearing from you and the members to discuss how my experience and qualifications will prove valuable in the CDD Board Member role.

Thank You for your time and consideration

Sincerely,
Rey Oliva

TAB 4

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Gramercy Farms Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint and remove Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman. _____ and _____ are hereby removed as Assistant Secretaries.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28th DAY OF JANUARY, 2021.

**GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY

TAB 5

MINUTES OF MEETING

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

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on **Thursday, November 19, 2020, at 11:00 a.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum:

Glenn Marvin	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman
Maria Borrero	Board Supervisor, Assistant Secretary

Also present were:

Justin Croom	District Manager, Rizzetta & Co., Inc.
Wes Haber	District Counsel, Hopping Green & Sams, P.A. (via phone)
Tonja Stewart	District Engineer, Stantec (via phone)
Jason Liggett	Field Services Manager, Rizzetta & Co., Inc.
Jason Chambrot	Capital Land Management
Jeff Story	Capital Land Management
Audience	None

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience	Member	Comments
Regarding Agenda		

There were no audience member comments as none were present at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
Mr. Haber noted that the executive was not extended but lobbyists are trying to get a new executive order in place.

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50 B. District Engineer

51 Ms. Stewart discussed the certificate of completion with the Board. There will
52 be a site visit and it will be approved at the next meeting. It was noted that the
53 Mr. Marvin noted that KB Home installed a guardrail at the end of Packard
54 Road that is about 10 feet short. He stated that trucks are now driving around
55 the signs and the end of the guardrail. He believes that the District needs to
56 pay for an additional 10 feet to completely block it off. Discussion ensued.

57
58 Mr. Marvin asked who was responsible for spraying the ditch. Ms. Stewart
59 indicated that she has not done this. It was noted that the pond vendor should
60 be spraying the ditch. Discussion ensued.

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62 Mr. Marvin advised Ms. Stewart that the street lights were not installed in Unit
63 9.

64
65 C. District Manager

66 Mr. Croom stated that the next meeting of the Board of Supervisors has
67 been scheduled to be held on Thursday, December 17, 2020 at 11:00 a.m.
68 at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida
69 34769.

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71 Mr. Croom noted that the playground bubble was fixed.

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73 Mr. Marvin indicated that the dog park rules sign needs to be replaced.

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75 General discussion ensued regarding pressure washing of the community
76 walls.

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On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board approved the pressure washing of the fence (community walls) in a not to exceed amount of \$5,000.00, for the Gramercy Farms Community Development District.

Mr. Marvin asked Mr. Croom to confirm if there is an existing street light contract for Unit 9. He also asked that the lake area in Unit 9 be mowed.

D. Field Manager

Mr. Liggett reviewed the report dated August 11, 2020 with the Board. The turf weeds need to be addressed on Gramercy Boulevard. There has been some dumping at the parks (carpet and debris) due to new construction. The annual beds need to be cleaned out. The perimeter hedges need to be trimmed on the north side. He also requested a mulch proposal for the community. Discussion ensued.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

November 19, 2020 Minutes of Meeting

Page 3

Mr. Croom presented two proposals as follows:

- \$16,226.00 - Mulching
- \$1,000.00 – Annual flower change-out

Discussion ensued.

On a motion by Mr. Marvin, seconded by Ms. Borrero, with all in favor, the Board approved Capital Land Management installing annuals in the amount of \$1,000.00, for the Gramercy Farms Community Development District.

Mr. Marvin suggested obtaining proposals to resod the first two medians.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting August
27, 2020**

Mr. Croom reviewed the August 27, 2020 meeting minutes with the Board.

On a motion by Mr. Bishop, seconded by Mr. Marvin, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 27, 2020, for the Gramercy Farms Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for August
and September 2020**

Mr. Croom reviewed the expenditures with the Board.

On a motion by Mr. Marvin, seconded by Mr. Bishop, with all in favor, the Board ratified the Operation and Maintenance Expenditures for August 2020 in the amount of \$56,882.33 September 2020 in the amount of \$37,316.64, for the Gramercy Farms Community Development District.

SIXTH ORDER OF BUSINESS

**Review of September 2020 Unaudited
Financials**

Mr. Croom reviewed the September 2020 Unaudited Financials with the Board.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2021-01,
Declaring Vacancies**

Mr. Haber reviewed Resolution 2021-01, Declaring Vacancies with the Board. The resolution addresses that Seat numbers 2 and 3 were to be filled during the General Election. There were no qualified electors and the District needs to make all reasonable efforts to fill these seats within 90 days as of November 17, 2020. The Supervisors will remain in their seats until filled. This is a formality as per Chapter 190. Discussion ensued. There will be an HOA e-mail blast sent soliciting resumes.

On a motion by Mr. Marvin, seconded by Ms. Borrero with all in favor, the Board approved Resolution 2021-01, Declaring Vacancies, for the Gramercy Farms Community Development District.

EIGHTH ORDER OF BUSINESS**Discussion Regarding Certification of
Completion**

This agenda item was addressed under District Engineer's Staff Report

NINTH ORDER OF BUSINESS**Consideration of Irrigation Repair
Proposal – Capital Land Management**

After some discussion, this agenda item was tabled by the Board.

TENTH ORDER OF BUSINESS**Discussion Regarding Playground
Equipment Repairs/Cleanup**

The bubble has already been repaired. The Board agreed to pressure wash this equipment.

ELEVENTH ORDER OF BUSINESS**Consideration of Addendum to
Landscape Maintenance Contract –
Capital Land Management**

Increases take effect as of December 1, 2020 at \$16,625.00 per month.

The Board agreed not to maintain and service Packard Road (yellow area).

On a motion by Ms. Borrero, seconded by Mr. Marvin, with all in favor, the Board approved the Addendum to the Landscape Maintenance Contract with Capital Land Management, subject to noted change, for Chair's final approval, for Gramercy Farms Community Development District.

TWELFTH ORDER OF BUSINESS**Acceptance of Arbitrage Rebate**

Calculation Series 2007 – LLS Tax Solutions

Mr. Croom reviewed the Arbitrage Rebate Calculation Series 2007 with the Board.

On a motion by Mr. Marvin, seconded by Ms. Borrero, with all in favor, the Board accepted the Arbitrage Rebate Calculation Series 2007 from LLS Tax Solutions, for Gramercy Farms Community Development District.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Borrero asked for an update regarding the community signage quotes (no trespassing, fishing, driving around the lakes...) that Mr. Jeancola was working on obtaining.

FOURTEENTH ORDER OF BUSINESS

Adjournment

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

November 19, 2020 Minutes of Meeting

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On Motion by Mr. Marvin, seconded by Ms. Borrero, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 12:13 p.m. for Gramercy Farms Community Development District.

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Assistant Secretary

Chairman/Vice Chairman

DRAFT

TAB 6

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

Operation and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$47,433.89**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Ecosystems, Inc.	001998	2007840	Lake Maintenance 07/20	\$ 805.00
American Ecosystems, Inc.	001998	2009143	Lake Maintenance 09/20	\$ 805.00
Campus Suite	002000	18845	Website & Compliance Services - Q1 FY20/21	\$ 384.38
Capital Land Management Corporation	002003	209496	Irrigation Repairs 10/20	\$ 581.00
City of St. Cloud	001999	00056930 08/20	2800 Block Even Mosshire Circle 08/20	\$ 246.98
City of St. Cloud	001999	00056930 09/20	2800 Block Even Mosshire Circle 09/20	\$ 266.42
City of St. Cloud	001999	00057874 08/20	3100 Block Odd Sweet Acres Place 08/20	\$ 45.29
City of St. Cloud	001999	00057874 09/20	3100 Block Odd Sweet Acres Place 09/20	\$ 112.80
Egis Insurance Advisors LLC	001997	12222	Gen Liab/Prop/POL Insurance FY 20/21	\$ 819.11
Imperial PFS Corporation	002008	GAA-A64076 Pymt 1 of 11	Gen Liab/POL Insurance FY20/21 Fees	\$ 819.11
Lerner Reporting Services, Inc	002004	225	Annual Dissemination Agent Fee FY 20/21	\$ 5,000.00
Orlando Utilities Commission	002005	OUC Summary 10/20	OUC Summary 10/20	\$ 15,970.05

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002002	INV0000053312	District Management Services 10/20	\$ 4,390.00
Rizzetta & Company, Inc.	002002	INV0000053558	Assesesment Roll Preparation FY 20/21	\$ 5,250.00
Rizzetta Technology Services, LLC	002006	INV0000006365	Website & EMail Hosting Services 10/20	\$ 175.00
S & S Prestige Worldwide, LLC	002007	235	Common Area Trash Removal 09/20	\$ 450.00
U.S. Bank	002001	5878433	Trustee Fees Series 2011 09/01/20-08/31/21	<u>\$ 11,313.75</u>
Report Total				<u>\$ 47,433.89</u>

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

Operation and Maintenance Expenditures November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,481.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Anthem Park CDD	002015	Meeting Room 11/19/20	BOS Meeting Space Rental 11/19/20	\$ 45.00
City of St. Cloud	002009	Utility Summ 10/20	City of St Cloud Utility Summary 10/20	\$ 468.40
Department of Economic Opportunity	002016	83129	Special District Fee FY 20/21	\$ 175.00
Hopping Green & Sams	002010	117751	General Legal Services 08/20	\$ 317.00
Imperial PFS Corporation	002017	GAA-A64076 Pymt 2 of 11	Gen Liab/POL Insurance FY20/21 Fees	\$ 819.11
Orlando Sentinel Communications	002018	027105373000	Acct # CU00110659 Legal Advertising 10/20	\$ 125.75
Rizzetta & Company, Inc.	002011	INV0000054181	District Management Services 11/20	\$ 4,390.00
Rizzetta Technology Services, LLC	002012	INV0000006470	Website & EMail Hosting Services 11/20	\$ 175.00
S & S Prestige Worldwide, LLC	002013	236	Common Area Trash Removal 10/20	\$ 450.00
Stantec Consulting Services, Inc.	002019	1719215	Engineering Services 10/20	\$ 461.25
Wayne Automatic Fire Sprinklers, Inc	002014	847185	Domestic Backflow Certification 10/20	\$ 55.00
Report Total				<u>\$ 7,481.51</u>

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

District Office · 8529 South Park Circle · Suite 330 · Orlando, FL 32819

Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$81,082.35**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
American Ecosystems, Inc.	002035	2011488	Lake Maintenance 11/20	\$ 805.00
American Ecosystems, Inc.	002035	2012135	Lake Maintenance 12/20	\$ 805.00
Anthem Park CDD	002028	Meeting Room 12/17/20	BOS Meeting Space Rental 12/17/20	\$ 45.00
Bliss Products and Services, Inc.	002036	20836	Park Structures - Clear Bubble Replacement 12/20	\$ 544.88
Capital Land Management Corporation	002032	209471	Landscape & Irrigation Maintenance 10/20	\$ 14,500.00
Capital Land Management Corporation	002032	209740	Landscape & Irrigation Maintenance 11/20	\$ 14,500.00
Capital Land Management Corporation	002032	209926	Annuals Installed 11/20	\$ 1,000.00
Capital Land Management Corporation	002032	210001	Landscape & Irrigation Maintenance 12/20	\$ 14,500.00
Capital Land Management Corporation	002032	210120	Irrigation Repairs 12/20	\$ 1,133.00
City of St. Cloud	002029	00057874 11/20	3100 Block Odd Sweet Acres Place 11/20	\$ 27.98
City of St. Cloud	002022	Utility Summ 11/20	City of St Cloud Utility Summary 11/20	\$ 420.11
City of St. Cloud	002040	Utility Summ 12/20	City of St Cloud Utility Summary 12/20	\$ 234.36
Glenn Marvin	002023	GM111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Hopping Green & Sams	002030	118415	General Legal Services 09/20	\$ 334.50

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	002037	118993	General Legal Services 10/20	\$ 928.00
Imperial PFS Corporation	002033	GAA-A64076 Pymt 3 of 11	Gen Liab/POL Insurance FY20/21 Fees	\$ 819.11
Maria V. Borrero	002021	MB111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Moises Maisonet dba Wash Pros LLC	002038	000112	Pressure Wash Playground 12/20	\$ 5,000.00
Orlando Utilities Commission	002024	OUC Summary 11/20	OUC Summary 11/20	\$ 15,970.16
Rizzetta & Company, Inc.	002025	INV0000054658	District Management Services 12/20	\$ 4,390.00
Rizzetta Technology Services, LLC	002026	INV0000006573	Website & EMail Hosting Services 12/20	\$ 175.00
Robert R. Bishop	002020	BB111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Ron's Tractor Mowing & Hydro-Ax Services, Inc.	002027	2425	Bush Hog Mowing of Retention Pond 12/20	\$ 865.00
S & S Prestige Worldwide, LLC	002031	237	Common Area Trash Removal 11/20	\$ 450.00
S & S Prestige Worldwide, LLC	002039	238	Common Area Trash Removal 12/20	\$ 450.00
Stantec Consulting Services, Inc.	002034	1731738	Engineering Services 11/20	\$ 2,585.25
Report Total				<u>\$ 81,082.35</u>

TAB 7



Rizzetta & Company

Gramercy Farms Community Development District

**Financial Statements
(Unaudited)**

November 30, 2020

Prepared by: Rizzetta & Company, Inc.

gramercyfarmscdd.org
rizzetta.com

Gramercy Farms Community Development District

Balance Sheet

As of 11/30/2020

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	35,739	0	0	35,739	0	0
Investments	0	115,391	882,207	997,598	0	0
Accounts Receivable	537,520	316,794	0	854,314	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	0	0	0	0	0	0
Due From Other Funds	0	10,604	0	10,604	0	0
Amount Available in Debt Service	0	0	0	0	0	442,789
Amount To Be Provided Debt Service	0	0	0	0	0	56,756,594
Fixed Assets	0	0	0	0	28,330,757	0
Total Assets	<u>573,259</u>	<u>442,789</u>	<u>882,207</u>	<u>1,898,255</u>	<u>28,330,757</u>	<u>57,199,383</u>
Liabilities						
Accounts Payable	49,938	0	4,278	54,216	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	2,883	0	0	2,883	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	10,604	0	0	10,604	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	57,199,383
Total Liabilities	<u>63,425</u>	<u>0</u>	<u>4,278</u>	<u>67,703</u>	<u>0</u>	<u>57,199,383</u>
Fund Equity & Other Credits						
Beginning Fund Balance	27,085	3,311,665	895,025	4,233,775	28,330,757	0
Net Change in Fund Balance	<u>482,749</u>	<u>(2,868,876)</u>	<u>(17,096)</u>	<u>(2,403,223)</u>	<u>0</u>	<u>0</u>
Total Fund Equity & Other Credits	<u>509,834</u>	<u>442,789</u>	<u>877,929</u>	<u>1,830,552</u>	<u>28,330,757</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>573,259</u>	<u>442,789</u>	<u>882,207</u>	<u>1,898,255</u>	<u>28,330,757</u>	<u>57,199,383</u>

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	520,548	520,548	523,522	2,974	(0.57)%
Off Roll	61,940	61,940	61,940	(1)	0.00%
Total Revenues	582,488	582,488	585,461	2,973	(0.51)%
Expenditures					
Legislative					
Supervisor Fees	12,000	2,000	600	1,400	95.00%
Financial & Administrative					
Administrative Services	4,725	788	788	0	83.33%
District Management	21,630	3,605	3,605	0	83.33%
District Engineer	6,500	1,083	3,047	(1,963)	53.13%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	11,314	10,371	10,371	0	8.33%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	4,200	700	700	0	83.33%
Accounting Services	13,725	2,288	2,288	0	83.33%
Auditing Services	3,575	0	0	0	100.00%
Arbitrage Rebate Calculation	1,000	0	0	0	100.00%
Public Officials Liability	3,664	905	905	0	75.31%
Insurance					
Legal Advertising	5,000	833	126	708	97.48%
Dues, Licenses & Fees	400	400	175	225	56.25%
Website Hosting, Maintenance, Backup	4,300	717	734	(18)	82.92%
Legal Counsel					
District Counsel	16,000	2,667	480	2,187	97.00%
Electric Utility Services					
Utility Services	350	58	39	20	88.92%
Street Lights	185,400	30,900	31,901	(1,001)	82.79%
Water-Sewer Combination Services					
Utility Services	20,000	3,333	916	2,417	95.41%
Stormwater Control					
Lake/Pond Bank Maintenance	9,660	1,610	805	805	91.66%
Other Physical Environment					
General Liability/Property Insurance	6,145	1,553	1,553	0	74.73%
Landscape Maintenance	213,500	35,583	30,581	5,002	85.67%
Field Services	8,400	1,400	1,400	0	83.33%

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Contingency					
Miscellaneous Contingency	20,750	3,458	1,450	2,008	93.01%
Total Expenditures	582,488	114,502	102,712	11,790	82.37%
Excess of Revenues Over (Under) Expenditures	0	467,986	482,749	14,763	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	467,986	482,749	14,763	0.00%
Fund Balance, Beginning of Period	0	0	27,085	27,085	0.00%
Fund Balance, End of Period	0	467,986	509,834	41,848	0.00%

Gramercy Farms Community Development District
Statement of Revenues and Expenditures
200 - Debt Service Fund-Series 2007
From 10/1/2020 Through 11/30/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0.00%
Total Revenues	0	2	2	0.00%
Excess of Revenues Over (Under)	0	2	2	0.00%
Expenditures				
Excess of Rev./Other Sources Over (Under)	0	2	2	0.00%
Expend./Other Uses				
Fund Balance, Beginning of Period	0	97,775	97,775	0.00%
Fund Balance, End of Period	0	97,776	97,776	0.00%

Gramercy Farms Community Development District
Statement of Revenues and Expenditures
201 - Debt Service Fund-Series 2011
From 10/1/2020 Through 11/30/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	176	176	0.00%
Special Assessments				
Tax Roll	325,359	327,241	1,882	0.57%
Off Roll	0	16,050	16,050	0.00%
Total Revenues	<u>325,359</u>	<u>343,467</u>	<u>18,108</u>	<u>5.57%</u>
Expenditures				
Debt Service				
Interest	325,359	0	325,359	100.00%
Principal	0	3,212,345	(3,212,345)	0.00%
Total Expenditures	<u>325,359</u>	<u>3,212,345</u>	<u>(2,886,986)</u>	<u>(887.32)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,868,878)</u>	<u>(2,868,878)</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(2,868,878)</u>	<u>(2,868,878)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	3,213,890	3,213,890	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>345,012</u></u>	<u><u>345,012</u></u>	<u><u>0.00%</u></u>

Gramercy Farms Community Development District
Statement of Revenues and Expenditures
300 - Capital Projects Fund-Series 2007
From 10/1/2020 Through 11/30/2020
(In Whole Numbers)

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

Gramercy Farms Community Development District
Statement of Revenues and Expenditures
301 - Capital Projects Fund-Series 2011
From 10/1/2020 Through 11/30/2020
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	53	53	0.00%
Total Revenues	0	53	53	0.00%
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	17,148	(17,148)	0.00%
Total Expenditures	0	17,148	(17,148)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(17,096)	(17,096)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(17,096)	(17,096)	0.00%
Fund Balance, Beginning of Period	0	894,358	894,358	0.00%
Fund Balance, End of Period	0	877,262	877,262	0.00%

Gramercy Farms CDD
Investment Summary
November 30, 2020

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2020</u>
US Bank Series 2007 A-1 Reserve	US Bank - Money Market Account-Managed	\$ 25,528
US Bank Series 2007 A-2 Reserve	US Bank - Money Market Account-Managed	11,698
US Bank Series 2007 B Reserve	US Bank - Money Market Account-Managed	60,550
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	17,567
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	44
US Bank Series 2011 REM Expenditure	First American Treasury Obligation Fund Class Z	4
Total Debt Service Fund Investments		\$ 115,391
US Bank Series 2007 Construction	US Bank - Money Market Account-Managed	\$ 439
US Bank Series 2007 Remedial Exp	US Bank - Money Market Account-Managed	228
US Bank Series 2011 Construction	First American Treasury Obligation Fund Class Z	858,875
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	22,665
Total Capital Project Fund Investments		\$ 882,207

Gramercy Farms Community Development District

Summary A/R Ledger

001 - General Fund

From 11/1/2020 Through 11/30/2020

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2020	KB Home Orlando LLC	225-21-01	30,969.76
10/1/2020	Osceola County Tax Collector	FY20-21	<u>506,550.20</u>
		Total 001 - General Fund	537,519.96

Gramercy Farms Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2011

From 11/1/2020 Through 11/30/2020

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2020	Osceola County Tax Collector	FY20-21	316,793.98
		Total 201 - Debt Service Fund-Series 2011	316,793.98
Report Balance			854,313.94

Gramercy Farms Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2020

001 - General Fund

From 11/1/2020 Through 11/30/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balan
Capital Land Management Corporation	10/1/2020	209471	Landscape & Irrigation Maintenance 10/20	14,500.00
Hopping Green & Sams	10/31/2020	118415	General Legal Services 09/20	334.50
Capital Land Management Corporation	11/1/2020	209740	Landscape & Irrigation Maintenance 11/20	14,500.00
Orlando Utilities Commission	11/11/2020	OUC Summary 11/20	OUC Summary 11/20	15,970.16
City of St. Cloud	11/18/2020	00057874 11/20	3100 Block Odd Sweet Acres Place 11/20	27.98
City of St. Cloud	11/18/2020	Utility Summ 11/20	City of St Cloud Utility Summary 11/20	420.11
Robert R. Bishop	11/19/2020	BB111920	Board of Supervisors Meeting 11/19/20	200.00
Glenn Marvin	11/19/2020	GM111920	Board of Supervisors Meeting 11/19/20	200.00
Maria V. Borrero	11/19/2020	MB111920	Board of Supervisors Meeting 11/19/20	200.00
Capital Land Management Corporation	11/25/2020	209926	Annuals Installed 11/20	1,000.00
Stantec Consulting Services, Inc.	12/2/2020	1731738	Engineering Services 11/20	2,585.25
			Total 001 - General Fund	49,938.00

Gramercy Farms Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2020

301 - Capital Projects Fund-Series 2011

From 11/1/2020 Through 11/30/2020

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balan
Bliss Products and Services, Inc.	11/30/2020	CR422	CR422 Series 2011	4,278.30
			Total 301 - Capital Projects Fund-Series 2011	4,278.30
Report Total				54,216.30

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through November 30, 2020

Inflows:	Transfer from Series 2007 Accounts	\$	10,766,173.30
	City of St. Cloud Project Cost Reimbursement - West Force Main		1,098,615.00
	City of St. Cloud Project Cost Reimbursement - West Potable Main		94,943.00
	Total Other Proceeds:		11,959,731.30
	Interest Earnings		69,980.23
	City of St. Cloud Reimbursement Series 2007 CR1		32,145.60
	Reimbursement for Certain Parcel I Engineering Plans		77,812.50
	Reversal of CR220 - Maintenance Bond to City of St Cloud		5,687.68
	Refund for Plat Submittals and Misc		1,480.00
	Refund for Phase 2 Performance Bond		68,526.28
	City of St. Cloud Reimbursement Series 2011 CR356		9,244.70
	Total Inflows:	\$	12,224,608.29

Outflows:

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee 11/30/2020
09/07/11	COI	Digital Assurance Certification LLC	\$ (3,000.00)	Cleared
09/07/11	COI	US Bank	(22,000.00)	Cleared
09/07/11	COI	FMS Bonds Inc.	(25,000.00)	Cleared
09/07/11	COI	Rizzetta & Company, Inc.	(17,500.00)	Cleared
		Total COI:	(67,500.00)	
11/29/11	1	WilsonMiller, Inc.	(7,187.50)	Cleared
11/29/11	2	WilsonMiller, Inc.	(435.25)	Cleared
11/29/11	3	WilsonMiller, Inc.	(34,380.54)	Cleared
11/29/11	4	WilsonMiller, Inc.	(730.00)	Cleared
11/29/11	5	WilsonMiller, Inc.	(1,770.00)	Cleared
11/29/11	6	Maxcy Development Group, Inc.	(75,000.00)	Cleared
12/19/11	7	Maxcy Development Group, Inc.	(30,000.00)	Cleared
02/14/12	8	WilsonMiller, Inc.	(11,672.50)	Cleared
02/14/12	9	WilsonMiller, Inc.	(19,914.68)	Cleared
02/14/12	10	WilsonMiller, Inc.	(373.50)	Cleared
02/14/12	11	WilsonMiller, Inc.	(5,000.00)	Cleared
02/14/12	12	Canin Associates	(4,417.74)	Cleared
02/14/12	13	Gramercy Farms CDD	(1,150.00)	Cleared
02/14/12	14	Gramercy Farms CDD	(10,000.00)	Cleared
02/14/12	15	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/02/12	16	Aerial Innovations, Inc.	(81.00)	Cleared
03/05/12	17	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/12/12	18	Canin Associates	(4,460.79)	Cleared
03/30/12	19	WilsonMiller, Inc.	(8,844.00)	Cleared
03/30/12	20	WilsonMiller, Inc.	(15,724.88)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through November 30, 2020

03/30/12	21	WilsonMiller, Inc.	(5,513.00)	Cleared
03/30/12	22	WilsonMiller, Inc.	(715.00)	Cleared
03/30/12	23	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/30/12	24	Hopping Green & Sams	(3,843.50)	Cleared
03/30/12	25	Canin Associates	(5,300.88)	Cleared
04/06/12	26	Jr. Davis Construction Co., Inc.	(64,390.46)	Cleared
04/19/12	27	WilsonMiller, Inc.	(18,428.00)	Cleared
04/19/12	28	WilsonMiller, Inc.	(12,461.27)	Cleared
04/19/12	29	WilsonMiller, Inc.	(10,081.00)	Cleared
04/19/12	30	WilsonMiller, Inc.	(836.00)	Cleared
04/19/12	31	Canin Associates	(7,498.05)	Cleared
04/19/12	32	Hopping Green & Sams	(3,708.50)	Cleared
04/19/12	33	Aerial Innovations, Inc.	(81.00)	Cleared
04/19/12	34	Gramercy Farms CDD	(500.00)	Cleared
04/19/12	35	Gramercy Farms CDD	(340.00)	Cleared
04/26/12	36	Jr. Davis Construction Co., Inc.	(11,503.18)	Cleared
05/04/12	37	Gramercy Farms CDD	(1,500.00)	Cleared
05/04/12	38	Gramercy Farms CDD	(1,500.00)	Cleared
05/04/12	39	Gramercy Farms CDD	(1,500.00)	Cleared
05/24/12	40	Hopping Green & Sams	(164.50)	Cleared
05/24/12	41	Canin Associates	(7,012.86)	Cleared
05/24/12	42	WilsonMiller, Inc.	(5,100.00)	Cleared
05/24/12	43	WilsonMiller, Inc.	(172.50)	Cleared
05/24/12	44	WilsonMiller, Inc.	(13,021.00)	Cleared
05/24/12	45	WilsonMiller, Inc.	(11,960.18)	Cleared
05/24/12	46	Aerial Innovations, Inc.	(81.00)	Cleared
06/01/12	47	Lerner Real Estate Advisors, Inc.	(30,000.00)	Cleared
06/14/12	48	Gramercy Farms CDD	(1,670.00)	Cleared
06/14/12	49	Gramercy Farms CDD	(250.00)	Cleared
06/14/12	50	Gramercy Farms CDD	(150.00)	Cleared
06/14/12	51	Hopping Green & Sams	(799.00)	Cleared
06/14/12	52	Canin Associates	(10,264.98)	Cleared
06/22/12	53	Jr. Davis Construction Co., Inc.	(689,637.34)	Cleared
06/30/12	54	Aerial Innovations, Inc.	(81.00)	Cleared
06/30/12	55	WilsonMiller, Inc.	(9,275.47)	Cleared
06/30/12	56	WilsonMiller, Inc.	(19,082.26)	Cleared
06/30/12	57	WilsonMiller, Inc.	(104.00)	Cleared
07/10/12	58	Canin Associates	(250.79)	Cleared
07/10/12	59	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
07/10/12	60	WilsonMiller, Inc.	(124.50)	Cleared
07/10/12	61	Hopping Green & Sams	(3,391.50)	Cleared
07/10/12	62	Jr. Davis Construction Co., Inc.	(865,656.67)	Cleared
07/31/12	63	WilsonMiller, Inc.	(1,434.53)	Cleared
07/31/12	64	WilsonMiller, Inc.	(2,990.08)	Cleared
07/31/12	65	WilsonMiller, Inc.	(1,576.00)	Cleared

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07/31/12	66	WilsonMiller, Inc.	(7,056.02)	Cleared
07/31/12	67	Aerial Innovations, Inc.	(81.00)	Cleared
07/31/12	68	Donald W. McIntosh Associates, Inc.	(2,295.00)	Cleared
07/31/12	69	Seminole Walls	(54,697.50)	Cleared
07/31/12	70	Jr. Davis Construction Co., Inc.	(1,284,797.34)	Cleared
07/31/12	71	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
08/20/12	72	Hopping Green & Sams	(2,409.90)	Cleared
08/20/12	73	Canin Associates	(258.40)	Cleared
08/20/12	74	WilsonMiller, Inc.	(8,255.28)	Cleared
08/20/12	75	Aerial Innovations, Inc.	(81.00)	Cleared
09/14/12	76	Gramercy Farms CDD	(27,241.25)	Cleared
08/31/12	77	WilsonMiller, Inc.	(21,459.29)	Cleared
08/31/12	78	Canin Associates	(143.17)	Cleared
08/31/12	79	Hanson, Walter & Associates, Inc.	(4,000.00)	Cleared
08/31/12	80	Faulkner Engineering Services, Inc.	(1,100.00)	Cleared
08/31/12	81	Hopping Green & Sams	(799.00)	Cleared
08/31/12	82	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
08/31/12	83	Jr. Davis Construction Co., Inc.	(535,896.96)	Cleared
10/04/12	84	Aerial Innovations, Inc.	(81.00)	Cleared
10/04/12	85	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
10/04/12	86	Rj Whidden and Associates, Inc.	(500.00)	Cleared
10/16/12	87	Aerial Innovations, Inc.	(81.00)	Cleared
10/16/12	88	Hanson, Walter & Associates, Inc.	(7,600.25)	Cleared
10/16/12	89	Hopping Green & Sams	(1,802.00)	Cleared
10/16/12	90	Jr. Davis Construction	(428,203.81)	Cleared
10/24/12	91	WilsonMiller, Inc.	(16,233.46)	Cleared
10/30/12	92	WilsonMiller, Inc.	(6,498.56)	Cleared
10/30/12	93	Rj Whidden and Associates, Inc.	(240.00)	Cleared
10/30/12	94	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
11/15/12	95	Hopping Green & Sams	(2,441.00)	Cleared
11/15/12	96	WilsonMiller, Inc.	(28,748.81)	Cleared
11/20/12	97	Hanson, Walter & Associates, Inc.	(1,000.00)	Cleared
11/21/12	98	WilsonMiller, Inc.	(4,099.50)	Cleared
11/27/12	99	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
11/29/12	100	Gramercy Farms CDD	(1,750.00)	Cleared
12/04/12	101	Jr. Davis Construction	(542,885.09)	Cleared
12/12/12	102	WilsonMiller, Inc.	(20,590.00)	Cleared
12/12/12	103	Rj Whidden and Associates, Inc.	(100.00)	Cleared
12/18/12	104	Hopping Green & Sams	(1,339.50)	Cleared
12/18/12	105	Hanson, Walter & Associates, Inc.	(1,898.80)	Cleared
12/20/12	106	Concepts In Greenery	(148,389.00)	Cleared
12/20/12	107	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
12/20/12	108	Maxcy Development Group, Inc.	(1,230.00)	Cleared
12/20/12	109	WilsonMiller, Inc.	(998.76)	Cleared
01/02/13	110	Concepts In Greenery of Orlando, LLC	(10,080.00)	Cleared

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01/02/13	111	Maxcy Development Group, Inc.	(160.00)	Cleared
01/02/13	112	WilsonMiller, Inc.	(378.00)	Cleared
01/03/13	113	Jr. Davis Construction	(253,213.97)	Cleared
01/23/13	114	Aerial Innovations, Inc.	(162.00)	Cleared
01/23/13	115	Hopping Green & Sams	(1,858.50)	Cleared
01/23/13	116	Concepts In Greenery of Orlando, LLC	(24,336.00)	Cleared
01/23/13	117	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
01/23/13	118	Hanson, Walter & Associates, Inc.	(500.00)	Cleared
01/23/13	119	Jr. Davis Construction	(118,252.15)	Cleared
01/31/13	120	Stantec Consulting Services, Inc.	(22,946.82)	Cleared
02/13/13	121	Hanson, Walter & Associates, Inc.	(2,375.00)	Cleared
02/13/13	122	Hopping Green & Sams	(1,128.00)	Cleared
02/26/13	123	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
02/27/13	124	Stantec Consulting Services, Inc.	(16,266.01)	Cleared
03/05/13	125	Aerial Innovations, Inc.	(162.00)	Cleared
03/07/13	126	Hanson, Walter & Associates, Inc.	(2,000.00)	Cleared
03/12/13	127	Stantec Consulting Services, Inc.	(835.00)	Cleared
03/12/13	128	Jr. Davis Construction	(48,499.50)	Cleared
03/20/13	129	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/20/13	130	Hopping Green & Sams	(2,467.50)	Cleared
03/27/13	131	Stantec Consulting Services, Inc.	(6,721.34)	Cleared
04/03/13	132	Stantec Consulting Services, Inc.	(826.99)	Cleared
04/10/13	133	Seminole Walls, Inc.	(95,000.00)	Cleared
04/10/13	134	Johnston's Surveying, Inc.	(2,262.50)	Cleared
04/10/13	135	Aerial Innovations, Inc.	(81.00)	Cleared
04/10/13	136	Hanson, Walter & Associates, Inc.	(650.00)	Cleared
04/10/13	137	Stantec Consulting Services, Inc.	(845.34)	Cleared
04/17/13	138	Hopping Green & Sams	(352.50)	Cleared
04/17/13	139	Stantec Consulting Services, Inc.	(5,200.00)	Cleared
04/18/13	140	Seminole Walls, Inc.	(80,000.00)	Cleared
04/18/13	141	Jr. Davis Construction	(28,175.55)	Cleared
04/23/13	142	Stantec Consulting Services, Inc.	(1,224.87)	Cleared
04/23/13	143	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
04/30/13	144	Aerial Innovations, Inc.	(81.00)	Cleared
04/30/13	145	Stantec Consulting Services, Inc.	(1,614.74)	Cleared
04/30/13	146	Hopping Green & Sams	(1,081.00)	Cleared
04/30/13	147	Hanson, Walter & Associates, Inc.	(407.50)	Cleared
05/28/13	148	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
05/28/13	149	Stantec Consulting Services, Inc.	(2,989.83)	Cleared
05/28/13	150	Jr. Davis Construction Company, Inc.	(264,552.55)	Cleared
05/31/13	151	Aerial Innovations, Inc.	(81.00)	Cleared
05/31/13	152	Seminole Walls, Inc.	(59,498.50)	Cleared
05/31/13	153	Bliss Products and Services, Inc.	(30,011.60)	Cleared
05/31/13	154	Fun Builders, Inc.	(14,440.50)	Cleared
05/31/13	155	Hopping Green & Sams	(1,010.50)	Cleared

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05/31/13	156	Stantec Consulting Services, Inc.	(318.50)	Cleared
06/18/13	157	Hanson, Walter & Associates, Inc.	(1,325.00)	Cleared
06/18/13	158	Stantec Consulting Services, Inc.	(9,775.73)	Cleared
06/26/13	159	Stantec Consulting Services, Inc.	(2,870.90)	Cleared
06/26/13	160	Concepts In Greenery of Orlando, LLC	(24,360.00)	Cleared
06/30/13	161	Aerial Innovations, Inc.	(81.00)	Cleared
06/30/13	162	Bliss Products and Services, Inc.	(30,011.59)	Cleared
06/30/13	163	Jr. Davis Construction Company, Inc.	(179,399.59)	Cleared
06/30/13	164	Hanson, Walter & Associates, Inc.	(2,250.00)	Cleared
06/30/13	165	Stantec Consulting Services, Inc.	(2,658.00)	Cleared
07/17/13	166	Jr. Davis Construction Company, Inc.	(80,463.06)	Cleared
07/25/13	167	Stantec Consulting Services, Inc.	(2,693.33)	Cleared
07/25/13	168	Hopping Green & Sams	(211.50)	Cleared
08/05/13	169	Jr. Davis Construction Company, Inc.	(145,528.92)	Cleared
08/05/13	170	Concepts In Greenery of Orlando, LLC	(37,983.18)	Cleared
08/05/13	171	Aerial Innovations, Inc.	(81.00)	Cleared
08/05/13	172	Stantec Consulting Services, Inc.	(907.17)	Cleared
08/12/13	173	Greenberg Traurig, PA	(1,148.50)	Cleared
08/12/13	174	Hanson, Walter & Associates, Inc.	(925.00)	Cleared
08/19/13	175	Hopping Green & Sams	(1,410.00)	Cleared
08/19/13	176	Stantec Consulting Services, Inc.	(5,282.56)	Cleared
09/09/13	177	Aerial Innovations, Inc.	(81.00)	Cleared
09/09/13	178	Stantec Consulting Services, Inc.	(1,167.85)	Cleared
09/10/13	179	Hopping Green & Sams	(1,762.50)	Cleared
09/10/13	180	Jr. Davis Construction Company, Inc.	(164,469.07)	Cleared
09/17/13	181	Concepts In Greenery of Orlando, LLC	(62,660.00)	Cleared
09/17/13	182	Hanson, Walter & Associates, Inc.	(1,630.00)	Cleared
09/19/13	183	Stantec Consulting Services, Inc.	(4,878.60)	Cleared
09/30/13	184	Jr. Davis Construction Company, Inc.	(346,948.68)	Cleared
09/30/13	185	Stantec Consulting Services, Inc.	(860.46)	Cleared
09/30/13	186	Johnston's Surveying, Inc.	(3,272.50)	Cleared
10/17/13	187	Aerial Innovations, Inc.	(81.00)	Cleared
10/17/13	188	Fun Builders, Inc.	(16,040.50)	Cleared
09/30/13	189	Hanson, Walter & Associates, Inc.	(13,650.00)	Cleared
09/30/13	190	Hopping Green & Sams	(2,224.50)	Cleared
10/17/13	191	Ron's Tractor Mowing & Hydro Ax Services, Inc.	(3,915.00)	Cleared
09/30/13	192	Stantec Consulting Services, Inc.	(10,389.86)	Cleared
10/24/13	193	Stantec Consulting Services, Inc.	(903.47)	Cleared
11/01/13	194	Bliss Products and Services, Inc.	(3,434.61)	Cleared
11/13/13	195	Jr. Davis Construction Company, Inc.	(9,484.20)	Cleared
11/13/13	196	Greenberg Traurig, PA	(1,330.47)	Cleared
11/13/13	197	Hopping Green & Sams	(470.00)	Cleared
11/13/13	198	Aerial Innovations, Inc.	(81.00)	Cleared
11/21/13	199	Hanson, Walter & Associates, Inc.	(4,992.50)	Cleared
11/21/13	200	Stantec Consulting Services, Inc.	(6,113.49)	Cleared

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12/10/13	201	Aerial Innovations, Inc.	(81.00)	Cleared
12/10/13	202	Stantec Consulting Services, Inc.	(9,641.20)	Cleared
12/11/13	203	Jr. Davis Construction Company, Inc.	(2,480.41)	Cleared
12/18/13	204	Hopping Green & Sams	(1,363.00)	Cleared
12/18/13	205	Hanson, Walter & Associates, Inc.	(4,125.00)	Cleared
12/31/13	206	Aerial Innovations, Inc.	(81.00)	Cleared
12/31/13	207	Jr. Davis Construction Company, Inc.	(7,263.90)	Cleared
12/31/13	208	Maxcy Development Group, Inc. - Gramercy Farms	(6,688.26)	Cleared
12/31/13	209	Stantec Consulting Services, Inc.	(1,437.54)	Cleared
01/27/14	210	Hopping Green & Sams	(1,498.50)	Cleared
01/27/14	211	Stantec Consulting Services, Inc.	(1,120.95)	Cleared
02/11/14	212	Aerial Innovations, Inc.	(81.00)	Cleared
02/11/14	213	Hanson, Walter & Associates, Inc.	(3,617.50)	Cleared
02/12/14	214	Jr. Davis Construction Company, Inc.	(81,474.85)	Cleared
02/12/14	215	Jr. Davis Construction Company, Inc.	(307,336.60)	Cleared
02/12/14	216	Hanson, Walter & Associates, Inc.	(7,865.75)	Cleared
02/14/14	217	Hopping Green & Sams	(4,027.50)	Cleared
02/25/14	218	Stantec Consulting Services, Inc.	(892.75)	Cleared
03/11/14	219	Stantec Consulting Services, Inc.	(1,158.08)	Cleared
03/11/14	220	City of St. Cloud	(5,687.68)	Cleared
03/11/14	221	City of St. Cloud	(68,526.28)	Cleared
03/18/14	222	Hopping Green & Sams	(3,793.50)	Cleared
03/18/14	223	Hanson, Walter & Associates, Inc.	(20,068.50)	Cleared
04/14/14	224	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(2,330.00)	Cleared
04/14/14	225	Hopping Green & Sams	(971.00)	Cleared
04/14/14	226	Stantec Consulting Services, Inc.	(618.51)	Cleared
04/14/14	227	Aerial Innovations, Inc.	(81.00)	Cleared
04/14/14	228	Jr. Davis Construction Company, Inc.	(19,072.33)	Cleared
04/21/14	229	Stantec Consulting Services, Inc.	(5,664.00)	Cleared
05/13/14	230	Aerial Innovations, Inc.	(81.00)	Cleared
05/13/14	231	Hopping Green & Sams	(1,397.50)	Cleared
05/13/14	232	Stantec Consulting Services, Inc.	(5,550.30)	Cleared
06/02/14	233	Aerial Innovations, Inc.	(81.00)	Cleared
06/02/14	234	Hanson, Walter & Associates, Inc.	(17,200.00)	Cleared
06/02/14	235	Stantec Consulting Services, Inc.	(87.20)	Cleared
06/17/14	236	Hanson, Walter & Associates, Inc.	(15,356.25)	Cleared
06/17/14	237	Hopping Green & Sams	(611.00)	Cleared
06/17/14	238	Stantec Consulting Services, Inc.	(559.78)	Cleared
06/19/14	239	Aerial Innovations, Inc.	(81.00)	Cleared
06/19/14	240	Hanson, Walter & Associates, Inc.	(27,427.25)	Cleared
06/24/14	241	Stantec Consulting Services, Inc.	(740.76)	Cleared
07/11/14	242	Aerial Innovations, Inc.	(81.00)	Cleared
07/11/14	243	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(3,300.00)	Cleared
07/22/14	244	Hopping Green & Sams	(141.00)	Cleared
07/22/14	245	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(1,400.00)	Cleared

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08/01/14	246	Stantec Consulting Services, Inc.	(530.00)	Cleared
08/01/14	247	Aerial Innovations, Inc.	(81.00)	Cleared
08/19/14	248	Hopping Green & Sams	(141.00)	Cleared
09/17/14	249	Hanson, Walter & Associates, Inc.	(16,355.95)	Cleared
09/17/14	250	Stantec Consulting Services, Inc.	(1,028.53)	Cleared
09/17/14	251	Hopping Green & Sams	(352.50)	Cleared
09/17/14	252	Aerial Innovations, Inc.	(81.00)	Cleared
09/30/14	253	Aerial Innovations, Inc.	(81.00)	Cleared
09/30/14	254	Hanson, Walter & Associates, Inc.	(10,525.55)	Cleared
09/30/14	255	Stantec Consulting Services, Inc.	(696.32)	Cleared
09/30/14	256	Jr. Davis Construction Company, Inc.	(6,288.45)	Cleared
09/30/14	257	Hanson, Walter & Associates, Inc.	(2,000.00)	Cleared
09/30/14	258	Jr. Davis Construction Co., Inc.	(6,391.57)	Cleared
09/30/14	259	Stantec Consulting Services, Inc.	(5,400.00)	Cleared
11/04/14	260	Concepts In Greenery of Orlando, LLC	(72,907.50)	Cleared
10/28/14	261	Stantec Consulting Services, Inc.	(1,133.83)	Cleared
10/28/14	262	Hanson, Walter & Associates, Inc.	(2,217.50)	Cleared
11/04/14	263	Aerial Innovations, Inc.	(81.00)	Cleared
11/04/14	264	Celebration Landscape Design, Inc.	(2,717.50)	Cleared
11/04/14	265	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(740.00)	Cleared
11/18/14	266	Seminole Masonry, LLC	(56,467.13)	Cleared
11/18/14	267	Hanson, Walter & Associates, Inc.	(2,625.00)	Cleared
11/18/14	268	Hopping Green & Sams	(2,618.00)	Cleared
11/18/14	269	Stantec Consulting Services, Inc.	(1,259.83)	Cleared
11/30/14	270	Aerial Innovations, Inc.	(81.00)	Cleared
11/30/14	271	Concepts In Greenery of Orlando, LLC	(50,000.00)	Cleared
11/30/14	272	Ron's Tractor Mowing & Hydro Ax Services, Inc.	(6,147.50)	Cleared
11/30/14	273	Stantec Consulting Services, Inc.	(5,300.00)	Cleared
01/14/15	274	Aerial Innovations, Inc.	(81.00)	Cleared
01/14/15	275	Concepts In Greenery of Orlando, LLC	(87,185.00)	Cleared
01/14/15	276	Hanson, Walter & Associates, Inc.	(6,924.50)	Cleared
01/14/15	277	Hopping Green & Sams	(512.00)	Cleared
01/14/15	278	Stantec Consulting Services, Inc.	(732.48)	Cleared
02/10/15	279	Aerial Innovations, Inc.	(81.00)	Cleared
02/10/15	280	Concepts In Greenery of Orlando, LLC	(12,314.13)	Cleared
02/10/15	281	Hanson, Walter & Associates, Inc.	(225.00)	Cleared
02/10/15	282	Hopping Green & Sams	(1,228.00)	Cleared
02/10/15	283	Stantec Consulting Services, Inc.	(779.75)	Cleared
03/17/15	284	Aerial Innovations, Inc.	(81.00)	Cleared
03/17/15	285	Hanson, Walter & Associates, Inc.	(2,187.50)	Cleared
03/17/15	286	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(2,626.00)	Cleared
03/17/15	287	Seminole Masonry, LLC	(71,867.25)	Cleared
03/31/15	288	Aerial Innovations, Inc.	(81.00)	Cleared
03/31/15	289	Hopping Green & Sams	(725.50)	Cleared
03/31/15	290	Seminole Masonry, LLC	(42,778.13)	Cleared

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03/31/15	291	Seminole Masonry, LLC	(19,012.50)	Cleared
03/31/15	292	Stantec Consulting Services, Inc.	(5,400.00)	Cleared
05/14/15	293	Aerial Innovations, Inc.	(81.00)	Cleared
05/14/15	294	Concepts In Greenery of Orlando, LLC	-	VOID
05/14/15	295	Hopping Green & Sams	(356.50)	Cleared
06/19/15	296	Aerial Innovations, Inc.	(81.00)	Cleared
06/19/15	297	Hanson, Walter & Associates, Inc.	(750.00)	Cleared
07/09/15	298	Aerial Innovations, Inc.	(81.00)	Cleared
07/09/15	299	Hopping Green & Sams	(775.50)	Cleared
08/14/15	300	Aerial Innovations, Inc.	(82.00)	Cleared
08/14/15	301	Hopping Green & Sams	(94.00)	Cleared
08/14/15	302	Seminole Masonry, LLC	(12,375.00)	Cleared
08/14/15	303	Stantec Consulting Services, Inc.	(266.04)	Cleared
09/29/15	304	Aerial Innovations, Inc.	(162.00)	Cleared
09/29/15	305	Hopping Green & Sams	(940.00)	Cleared
11/20/15	306	Concepts In Greenery of Orlando, LLC	(4,485.00)	Cleared
11/20/15	307	Hopping Green & Sams	(775.50)	Cleared
12/11/12	308	Aerial Innovations, Inc.	(162.00)	Cleared
12/11/15	309	Hopping Green & Sams	(587.50)	Cleared
02/04/16	310	Aerial Innovations, Inc.	(162.00)	Cleared
02/04/16	311	Stantec Consulting Services, Inc.	(12,000.00)	Cleared
03/10/16	312	Aerial Innovations, Inc.	(81.00)	Cleared
03/10/16	313	Hanson, Walter & Associates, Inc.	(1,125.00)	Cleared
03/10/16	314	Hopping Green & Sams	(235.00)	Cleared
04/12/16	315	Aerial Innovations, Inc.	(81.00)	Cleared
04/12/16	316	Concepts In Greenery of Orlando, LLC	(4,802.00)	Cleared
04/28/16	317	Aerial Innovations, Inc.	(81.00)	Cleared
04/28/16	318	Hanson, Walter & Associates, Inc.	(2,700.00)	Cleared
04/28/16	319	Hopping Green & Sams	(70.50)	Cleared
06/02/16	320	Aerial Innovations, Inc.	(81.00)	Cleared
06/02/16	321	Hanson, Walter & Associates, Inc.	(7,062.50)	Cleared
07/05/16	322	Aerial Innovations, Inc.	(81.00)	Cleared
07/05/16	323	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(2,889.00)	Cleared
07/28/16	324	Aerial Innovations, Inc.	(81.00)	Cleared
07/28/16	325	Hanson, Walter & Associates, Inc.	(2,250.00)	Cleared
09/06/16	326	Hanson, Walter & Associates, Inc.	(1,256.25)	Cleared
09/06/16	327	Hopping Green & Sams	(141.00)	Cleared
09/06/16	328	Jr. Davis Construction Co., Inc.	(5,879.47)	Cleared
09/06/16	329	Stantec Consulting Services, Inc.	(377.08)	Cleared
09/30/16	330	Aerial Innovations, Inc.	(162.00)	Cleared
09/30/16	331	Hanson, Walter & Associates, Inc.	(1,068.75)	Cleared
09/30/16	332	Hopping Green & Sams	(1,465.50)	Cleared
10/31/16	333	Aerial Innovations, Inc.	(81.00)	Cleared
10/31/16	334	Hanson, Walter & Associates, Inc.	(1,050.00)	Cleared
10/31/16	335	Hopping Green & Sams	(1,081.00)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through November 30, 2020

10/31/16	336	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(3,900.00)	Cleared
11/30/16	337	Aerial Innovations, Inc.	(81.00)	Cleared
11/30/16	338	Hanson, Walter & Associates, Inc.	(837.50)	Cleared
11/30/16	339	Hopping Green & Sams	(1,271.00)	Cleared
12/29/16	340	Aerial Innovations, Inc.	(81.00)	Cleared
11/30/16	341	Hopping Green & Sams	(3,028.00)	Cleared
01/01/17	none	South FL Water Permit Refund	250.00	Cleared
01/10/17	342	Hanson, Walter & Associates, Inc.	(250.00)	Cleared
01/11/17	343	Jr. Davis Construction Co., Inc.	(51,537.38)	Cleared
12/25/17	344	Jr. Davis Construction Co., Inc.	(1,528.22)	Cleared
11/30/16	345	Hopping Green & Sams	(1,567.00)	Cleared
02/28/17	346	Hopping Green & Sams	(2,412.11)	Cleared
02/28/17	347	Jr. Davis Construction Co., Inc.	(105,009.67)	Cleared
02/28/17	348	Jr. Davis Construction Co., Inc.	(15,342.50)	Cleared
04/27/17	351	Jr. Davis Construction Co., Inc.	(24,662.00)	Cleared
04/27/17	352	Jr. Davis Construction Co., Inc.	(7,712.76)	Cleared
04/27/17	350	Hopping Green & Sams	(803.50)	Cleared
04/27/17	349	Aerial Innovations, Inc.	(81.00)	Cleared
05/01/17	353	Hanson, Walter & Associates, Inc.	(893.75)	Cleared
05/01/17	354	Hopping Green & Sams	(1,093.50)	Cleared
05/01/17	355	Aerial Innovations, Inc.	(81.00)	Cleared
05/01/17	356	City of St. Cloud	(9,244.70)	Cleared
05/17/17	357	Aerial Innovations, Inc.	(162.00)	Cleared
05/01/17	358	Hanson, Walter & Associates, Inc.	(1,955.00)	Cleared
07/07/17	359	Aerial Innovations, Inc.	(81.00)	Cleared
07/07/17	360	Hanson, Walter & Associates, Inc.	(653.00)	Cleared
07/07/17	361	Hopping Green & Sams	(3,783.50)	Cleared
06/27/17	362	Celebration Landscape Design, Inc.	(4,189.50)	Cleared
08/07/17	363	Aerial Innovations, Inc.	(81.00)	Cleared
08/07/17	364	Hanson, Walter & Associates, Inc.	(1,100.00)	Cleared
08/07/17	365	Hopping Green & Sams	(117.50)	Cleared
10/06/17	366	Aerial Innovations, Inc.	(162.00)	Cleared
10/06/17	367	Hanson, Walter & Associates, Inc.	(1,025.40)	Cleared
11/17/17	368	Aerial Innovations, Inc.	(162.00)	Cleared
11/17/17	369	Hanson, Walter & Associates, Inc.	(435.40)	Cleared
12/27/17	370	Aerial Innovations, Inc.	(81.00)	Cleared
12/27/17	371	Bliss Products and Services, Inc.	(36,659.72)	Cleared
02/02/18	372	Aerial Innovations, Inc.	(163.00)	Cleared
02/02/18	373	Celebration Landscape Design, Inc.	(613.50)	Cleared
2/15/2018	374	Danielle Fence Manufacturing Company Inc.	(8,050.00)	Cleared
2/15/2018	375	Maxcy Development Group	(2,844.00)	Cleared
2/15/2018	376	McKenzie Contracting LLC	(29,400.00)	Cleared
3/1/2018	377	Bliss Products and Services, Inc.	(500.00)	Cleared
3/1/2018	378	McKenzie Contracting LLC	(60,611.75)	Cleared
3/31/2018	379	Aerial Innovations, Inc.	(162.00)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through November 30, 2020

3/31/2018	380	Bliss Products and Services, Inc.	(36,659.72)	Cleared
5/31/2018	381	Aerial Innovations, Inc.	(162.00)	Cleared
5/31/2018	382	Concepts In Greenery of Orlando, LLC	(56,075.00)	Cleared
6/30/2018	383	Danielle Fence Manufacturing Company Inc.	(8,590.00)	Cleared
7/31/2018	384	Aerial Innovations, Inc.	(81.00)	Cleared
8/31/2018	385	Aerial Innovations, Inc.	(81.00)	Cleared
8/31/2018	386	Bliss Products and Services, Inc.	(2,504.92)	Cleared
9/26/2018	387	Aerial Innovations, Inc.	(81.00)	Cleared
9/30/2018	388	Aerial Innovations, Inc.	(81.00)	Cleared
12/31/2018	389	Aerial Innovations, Inc.	(81.00)	Cleared
12/31/2018	390	Seminole Masonry, LLC	(23,310.64)	Cleared
2/5/2019	391	Aerial Innovations, Inc.	(162.00)	Cleared
2/13/2019	392	Seminole Masonry, LLC	(51,827.66)	Cleared
3/14/2019	393	Aerial Innovations, Inc.	(81.00)	Cleared
4/18/2019	394	Capital Land Management Corp.	(6,000.00)	Cleared
5/9/2019	395	Aerial Innovations, Inc.	(81.00)	Cleared
5/9/2019	396	Seminole Masonry, LLC	(8,348.70)	Cleared
06/10/19	397	Capital Land Management Corp.	(29,733.30)	Cleared
07/15/19	398	Capital Land Management Corp.	(24,344.00)	Cleared
08/19/19	399	McKenzie Contracting LLC	(90,000.00)	Cleared
10/10/19	400	McKenzie Contracting LLC	(79,500.00)	Cleared
10/10/19	401	Capital Land Management Corp.	(11,520.00)	Cleared
10/16/19	402	Bliss Products and Services, Inc.	(52,861.25)	Cleared
10/17/19	403	Ecological Consultants, Inc.	(16,800.00)	Cleared
11/27/19	404	Danielle Fence Manufacturing Company Inc.	(8,695.00)	Cleared
12/02/19	405	Capital Land Management Corp.	(20,922.90)	Cleared
12/09/19	406	Bliss Products and Services, Inc.	(26,430.63)	Cleared
12/09/19	407	Stantec Consulting Services, Inc.	(2,443.25)	Cleared
12/09/19	408	City of St. Cloud	(1,500.00)	Cleared
12/27/19	409	Stantec Consulting Services, Inc.	(3,319.49)	Cleared
01/08/20	410	Ron's Tractor Mowing & Hydro Ax Services, Inc.	(3,500.00)	Cleared
01/16/20	411	Bliss Products and Services, Inc.	(26,430.62)	Cleared
01/21/20	412	Hanson, Walter & Associates, Inc.	(1,500.00)	Cleared
02/11/20	413	Hanson, Walter & Associates, Inc.	(750.00)	Cleared
03/12/20	414	Hanson, Walter & Associates, Inc.	(750.00)	Cleared
03/25/20	415	McKenzie Contracting LLC	(12,100.00)	Cleared
03/25/20	416	Bliss Products and Services, Inc.	(2,850.00)	Cleared
03/30/20	417	Capital Land Management Corp.	(27,897.20)	Cleared
05/15/20	418	Bliss Products and Services, Inc.	(2,770.00)	Cleared
06/30/20	419	Capital Land Management Corp.	(6,179.92)	Cleared
10/09/20	420	Bliss Products and Services, Inc.	0.00	VOID
10/07/20	421	Danielle Fence Manufacturing Company Inc.	(12,870.00)	Cleared
11/30/20	422	Bliss Products and Services, Inc.	(4,278.30)	AP

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through November 30, 2020

		Total Requisitions	(10,009,553.56)
Non-Construction Related Disbursements:			
09/07/11	Greenberg Taurig	(6,631.76)	Cleared
10/12/11	Maxcy Development Group, Inc.	(238,091.67)	Cleared
11/15/11	Greenberg Taurig	(148,334.14)	Cleared
11/15/11	Hopping Green & Sams	(33,378.91)	Cleared
11/18/11	Maxcy Development Group, Inc.	(160,655.00)	Cleared
01/31/12	Maxcy Development Group, Inc.	(64,921.47)	Cleared
03/31/12	Maxcy Development Group, Inc.	(62,000.00)	Cleared
07/31/12	Maxcy Development Group, Inc.	(66,567.00)	Cleared
10/31/12	Maxcy Development Group, Inc.	(138,169.86)	Cleared
12/17/12	Greenberg Taurig	(13,573.23)	Cleared
01/24/13	Maxcy Development Group, Inc.	(90,479.69)	Cleared
01/30/13	Greenberg Taurig	(3,186.75)	Cleared
01/30/13	Greenberg Taurig	(14,873.23)	Cleared
02/14/13	Reverse Jan Greenberg Taurig Pmt	14,873.23	Cleared
02/20/13	Greenberg Taurig	(8,471.67)	Cleared
03/20/13	Greenberg Taurig	(2,087.00)	Cleared
04/19/13	Greenberg Taurig	(1,037.79)	Cleared
05/15/13	Greenberg Taurig	(8,233.55)	Cleared
06/19/13	Greenberg Taurig	(925.50)	Cleared
08/27/13	Greenberg Taurig	(5,176.00)	Cleared
09/03/13	Greenberg Taurig	(6,218.23)	Cleared
09/24/13	Greenberg Taurig	(8,557.59)	Cleared
10/18/13	Greenberg Taurig	(5,343.74)	Cleared
12/02/13	Greenberg Taurig	(5,576.91)	Cleared
12/31/13	Greenberg Taurig	(2,375.63)	Cleared
02/03/14	Greenberg Taurig	(3,969.81)	Cleared
02/27/14	Greenberg Taurig	(5,703.04)	Cleared
06/04/14	Greenberg Taurig	(3,381.15)	Cleared
06/04/14	Greenberg Taurig	(3,868.19)	Cleared
06/04/14	Greenberg Taurig	(7,875.95)	Cleared
06/17/14	Greenberg Taurig	(4,589.60)	Cleared
07/24/14	Greenberg Taurig	(3,440.74)	Cleared
08/25/14	Greenberg Taurig	(17,375.02)	Cleared
09/23/14	Greenberg Taurig	(7,875.19)	Cleared
10/21/14	Greenberg Taurig	(35,791.59)	Cleared
11/21/15	Greenberg Taurig	(4,473.72)	Cleared
12/23/14	Greenberg Taurig	(1,029.07)	Cleared
02/10/15	Greenberg Taurig	(1,286.50)	Cleared
03/19/15	Greenberg Taurig	(82.50)	Cleared
03/19/15	Greenberg Taurig	(917.87)	Cleared
05/11/15	Greenberg Taurig	(112.21)	Cleared
07/27/15	Greenberg Taurig	(82.50)	Cleared
01/11/16	Greenberg Taurig	(237.50)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through November 30, 2020

04/07/16	Greenberg Taurig	(684.00)	Cleared
05/20/16	Greenberg Taurig	(225.00)	Cleared
06/21/16	Greenberg Taurig	(1,425.00)	Cleared
07/26/16	Greenberg Taurig	(11,784.50)	Cleared
08/17/16	Greenberg Taurig	(14,111.00)	Cleared
09/20/16	Greenberg Taurig	(5,003.00)	Cleared
11/21/16	Greenberg Taurig	(1,967.00)	Cleared
11/21/16	Greenberg Taurig	(2,599.00)	Cleared
11/29/16	Greenberg Taurig	(26,462.00)	Cleared
01/26/17	Greenberg Taurig	(7,586.73)	Cleared
03/06/17	Greenberg Taurig	(3,015.00)	Cleared
03/20/17	Greenberg Taurig	(3,345.00)	Cleared

Total Non-Construction Related Disbursements: (1,260,292.47)

Total Requisitions/Non-Construction Disbursements: (11,337,346.03)

Transfer to Series 2007 REM Account: (10,000.00)

Total Outflows: (11,347,346.03)

Capital Projects Fund Balance at November 30, 2020 \$ 877,262.26

Outstanding Contracts, net of Retainage

Danielle Fence Manufacturing Company, Inc. \$ 8,695.00

Contract Subtotal: 8,695.00

Uncommitted Funds Available at November 30, 2020 \$ 868,567.26

Gramercy Farms Community Development District
Notes to Unaudited Financial Statements
November 30, 2020

Balance Sheet

1. Trust statement activity has been recorded through 11/30/20.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY20-21 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

4. General Fund – Payment for Invoice FY20-21 in the amount of \$451,618.64 was received in December 2020.
5. Debt Service Fund 201– Payment for Invoice FY20-21 in the amount of \$282,172.42 was received in December 2020.

TAB 8

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 NORTH FIFTH STREET · STE 403 · ST.AUGUSTINE, FLORIDA 32084

November 11, 2020

U.S. Bank National Association
Gramercy Farms CDD Series 2011
Attention: Barry Knack
60 Livingston Avenue, 3rd Floor
EP-MN-WS3T
St. Paul, MN 55107

RE: **Special Assessment Refunding Bonds, Series 2011
Requisitions for Payment**

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) approved for payment from the District's Acquisition/Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) AS FOLLOWS:

DANIELLE FENCE MANUFACTURING COMPANY, INC. VIA UPS

Requisition	Payee	Amount
421	Danielle Fence Manufacturing Company, Inc.	\$12,870.00

If you have any questions regarding this request, please do not hesitate to call Anthony Jeancola at (407) 472-2471. Thank you for your prompt attention to this matter.

Sincerely,
GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT

Anthony Jeancola
District Manager



Stantec Consulting Services Inc.

777 S Harbour Island Boulevard, Suite 600

Tampa FL 33602-5729

Phone: (813) 223-9500

Fax: (813) 223-0009

TRANSMITTAL

To: Glenn Marvin
3917 Buena Vista Avenue
Jacksonville, Florida 32210

Date: November 5, 2020

File: 215610615

Delivery: FedEx

Reference: Gramercy Farms CDD

Attachment: Requisition – Series 2011 (Acquisition/Construction Account)

- **No. 421 Danielle Fence Manufacturing Company, Inc. \$ 12,870.00**

Upon your approval, please sign the enclosed requisition(s) then forward to Christina Hartnett at the District office in your original FedEx (Reusable) Envelope, using the label provided.

If you should have any questions, concerns, or require additional information, please contact our office at your earliest convenience.

Thank you,

Stantec Consulting Services, Inc.

Vanessa Nurse

Vanessa Nurse for:

Tonja L. Stewart, PE

Senior Project Manager

District Engineer

Tel: (813) 223-9500

Fax: (813) 223-0009

tonja.stewart@stantec.com

FORM OF REQUISITION

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2011

The undersigned, a Responsible Officer of Gramercy Farms Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of that certain Master Trust Indenture dated as of March 1, 2007 as amended and supplemented by the First Supplemental Indenture from the District to the Trustee, dated as of March 1, 2007 and by the Second Supplemental Indenture from the District to the Trustee, dated as of September 1, 2011 (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: CR421
- (B) Name and address of Payee: Danielle Fence Manufacturing Company, Inc.
4855 State Road 60 W
Mulberry, FL 33860
- (C) Amount Payable, including total obligation, any amount previously paid and the unpaid balance:
\$12,870.00
- (D) Amount Payable for payment of Deferred Obligations, if any:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Final remaining balance for installing 670' of 48" tall white Sacramento Point Straight PVC Fence with 3.75 Picket Spacing
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2011 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2011 Project and each represents a Cost of the 2011 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain and that the work to which the payment relates is satisfactory to the District (which satisfaction may be based upon a certificate of the Consulting Engineer).

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT

BY: 

RESPONSIBLE OFFICER

If this requisition is for a disbursement other than costs of issuance of the Series 2011 Bonds or payment of capitalized interest, or a requisition presented on the date of closing of a Series of Bonds, the undersigned Consulting Engineer hereby certifies that (a) this disbursement is for a Cost of the Project and is consistent with the applicable acquisition or construction contract for the portion of the Project with respect to which such disbursement is being made, (b) the Consulting Engineer approves the requisition, (c) the amount requisitioned is due and unpaid, (d) that, insofar as the payment is to be made for work, material, supplies or equipment, the work has been performed and the material, supplies or equipment have been installed as part of the Project or any portion thereof or have been delivered either at the proper site or at a proper place for fabrication and are covered by the builders' risk insurance; (e) that all work, material, supplies and equipment for which payment is to be made are, in the signer's opinion, in accordance with the plans and specifications or duly approved change orders; and (f) all approvals for the acquisition, construction, reconstruction, installation and equipping of the Project or any portion thereof have been obtained or from all applicable regulatory bodies.

BY:

DISTRICT ENGINEER

Danielle Fence

4855 State Road 60 W
Mulberry, FL 33860
Phone: 863-425-3182 / Fax: 863-425-5676
Toll Free: 800-255-6794

Invoice No. 67172
Sales Order No.
Purchase order No.
Date: 10/7/2020

INVOICE

Sold To

GRAMERCY CDD
3014 W. PAMIRA AVE. SUITE 104
TAMPA, FL 33629

Ship To

GRAMERCY FARMS
ORCHARD ROAD & GRAMERCY FARMS BLVD
ST. CLOUD, FL 34722

Due Date	Ship Via	FOB	REP	Invoice Terms
10/7/2020		Mulberry	MG	COD

Qty	Description	Unit	
	INSTALL 670'OF 48" TALL WHITE SACRAMENTO POINT STRAIGHT PVC FENCE WITH 3.75 PICKET SPACING		\$ 17,390.00
	PERMIT FEE		\$ 4,175.00

TOTAL \$ 21,565.00
DEPOSIT \$ (8,695.00)
BALANCE \$ 12,870.00

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 NORTH FIFTH STREET · STE 403 · ST.AUGUSTINE, FLORIDA 32084

December 03, 2020

U.S. Bank National Association
Gramercy Farms CDD Series 2011
Attention: Barry Knack
60 Livingston Avenue, 3rd Floor
EP-MN-WS3T
St. Paul, MN 55107

RE: **Special Assessment Refunding Bonds, Series 2011**
Requisitions for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) approved for payment from the District's Acquisition/Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) AS FOLLOWS:

BLISS PRODUCTS AND SERVICES, INC VIA USPS

Requisition	Payee	Amount
422	BLISS PRODUCTS AND SERVICES, INC	\$4,278.30

If you have any questions regarding this request, please do not hesitate to call Justin Croom at (813) 533-2950. Thank you for your prompt attention to this matter.

Sincerely,
GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT

Justin Croom
District Manager

FORM OF REQUISITION

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2011

The undersigned, a Responsible Officer of Gramercy Farms Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of that certain Master Trust Indenture dated as of March 1, 2007 as amended and supplemented by the First Supplemental Indenture from the District to the Trustee, dated as of March 1, 2007 and by the Second Supplemental Indenture from the District to the Trustee, dated as of September 1, 2011 (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: CR422

(B) Name and address of Payee: Bliss Products and Services, Inc.
6831 S. Sweetwater Rd.
Lithia Spring, GA 30122

(C) Amount Payable, including total obligation, any amount previously paid and the unpaid balance:
\$4,278.30

(D) Amount Payable for payment of Deferred Obligations, if any:

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #20533

(F) Fund or Account and subaccount, if any, from which disbursement to be made:
Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2011 Acquisition and Construction Account and the subaccount, if any, referenced above, that each disbursement set forth above was incurred in connection with the acquisition and the construction of the 2011 Project and each represents a Cost of the 2011 Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage, which the District is at the date of such certificate entitled to retain and that the work to which the payment relates is satisfactory to the District (which satisfaction may be based upon a certificate of the Consulting Engineer).

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

GRAMERCY FARMS COMMUNITY
DEVELOPMENT DISTRICT

BY: 

RESPONSIBLE OFFICER

**CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE
AND CAPITALIZED INTEREST REQUESTS ONLY**

If this requisition is for a disbursement other than costs of issuance of the Series 2011 Bonds or payment of capitalized interest, or a requisition presented on the date of closing of a Series of Bonds, the undersigned Consulting Engineer hereby certifies that (a) this disbursement is for a Cost of the Project and is consistent with the applicable acquisition or construction contract for the portion of the Project with respect to which such disbursement is being made, (b) the Consulting Engineer approves the requisition. (c) the amount requisitioned is due and unpaid, (d) that, insofar as the payment is to be made for work, material, supplies or equipment, the work has been performed and the material, supplies or equipment have been installed as part of the Project or any portion thereof or have been delivered either at the proper site or at a proper place for fabrication and are covered by the builders' risk insurance; (e) that all work, material, supplies and equipment for which payment is to be made are, in the signer's opinion, in accordance with the plans and specifications or duly approved change orders; and (f) all approvals for the acquisition, construction, reconstruction, installation and equipping of the Project or any portion thereof have been obtained or from all applicable regulatory bodies.

BY: 

DISTRICT ENGINEER

Bliss Products and Services, Inc.**Invoice**

6831 S. Sweetwater Rd
Lithia Springs, GA 30122
800.248.2547

DATE	INVOICE #
9/18/2020	20533

DUE DATE
10/18/2020

BILL TO
Lerner Real Estate Advisors Gramercy Farms CDD 3014 W Palmira Avenue Suite 301 Tampa, FL 34629

SHIP TO
Gramercy Farms 4000 Gramercy Farms Blvd St Cloud, FL 34772

P.O. NUMBER		TERMS	REP	SHIP	VIA	PROJECT	
Anthony Jeancola		Net 30	HS	9/18/2020	LTL	52671/Gramercy Farms	
QUANTITY	ITEM CODE	DESCRIPTION			PRICE EACH	AMOUNT	
1	Ultra	8' Double Sided Extra Heavy Duty ADA Table - Portable			885.00	885.00	
3	Ultra	32 Gallon Trash Receptacle			360.00	1,080.00	
4	Ultra	32 Gallon Trash Receptacle Round Top			97.00	388.00	
3	Ultra	32 Gallon Trash Receptacle Plastic Liner			45.00	135.00	
1	Freight	Ultra			1,240.30	1,240.30	
1	Installation	Installation Of 1- 8' ADA Table And 3-Trash Receptacles - Removal/Disposal Of 1 - 8' Picnic Table			550.00	550.00	
Please remit to above address.					Total \$4,278.30		
					Balance Due \$4,278.30		

TAB 9



Capital Land Management Corporation
P.O.Box 130
Matlacha, Florida 33993

Proposal #301014
Created: 10/16/2020
From: Jeff Story

Proposal For

Rizzetta - Gramercy Farms CDD

Gramercy Farms CDD
8529 South Park Circle
Suite 330
Orlando, FL 32819

main: 813-468-0251
tbrown@rizzetta.com

Location

Gramercy Farm Boulevard
St Cloud, FL 34772

Rizzetta - Gramercy Farms CDD

Terms
Net 15

ITEM DESCRIPTION

QUANTITY

AMOUNT

1) Irrigation Material Repair

1 ea

\$ 7,630.00

Entrance Controller is showing alarms on the zones listed below.

Diagnosis of Alarms and issues on site:

Zone 1 - valve rebuild (1) Hunter icv 2 in

Zone 2 - (1) Hunter Solenoid

Zone 28 - valve rebuild (1) Hunter icv 2 in

Zone 31 and 32 - Needs a new 2 station decoder

Zone 33 and 34 - Needs a new 2 station decoder

Zone 36 and 37 - Needs a new 2 station decoder

Zone 45 and 46 = Needs a new 2 station decoder and 500 ft of wire replaced from zone 39. Wire has no continuity.

Zone 52 - Needs a new 1 station decoder and 100 ft of wire replaced from zone 46. Wire has no continuity.

53 and 54 - Needs a new 2 station decoder

59 - Low pressure - valve rebuild Hunter ICV 2 in

Zone 62 and 63 - Needs a new 2 station decoder

Zone 106 and 107 = After tracking the wire between these zones and zone 100, we lost signal on both sides of the road, Lakes Crest Ave. On one side there was a new zone installed along with new landscaping. We will need to dig up the wire on either side and run new wire where there is signal loss.

Zone 108 = Where the new zone was installed we need to install a new decoder and run wire to it while we are working in this area. Needs 50 ft of wire, round 10 in purple valve box and a Hunter 1 station decoder

Materials:

(1) Hunter AC Solenoid

(3) Hunter ICV 2 In

(3) Hunter Decoder ICD-100

(6) Hunter Decoder ICD-200

(1) 10 in Round Valve Box (Purple)

(10) Wire nuts and gel caps

(700 ft) Hunter ID 2 Wire

2) Irrigation Labor

60 Hour

\$ 4,200.00



Irrigation Labor

3) Irrigation Diagnostics Labor	10 Hour	\$ 900.00
4) Chemical and Disposal Fee	1 ea	\$ 10.00
Primer, Glue and miscellaneous supplies along with disposal		

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date (15) days of completion, are subject to late fees. All Trees, Palms, Plants and Turf are warrantied for (30) days once installed. Theft and Vandalism is not warrantied. No warranty applies to Mother Nature events such as but not limited to, freeze, drought, flood, winds, ect. are not warrantied. No warranty applies to mechanical failure such as but not limited to irrigation systems, wells and ect. unless Contractor is found negligent. Unwanted grassy weeds in turf cannot be warranted to be fully prevented such as but not limited to, Torpedo, Carpet, Crab, Goose, Bermuda and ect.

SUBTOTAL	\$ 12,740.00
TOTAL	\$ 12,740.00

Signature

x

Date:

Please sign here to accept the terms and conditions

TAB 10



Capital Land Management Corporation
P.O.Box 130
Matlacha, Florida 33993

Proposal #301395
Created: 12/10/2020
From: Jeff Story

Proposal For

Rizzetta - Gramercy Farms CDD

Gramercy Farms CDD
8529 South Park Circle
Suite 330
Orlando, FL 32819

main: 813-468-0251
tbrown@rizzetta.com

Location

Gramercy Farm Boulevard
St Cloud, FL 34772

Viburnum and juniper replacements

Terms
Net 15

ITEM DESCRIPTION	QUANTITY	AMOUNT
1) VIBURNUM ODORATISSIMUM - 3G Replace 8 declining viburnum along wall by park at entrance	8	\$ 114.32
2) JUNIPER PARSONII - 3G fill in bare areas in thumbnail islands near round about on Gramercy Farms Blvd with 80 3 gal juniper parsonii plants	80	\$ 952.00
3) Enhancement Labor Labor used for Removal and/or Installation	6 Hour	\$ 240.00
4) Mobilization Equipment Transportation, Supply pick Up and/or Delivery Fees	1 ea	\$ 150.00

Client Notes

Replace 8 declining viburnum along wall at park entrance at Gramercy Farms with 8 3 gal plants. Remove declining lantana and fill in bare areas in thumbnail beds near roundabout with 80 3 gal juniper parsonii plants {30 behind gold mound hedge 50 in adjacent bed



All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date (15) days of completion, are subject to late fees. All Trees, Palms, Plants and Turf are warrantied for (30) days once installed. It is not implied nor understood that any plant that is transplanted to be warrantied. Theft and Vandalism is not warrantied. No warranty applies to Mother Nature events such as but not limited to, freeze, drought, flood, winds, ect. are not warrantied. No warranty applies to mechanical failure such as but not limited to irrigation systems, wells and ect. unless Contractor is found negligent. Unwanted grassy weeds in turf cannot be warranted to be fully prevented such as but not limited to, Torpedo, Carpet, Crab, Goose, Bermuda and ect.

SUBTOTAL	\$ 1,456.32
TOTAL	\$ 1,456.32

Signature

x

Date:

Please sign here to accept the terms and conditions

Contacts

Jason Liggett
JLiggett@rizzetta.com

Justin Croom
813 533-2950;1958
jcroom@rizzetta.com

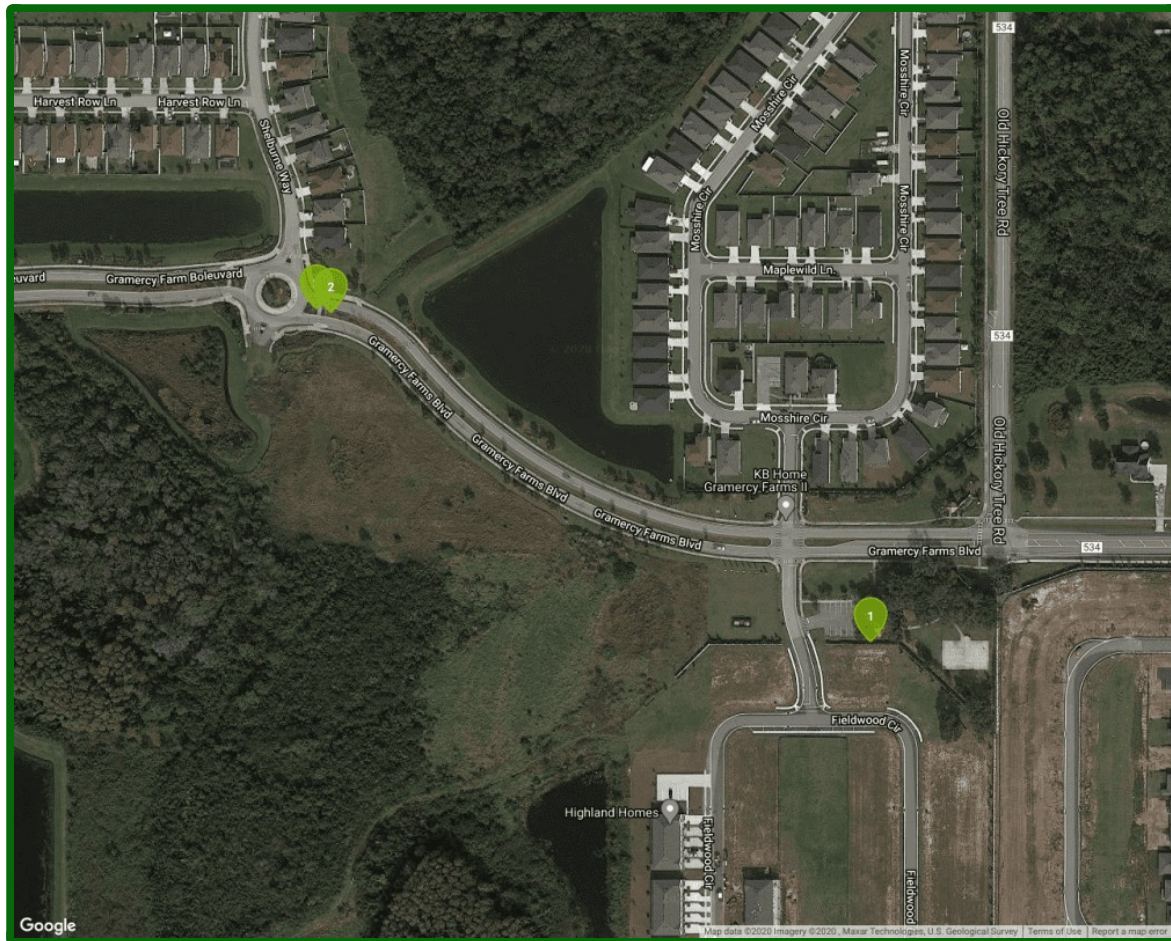
Photos

1) VIBURNUM ODORATISSIMUM - 3G



2) JUNIPER PARSONII - 3G





ID	DESCRIPTION	COLOR
1	replace 8 declining viburnum along wall	
2	install 30 3 gal juniper peronii in bare area	
2	install 50 juniper peronii in bare area	

TAB 11

CLM Price to clean up the area in **red** is **\$5k**. This is between existing hedges and tree's which will have to be cleaned by hand. A tractor/bush hog will not work.



TAB 12



Capital Land Management Corporation
P.O.Box 130
Matlacha, Florida 33993

Proposal #301636
Created: 01/18/2021
From: Jeff Story

Proposal For

Rizzetta - Gramercy Farms CDD

Gramercy Farms CDD
8529 South Park Circle
Suite 330
Orlando, FL 32819

main: 813-468-0251
tbrown@rizzetta.com

Location

Gramercy Farm Boulevard
St Cloud, FL 34772

Entrance enhancement:

Terms
Net 15

ITEM DESCRIPTION	QUANTITY	AMOUNT
1) Enhancement Labor Labor used for removal of existing annual plants at entrance to Gramercy Farms	2 Hour	\$ 80.00
2) TIBOUCHINA DWARF - 3G Install 72 three gallon perennial purple dwarf tibouchina plants. 36 in each annual bed at the entrance to Gramercy Farms.	72	\$ 1,714.32
3) Enhancement Labor Labor used for Installation of new plants	5 Hour	\$ 200.00
4) MULCH INSTALLED Designer brown coco to be installed around new plants	1 YARD	\$ 55.00
5) Mobilization Equipment Transportation, Supply pick Up and/or Delivery Fees	1 ea	\$ 150.00

Client Notes

Remove existing annual plants from the two front beds at the entrance to Gramercy Farms. Replace with 72 beautiful purple perennial dwarf tibouchina plants with 3 rows of 12 at a 2 foot spacing for a total of 36 plants in each bed. Add 4 yards of designer brown coco mulch after plants are installed.



All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date (15) days of completion, are subject to late fees. All Trees, Palms, Plants and Turf are warrantied for (30) days once installed. It is not implied nor understood that any plant that is transplanted to be warrantied. Theft and Vandalism is not warrantied. No warranty applies to Mother Nature events such as but not limited to, freeze, drought, flood, winds, ect. are not warrantied. No warranty applies to mechanical failure such as but not limited to irrigation systems, wells and ect. unless Contractor is found negligent. Unwanted grassy weeds in turf cannot be warrantied to be fully prevented such as but not limited to, Torpedo, Carpet, Crab, Goose, Bermuda and ect.

SUBTOTAL	\$ 2,199.32
TOTAL	\$ 2,199.32

Signature

x

Date:

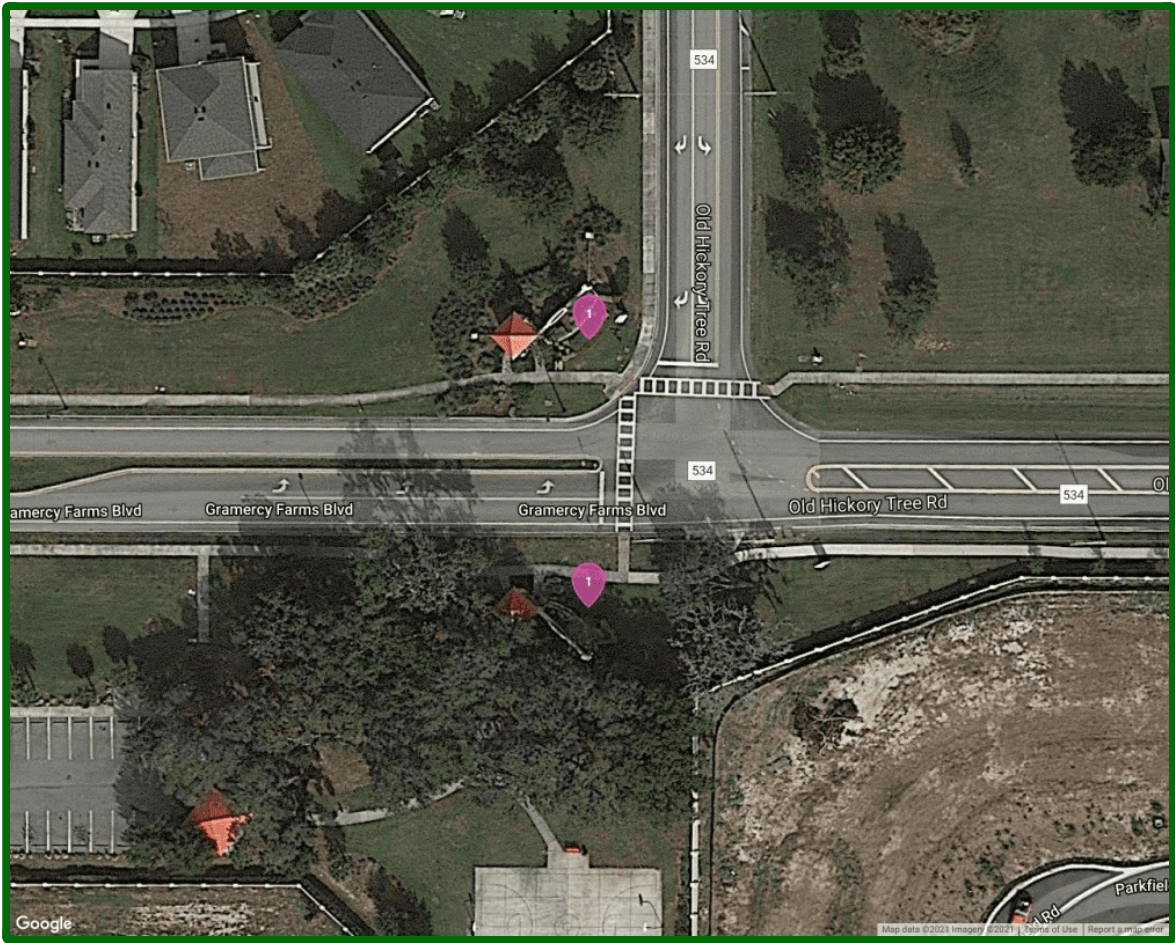
Please sign here to accept the terms and conditions

Photos



2) TIBOUCHINA DWARF - 3G





ID	DESCRIPTION	COLOR
1		
1		

TAB 13



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

December 17, 2020

Gramercy Farms Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Gramercy Farms Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$18,832,585.20 Gramercy Farms Community Development District (St. Cloud, Florida)
Special Assessment Refunding Bonds, Series 2011

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ending September 13, 2020, September 13, 2021, and September 13, 2022 is \$1,500, which is \$500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Gramercy Farms Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

TAB 14



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

March 3, 2020

Gramercy Farms Community Development District
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Gramercy Farms Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- Gramercy Farms Community Development District (St. Cloud, Florida) Special Assessment Bonds \$4,895,000 Series 2007A-1, \$3,110,000 Series 2007A-2, and \$46,995,000 Series 2007B

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

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PROFESSIONAL FEES AND EXPENSES

Our professional fees for services listed above for the three annual bond years ended February 28, 2020, February 28, 2021, and February 28, 2022 is \$1,500, which is \$500 each year. We will bill you upon completion of our services or on a monthly basis. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

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ACCEPTANCE

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Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Gramercy Farms Community Development
District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____