

Board of Supervisors' Regular Meeting July 28, 2022

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

www.gramercyfarmscdd.org

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors Maria Borrero Board Supervisor

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

District Manager Richard Hernandez Rizzetta & Company, Inc.

District Counsel Wes Haber Kutak Rock LLP

District Engineer Tonja Stewart Johnson Engineering, Inc.

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

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

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

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

GRAMERCY FARMS DEVELOPMENT DISTRICT

<u>District Office · Orlando, Florida · (407) 472-2471</u>

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

www.gramercyfarmscdd.org

July 20, 2022

Board of Supervisors Gramercy Farms Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Thursday**, **July 28**, **2022**, **at 11:00 a.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT
- 3. COMMUNITY UPDATES
 - A. Field Manager Update
 - 1. Presentation of Field Inspection Report dated June 30, 2022 Tab 1
 - B. Aquatic Weed Management Update
 - C. Juniper Landscaping Update
- 4. BUSINESS ADMINISTRATION

 - B. Review of June 2022 Unaudited Financial Statements (Under Separate Cover)
 - C. Consideration of Operation and Maintenance Expenditures

For April – May 2022 Tab 3

- 4. BUSINESS ITEMS
 - A. Review of Memorandum for Amended and Restated

- B. Landscape Maintenance RFP Update
- C. Highland Home Streetlight Turnover
- D. Community Wall Project Discussion
- E. South Florida Water Management District Non-Complaince Letter Disccussion
- 6. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND COMMENTS
- 8. ADJOURNMENT

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

Very truly yours,

Richard Hernandez

Richard Hernandez

Gramercy Farms Community Development District Final Agenda - Page 2 July 28, 2022

District Manager

cc: Wes Haber, Kutak Rock LLP

CALL TO ORDER / ROLL CALL

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

GRAMERCY FARMS

LANDSCAPE INSPECTION REPORT



June 30, 2022
Rizzetta & Company
Bryan Schaub - Landscape Specialist



Summary, Dog Park & Main Entrance

General Updates, Recent & Upcoming Maintenance Events

- Monitor all Palms and report any signs of stress, immediately to the District Manager.
- There is an upcoming turf fertilization event.
- Diagnose and treat all Viburnum as a fungus is causing damage.

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

1. At the main entrance monuments in both ROWs but especially the south ROW, several of the Crotons are declining with more dead units. Diagnose, treat and replace dead units. The units are scheduled to be replaced this month. (Pic 1)



- 2. In the same beds including the Arboricola in both ROWs, remove all weeds, hand pulling the larger weeds.
- 3. At the main entrance in the median, has gone to weeds with bare areas. Correct.
- 4. In the dog enclosure at the dog park, remove all broken limbs and tree debris that has fallen after the most recent wind event.

- 5. Property-wide, remove all low hanging and unsightly mosses from the Standards.
- 6. On the north side of the wall in the south ROW of GFB by the townhomes, replace dead/dying Loropetalum with 3-gal plants that match the overall theme and are location appropriate.
- 7. Remove the vines on the wall to the south of the dog park parking lot.
- 8. At the main entrance, by the courts, and though out the property, there are sections of Viburnum hedge that were damaged by the infection. Remove all dead material and replace dead Viburnum units. (Pic 8)



GFB, Main Entrance & Round About

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



- 10. At the main entrance area & along GFB, set strong beds lines & remove all turf runners.
- 11. At the main entrance in the north ROW and heading down GFB, have grassy weeds growing through the shrubs. Please, remove. (Pic 11)



- 12. In the Viburnum hedge at the entrance in the north ROW of GFB have vines growing through and on them. Remove.
- 13. At both monuments, diagnose and treat the Arboricola Trinettes. It is most likely a fungus. The leaves have brown spots and necrosis.

- 14. At the electric structure west of Ponce Crest, diagnose and treat the declining Viburnum hedge.
- 15. In the areas around the Round About the Schilling's Holly that has/had fungal damage need to have the dead material pruned.



- 16. Vendor to cleanup all debris after pruning Ornamental Grasses.
- 17. At the Round About & now the median island beds, the Ornamental Grasses are still stressed. There is some improvement.

 After trimming all Ornamental Grasses, treat the units. (Pic 17)



18. Property-wide, continue trimming back encroaching plant material on pond banks/natural area borders, at all locations.

Sweet Acre Park Area, Ivy Stable & Round About

- 19. In the Round About island and in the other areas surrounding the Round About, repair all drip irrigation cuts and breaks.
- 20. At the Round About in the NE corner, detail the Pine tree bed and flush cut the Pine stump under grade that was left after the irrigation repairs.
- 21. In both ROWs of GFB, treat hedges and prune out dead material.
- 22. At the small park on Baler Trails, detail the tree rings and setting strong bed lines.
- 23. There are multiple locations along the boundary areas, where moving and general maintenance are not being completed consistently. Please, correct this issue.
- 24. The turf color and vigor at the park on lvy Stable is improving but still poor in most areas. Please, improve the color and vigor of the turf. Also, treat the turf for Sedge and broadleaf weeds.
- 25. In the same park, remove all suckers, low branching sites, and water shoots.
- 26. At the same park, diagnose and treat the stressed Viburnum hedges.
- 27. In the same park, remove all Crape Myrtle trunks that are dead and detail all Crape Myrtle tree rings.
- 28. In the same park and property-wide, treat all active ant mounds.
- 29. The Sabal Palm at the end of GFB at Harlow is dead. Juniper was to run a tissue test to establish the Palm's condition. It is scheduled to be removed. Report findings.
- 30. In the same area, detail the beds and boundary areas.

- 31. At the Sweet Acres park, treat all joint expansion crack weeds.
- 32. Treat the turf at the park on Sweet Acres, for Sedge, grassy weeds and broadleaf weeds. Also, improve the vigor of the turf.
- 33. In the same park area, treat all active ant mounds, raking out inactive mounds.
- 34. In the same park remove all sucker and water shoots from the Live Oaks.
- 35. In the same area, detail all tree rings. Include weeding and setting strong bed lines.
- 36. If this is the staking system used by Juniper, then discontinue their use as the stakes have large splinters & exposed nails. Please, re-stake with a proper staking system. Remove broken straps on all trees. (Pic 36)



- 37. In the boundary beds, behind 4595
 Plainview Road, there are multiple
 washouts and a tree that has fallen over.
 Please, take all corrective actions
 necessary to alleviate these issues,
 including righting the tree and re-staking
 it. Repair irrigation.
- 38. East of the mail kiosk on Harlow, prune back overgrowing plant material and detail the bed.



Harlow & Old Hickory

39. Along the east ROW of Harlow where there are not any homes along the big pond, continue treating all active ant mounds near the sidewalk. Rake out any inactive mounds. This is a chronic ant mound area. Please, monitor this area closely for ants.
40. In the same area, detail all tree rings including weeding and set strong bed lines.

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 **Monday**, **June 6**, **2022**, **at 11:00 a.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

Present and constituting a quorum

Maria Borrero
Cindy Sircus
Board Supervisor, Chairperson
Board Supervisor, Assistant Secretary
Clara Velez
Board Supervisor, Assistant Secretary

9 Also present were:

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

Wes Haber District Counsel, Hopping Green & Sams, P.A.

(via phone)

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

(via phone)

Mark Bradley Juniper Landscaping

Audience Not Present

FIRST ORDER OF BUSINESS Call to Order

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

SECOND ORDER OF BUSINESS Audience Member Comments
Regarding Agenda Items

There were no audience member comments at this time.

THIRD ORDER OF BUSINESS Review of Field Inspection Report

dated April 14, 2022

Mr. Schaub reviewd landscaping concerns throughout the community as detailed in the Field Inspection Report.

FOURTH ORDER OF BUSINESS Consideration of Conservation

Easement Exotics Treatment

Proposals

Mr. Hernandez and Mr. Haber gave a brief overview of the South Florida Water

Management District Non-Complaince Letter. Mr. Hernandez received two proposals 49 50 as follows: 51 52 Aquatic Weed Management, Inc. - \$64,000 Sorko Services - \$68,000 53 54 55 A discussion enused regarding how the District would pay for the services as the District did not budget for the treatment services. 56 57 58 This item was tabled for further discussion. 59 FIFTH ORDER OF BUSINESS Consideration 2022 60 April Landscape Proposal 61 62 This item was tabled for further discussion. 63 64 SIXTH ORDER OF BUSINESS Consideration of the Minutes of the 65 Board of Supervisors' Meeting held on 66 March 10, 2022 67 68 There were no comments from the Board on the March 10, 2022, meeting minutes. 69 70 On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on March 10, 2022, for the Gramercy Farms Community Development District. 71 SEVENTH ORDER OF BUSINESS **Financial** April 2022 72 Review of 73 **Statements** 74 75 Mr. Hernandez presented the financial statements for April 2022 to the Board. 76 77 **EIGHTH ORDER OF BUSINESS** Ratification 78 of Operation and **Expenditures** 79 Maintenance for 80 February – March 2022 81 82 Mr. Hernandez presented the Operation and Maintenance Expenditures from 83 84 February - March 2022. 85 On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2022 in the amount of \$59,098.43, March 2022 in the amount of \$26,380.58, for the Gramercy Farms

Community Development District.

86 87 88

89 90 91	NINTH ORDER OF BUSINESS	Presentation of Fiscal Year 2022/2023 Proposed Budget						
92 93 94		2022-02, Approving Fiscal Year 2022/2023 Public Hearing on the Final Budget						
95 96 97	Mr. Hernandez presented the propo for their consideration.	sed fiscal year 2022-2023 budget to the Board						
	the Resolution 2022-02, Approving Fi	Ms. Sircus, with all in favor, the Board approved scal Year 2022-2023 Proposed Budget and 2022 at 11:00 am.), for the Gramercy Farms						
98 99								
100 101	TENTH ORDER OF BUSINESS	Consideration of OUC Service Agreement for Lighting Services						
102 103	Mr. Hernandez presented the agree	ement to the Board for their consideration.						
104 105 106	This agreement was conditionally a	proved based on the City's response.						
		d by Ms. Sircus, with all in favor, the Board ce Agreement for Lighting Services, for the ent District.						
107 108 109	ELEVENTH ORDER OF BUSINESS	Acceptance of Fiscal Year 2021 Audit Report						
110 111 112 113	Mr. Hernandez briefed the Board reg	garding the Fiscal Year End 2021 Audit Report.						
		y Ms. Velez, with all in favor, the Board accepted the Gramercy Farms Community Development						
114 115 116	TWELFTH ORDER OF BUSINESS	Establishment of Audit Selection Committee						
117 118	A. Request for Proposals for A	Annual Audit Services						
119 120 121								

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board appointed Ms. Borrero, Ms. Velez, Ms. Sircus, Mr. Bishop and Mr. Urra to the Audit Review Selection Committee, for the Gramercy Farms Community Development District.

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THIRTHEENTH ORDER OF BUSINESS Consideration of Fence Installation Proposal – Anthony Home Repair LLC

This item was tabled for further discussion.

FOURTEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Haber informed the Board that he will investigate and provide a response to the South Florida Water Management District.

B. District Engineer

Ms. Stewart advised she will be coordinating and assisting Mr. Haber with the response letter regarding the non-complaince letter.

C. District Manager

i. Presentation of Registered Voter CountMr. Hernandez stated that the registered voter count was 1.252

Mr. Hernandez stated that the registered voter count was 1,252 as of April 15, 2022.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Hernandez stated that the next meeting of the Board of Supervisors has been scheduled to be held on Thursday, June 23, 2022, at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

SIX TEEN TH ORDER OF BUSINESS	Adjournment
,	by Ms. Sircus, with all in favor, the Board adjourned at 12:43 p.m. for Gramercy Farms Community
Assistant Secretary	Chairperson/Vice Chairman



Financial Statements (Unaudited)

June 30, 2022

Prepared by: Rizzetta & Company, Inc.

gramercyfarmscdd.org rizzetta.com

Balance Sheet As of 6/30/2022 (In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets							
Cash In Bank	226,361	0	0	0	226,361	0	0
Investments	0	0	563,119	668	563,786	0	0
Accounts Receivable	0	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0	0
Deposits	0	0	0	0	0	0	0
Due From Other Funds	0	10,000	6,531	0	16,531	0	0
Amount Available in Debt Service	0	0	0	0	0	0	569,650
Amount To Be Provided Debt Service	0	0	0	0	0	0	50,359,040
Fixed Assets	0	0	0	0	0	28,335,236	0
Total Assets	226,361	10,000	569,650	668	806,678	28,335,236	50,928,690
Liabilities							
Accounts Payable	19,877	0	0	0	19,877	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	2,395	0	0	0	2,395	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	16,531	0	0	0	16,531	0	0
Revenue Bonds PayableLong Term	0	0	0	0	0	0	50,928,690
Total Liabilities	38,804	0	0	0	38,804	0	50,928,690
Fund Equity & Other Credits							
Beginning Fund Balance	58,109	0	126,727	702	185,538	28,335,236	0
Net Change in Fund Balance	129,448	10,000	442,923	(35)	582,337	0	0
Total Fund Equity & Other Credits	187,557	10,000	569,650	668	767,875	28,335,236	0
Total Liabilities & Fund Equity	226,361	10,000	569,650	668	806,678	28,335,236	50,928,690

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

-	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
evenues					
Special Assessments					
Tax Roll	572,488	572,488	577,025	4,537	(0.79)%
Total Revenues	572,488	572,488	577,025	4,537	(0.79)%
spenditures					
Legislative					
Supervisor Fees	12,000	9,000	2,800	6,200	76.66%
Financial & Administrative					
Administrative Services	4,725	3,544	3,544	0	25.00%
District Management	21,630	16,223	16,223	0	25.00%
District Engineer	6,500	4,875	4,368	507	32.80%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	11,314	8,889	8,889	0	21.43%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	4,200	3,150	3,150	0	25.00%
Accounting Services	13,725	10,294	10,294	0	25.00%
Auditing Services	3,575	3,575	3,575	0	0.00%
Arbitrage Rebate Calculation	1,000	1,000	1,000	0	0.00%
Public Officials Liability Insurance	3,848	3,848	3,673	175	4.54%
Legal Advertising	5,000	3,750	2,071	1,679	58.58%
Dues, Licenses & Fees	400	400	582	(182)	(45.42)%
Website Hosting, Maintenance, Backup	4,300	2,727	2,728	(1)	36.55%
Legal Counsel					
District Counsel	16,000	12,000	5,185	6,815	67.59%
Electric Utility Services					
Utility Services	350	263	229	33	34.44%
Street Lights	185,400	139,050	166,962	(27,912)	9.94%
Water-Sewer Combination Services					
Utility Services	20,000	15,000	1,875	13,125	90.62%
Stormwater Control					
Lake/Pond Bank Maintenance	9,660	7,245	8,750	(1,505)	9.42%
Other Physical Environment					
General Liability/Property Insurance	6,604	6,604	11,158	(4,554)	(68.95)%
Landscape Maintenance	213,500	160,125	168,689	(8,564)	20.98%
Field Services	8,400	6,300	6,300	0	25.00%
Contingency					

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	10,107	7,580	5,282	2,298	47.73%
Total Expenditures	572,488	435,691	447,577	(11,886)	21.82%
Excess of Revenues Over (Under) Expenditures	0	136,797	129,448	(7,348)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	136,797	129,448	(7,348)	0.00%
Fund Balance, Beginning of Period					
- 0	0	0	58,109	58,109	0.00%
Fund Balance, End of Period	0	136,797	187,557	50,760	0.00%

Statement of Revenues and Expenditures 005 - Reserve Fund From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

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

Statement of Revenues and Expenditures 200 - Debt Service Fund-Series 2007 From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Total Revenues	0	8	8	0.00%
Excess of Revenues Over (Under) Expenditures		8	8	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	8	8	0.00%
Fund Balance, Beginning of Period				
, = -6	0	97,784	97,784	0.00%
Fund Balance, End of Period	0	97,793	97,793	0.00%

Statement of Revenues and Expenditures 201 - Debt Service Fund-Series 2011 From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	907	907	0.00%
Special Assessments				
Tax Roll	380,368	418,576	38,208	10.04%
Off Roll	0	31,220	31,220	0.00%
Contributions From Private Sources				
SPE Contribution	0	2,164,149	2,164,149	0.00%
Total Revenues	380,368	2,614,852	2,234,484	587.45%
Expenditures				
Debt Service				
Interest	380,368	0	380,368	100.00%
Principal	0	2,171,971	(2,171,971)	0.00%
Total Expenditures	380,368	2,171,971	(1,791,603)	(471.02)%
Excess of Revenues Over (Under) Expenditures	0	442,881	442,881	0.00%
Other Financing Sources (Uses)				
SPE Costs	0	35	35	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	442,915	442,915	0.00%
Fund Balance, Beginning of Period				
	0	28,942	28,942	0.00%
Fund Balance, End of Period	0	471,857	471,857	0.00%

Statement of Revenues and Expenditures 300 - Capital Projects Fund-Series 2007 From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

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

Statement of Revenues and Expenditures 301 - Capital Projects Fund-Series 2011 From 10/1/2021 Through 6/30/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0.00%
Total Revenues	0	0	0	0.00%
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Other Financing Sources (Uses)				
SPE Costs	0	(35)	(35)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(35)	(35)	0.00%
Fund Balance, Beginning of Period				
, 2	0	35	35	0.00%
Fund Balance, End of Period	0	1	1	0.00%

Gramercy Farms CDD Investment Summary June 30, 2022

Account	<u>Investment</u>	Balance as of June 30, 2022
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 25,533
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	11,700
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	60,560
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	464,733
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	593
	Total Debt Service Fund Investments	\$ 563,119
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 439
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	228
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	1
	Total Capital Project Fund Investments	\$ 668

Aged Payables by Invoice Date
Aging Date - 6/1/2022
001 - General Fund
From 6/1/2022 Through 6/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balan
Orlando Utilities Commission	6/13/2022	OUC Summary 06/22	OUC Summary 06/22	18,627.28
Aquatic Weed Management, Inc	6/29/2022	14582	Pond Maintenance 06/22	1,250.00
			Total 001 - General Fund	19,877.28
Report Total				19,877.28

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

Balance Sheet

- 1. Trust statement activity has been recorded through 06/30/22
- 2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.GRAMERCYFARMSCDD.org

Operation and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$47,624.16

Approval	of Expenditures:
	Chairperson
	Vice Chairperson
	Assistant Secretary

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount	
Anthem Park CDD	002221	Anthem 040722	BOS Meeting Space Rental 04/28/2022	\$	45.00
Aquatic Weed Management, Inc	002216	13831	Pond Maintenance 12/21	\$	1,250.00
Campus Suite	002222	20237	Website & Compliance Services - Q3 FY21/22 04/22	\$	384.38
City of St. Cloud	20220415-1	Utility Summ 02/22	City of St Cloud Utility Summary 02/22	\$	198.76
Juniper Landscaping of Florida, LLC	002217	156907	Irrigation Repairs 03/22	\$	4,313.25
Juniper Landscaping of Florida, LLC	002219	158816	Landscape & Irrigation Maintenance 04/22	\$	17,280.00
Kutak Rock, LLP	002220	3022832	Legal Services 02/22	\$	314.50
Orlando Sentinel Communications	002218	051395091000	Acct # CU00110659 Legal Advertising 03/22	\$	392.34
Orlando Utilities Commission	20220401-1	OUC Summary 03/22	OUC Summary 03/22	\$	18,474.25
Osceola County Property	002214	2018538	Non Ad Valorem Assessment Roll Fees 2021	\$	406.68
Appraiser Rizzetta & Company, Inc.	002215	INV0000067030	District Management Services 04/22	\$	4,565.00

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
			· · ·	
Report Total				\$ 47,624.16

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 45.00

Date: April 7, 2022

Payable to: ANTHEM PARK CDD

Address: 250 International Parkway

Suite 280

Lake Mary, FL 32746

Reason: BOS Meeting Space Rental at Anthem Park Clubhouse –

April 28, 2022

Requestor: Alexis Davis

Special Instructions:

Approved by:

Richard Hernandez, District Manager

Date Rec'd Rizzetta & Co., Inc. 04.07.22

D/M approval R / Date 4/13/22

Date entered 04.08.22

Fund 001 GL 57900c 4799

Check #____

Aquatic Weed Management, Inc.

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

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Date	Invoice #
12/26/2021	13831

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

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
Quantity	Pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for emerged vegetation within the ordinary high water level. Priced as \$/treatment. Treatment on 12/23/21. Our records show this invoice to be outstanding. Please check your records and respond accordingly. Thanks	Rate 1,250.00	Amount 1,250.00 0.00
	Date Rec'd Rizzetta & Co., Inc		
The month on th	e date of the invoice should correspond to the month treatments were made. Thanks!	Total	\$1,250.00





INVOICE

BILL TO
Gramercy Farms CDD

3434 Colwell Ave. Suite 200

Tampa, FL 33614

INVOICE # 20237DATE 04/01/2022DUE DATE 04/16/2022TERMS Net 15

Quarterly invoice	BALANCE DUE	\$384.38
CDD Ongoing PDF Accessibility Compliance Service		234.38
CDD Website Services - Hosting, support and training		150.00
DESCRIPTION		AMOUNT

Month: 02/22 Dated 03/23/22

Account	Customer #	Location	Service Address	<u>Code</u>	<u>A</u>	<u>amount</u>
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301		
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$	26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$	13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$	23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$	26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$	26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$	8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$	38.33
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$	26.72
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$	8.37
			TOTA	AL	\$	198.76
			Utility Services	Summary 001 53600 4301	\$	198.76
				Total	\$	198.76

 Date Rec'd Rizzetta & Co., Inc. 04.01.22

 D/M approval
 Prince Prince





Customer Number: 000176860 Account Number: 00039375

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 3040 OLD HICKORY TREE ROAD

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

Summary of Charges				
	Consumption	Charge		
Previous Balance Reclaim Base Charge		\$-255.17 \$26.72		
Total Current Charges		\$26.72		
Total Amount Due		\$ -228.4 5		

		R	eclain	ned \	Vater			
25	1			ı				
20								
15								
10		١.						
5	Ш					Ш		
U	Mar-21	May-21	Jun-21	Aug-21	Oct-21	Dec-21	Feb-22	

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70268631	2/10/22	3/10/22	70	70	0
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3651319



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

Customer #: 000176860

Account #: 00039375

Amount Due \$-228.45

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00050564

Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE

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

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

	Reclaimed Water	
	1	
0	Feb-21 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70304968	2/10/22	3/9/22	7305	7305	0
Water					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3651323

St. Cloud

FLORIDA

UTILITIES ()

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

Customer #: 000176860

Account #: 00050564

Amount Due \$26.72

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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





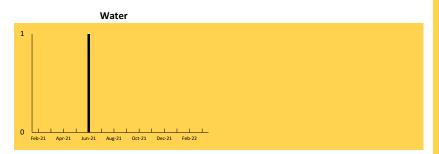


Customer Number: 000176860 Account Number: 00048448

Customer Name: GRAMERCY FARMS COMMUNITY DEV

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

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



Service	Meter	From	To	Prev.	Curr.	Water
	Number	Date	Date	Read	Read	Usage
Water	91650960	2/10/22	3/10/22	4	4 Regular	0

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3651320

ST. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860 Account #: 00048448

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

Amount Due \$13.79

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



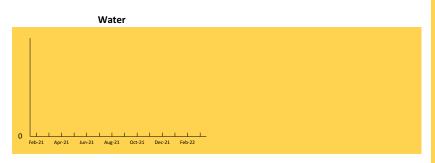




Customer Number: 000176860 Account Number: 00048909

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

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



	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	53000173	2/10/22	3/10/22	0	0	0
					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3651321

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860 Account #: 00048909

Amount Due \$23.02 Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00050195

Customer Name: GRAMERCY FARMS COMMUNITY DEV Service Address: 0 GRAMERCY FARMS BOULEVARD IRR

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

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

	Reclaimed Water
1	
0 Feb-21 Apr-2	21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70298106	2/10/22	3/10/22	3071	3071	0
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3651322



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

Bank Draft DO NOT PAY

Customer #: 000176860

Account #: 00050195

Amount Due \$26.72

Due Date 4/13/2022

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00052699

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM

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

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

Reclaimed Water	
Feb-21 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70325762	2/10/22	3/10/22	8909	8909	0
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3651324



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

Customer #: 000176860

Account #: 00052699

Amount Due \$26.72

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00053301

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD

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

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

Reclaimed Water	
Feb-21 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	53265659	2/10/22	3/10/22	0	0	0
Water					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3651325

St. Cloud

FLORIDA

UTILITIES ()

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

Customer #: 000176860 Ac

Account #: 00053301

Amount Due \$8.37

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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





Reclaimed Water

30

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



Customer Number: 000183236 Account Number: 00056930

Customer Name: GRAMERCY FARMS, CDD

Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE

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

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

amathi	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	61036656	2/10/22	3/10/22	1570	1601	31
Water					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3651379

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000183236 Acco

Account #: 00056930

Amount Due \$38.33

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000183236 Account Number: 00057874

Customer Name: GRAMERCY FARMS, CDD

Service Address: 3100 BLOCK ODD SWEET ACRES PLACE Bill Date: 3/23/2022 Due Date: 4/13/2022

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

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

	Reclaimed Water
175	
150	
125	
100	
75	
50	
25	
0	
	Feb-21 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22

	Meter	From	To	Prev.	Curr.	Water
	Meter	From	То	Prev.	curr.	water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70372902	2/10/22	3/10/22	1484	1484	0
Water					Regular	

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

Bank Draft Do Not Pay

Please return this portion with your payment

3651380

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

Customer #: 000183236 Amount Due \$26.72

Account #: 00057874

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00058972

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

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

Reclaimed Water
18 16 14 12 10 8 6 4 2 0 Feb-21 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	54671134	2/10/22	3/10/22	433	433	0
Water					Regular	

only.

Do Not Pay
terruption.

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3651326

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860

Account #: 00058972

Bank Draft

Amount Due \$8.37

Due Date 4/13/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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



Please Remit Payment to:

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



Invoice 156907

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

Date	Due Date
03/28/22	4/12/2022
Account Owner	PO#
Jeff Story	

Item		Qty/UOM	Rate	Ext. Pric	e A	mount		
#144034 - January- 20	22 Wet Check Repairs				\$4,	313.25		
IRRIGATION REPAIRS	- 03/24/2022							
	e Valve ICV Glass Filled Ny Control FIPT x FIPT	lon 1.00EA	\$554.01	\$554.0	1			
Hunter PGP L Riser with 3.0	Jltra Adjustable Rotor 4 in) Nozzle	ı. 4.00EA	\$39.17	\$156.6	7			
Hunter Pro-S Inlet	pray 6 in. Pop Up No Side	48.00EA	\$13.71	\$658.0	0			
Irrigation Lab	or	30.00HR	\$75.00	\$2,250.0	0			
Misc Fittings	- up to 1"	54.00EA	\$5.10	\$275.4	0			
·	Pro-Span PVC Expansion Repair ling 3/4 in. Socket x Spigot		\$24.85	\$99.4	0			
RAINBIRD FIX	ED NOZZLE Date Rec'd Rizze	94.00EA tta & Co., Inc. 04	.01.22	\$319.7	7			
	D/M approval	RH Date_	4/13/22					
	Date entered 04.	08.22		Grand	Total \$4	,313.25		
	Fund 001 GL	53900 OC	4604					
	Check #							
1-30 Days	31-60 Days (Past Due)	61-90 Days 91-120 Days (Past Due) (Past Due)		· · · · · · · · · · · · · · · · · · ·		91-120 Days 121 (Past Due) (Pa		
\$4,313.25	\$17,280.00	\$0.00	\$0.00)	\$0.00			

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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

Please Remit Payment to:

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



Invoice 158816

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

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

Item			Amount
		 	*

#136853 - Landscape Maintenance Agreement - Monthly April 2022

\$17,280.00

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

Includes Original Agreement plus:

First Amendment, approved May 24, 2019

Second Amendment, approved November 1, 2019

Third Amendment, approved September 24, 2020

Fourth Amendment, approved December 1, 2020

Fifth Amendment, approved March 29, 2021

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

Irrigation Inspection Program--\$480.00

Bushhog Mowing Program--\$250.00

 Date Rec'd Rizzetta & Co., Inc. 04.11.22

 D/M approval
 P
 Date 4/19/22

 Date entered
 04.15.22

 Fund 001
 GL 53900 OC 4604

 Check #

Grand Total \$17,280.00

Thank you for allowing us to serve you.

1-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
	(Past Due)	(Past Due)	(Past Due)	(Past Due)
\$21,593.25	\$0.00	\$0.00	\$0.00	\$0.00

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

March 30, 2022

Check Remit To: Kutak Rock LLP PO Box 30057 Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #104000016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3022832 Client Matter No. 8423-1

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

Invoice No. 3022832

8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

02/03/22	W. Haber	0.50	117.50	Review and revise response to Joint Legislative Auditing Committee and confer with Gallant regarding same
02/04/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
02/08/22	W. Haber	0.20	47.00	Reviewed correspondence to Joint
				Legislative Auditing Committee
02/24/22	K. Jusevitch	0.10	12.00	Distribute Amendment 12 guide
02/24/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation

TOTAL HOURS 1.20

TOTAL FOR SERVICES RENDERED \$314.50

TOTAL CURRENT AMOUNT DUE \$314.50



PO Box 100608 Atlanta, GA 30384-0608

adbilling@tribpub.com 844-348-2445

Invoice & Summary

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

Due Date:

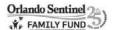
Rizzetta & Company - Gramercy Farms Cdd CU00110659 051395091000 \$392.34 03/01/22 - 03/31/22 04/30/22

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details								
Date	tronc Reference #	Description		Ad Size/ Units	Rate	Gross Amount	Total	
		Balance Forward		_			203.67	
03/24/22		Payment Received :Ref# 2208					-203.67	
03/02/22	OSC51395091	Current Act Classified Listings, Online Public Hearing/Bid/Misc Legal 7157790	Date Rec'd Rizze	etta & Co.	, Inc	04.05.22 4/13/22	203.67	
03/02/22	OSC51395091	Classified Listings, Online Public Hearing/Bid/Misc Legal 7160377	D/M approval Date entered _04. Fund _001 Gi	08.22 51300	_ Date	4801	188.67	
		Total Current Advertising	Check #				392.34	

Account Summ	ary				
Current	1-30	31-60	61-90	91+	Unapplied Amount
392.34	0.00	0.00	0.00	0.00	0.00









Total:



\$392.34

Please detach and return this portion with your payment.



PO Box 100608 Atlanta, GA 30384-0608 **Remittance Section**

Billed Period: 03/01/22 - 03/31/22 Rizzetta & Company - Gramercy **Billed Account Name:** Farms Cdd Billed Account Number: CU00110659 051395091000

Invoice Number:

Return Service Requested

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

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

> Orlando Sentinel PO Box 100608 Atlanta, GA 30384-0608

յլիգնեինկներնանրգրկներնա<u>իր</u>ըիլինիիկներգինգլի

Gramercy Farms CDD OUC

March 22

Month: 03/22 Dated 03/11/22

02/10/22 - 03/11/22 Due: 03/31/22

Account	Location	Service Address	<u>Code</u>		Amount		_	Balance orward
933934710 9433056077	3000 2900	Block Even Old Hickory			18,450.49 23.76	\$	18,511.46 \$ 0 \$	(60.97) 24.48
		TOTA	L	\$	18,474.25	•		
			Summary					
		Utility Services	001 53100 4307	\$	18,450.49			
		Utility Services	001 53100 4301 Total	\$ \$	23.76	1		

 Date Rec'd Rizzetta & Co., Inc.
 04.08.22

 D/M approval
 P
 Date 4/13/22

 Date entered
 04.08.22

 Fund
 001
 GL
 53100
 OC
 4307
 18450.49

 Check #
 23.76



BILL DATE 03/11/22

ACCOUNT NUMBER

0933934710

PAGE 1 OF 7

PIN#: 2014909841

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

OPENING BALANCE) (PAYMENTS		BALANCE FORWARD		CURRENT CHARGES
\$60.97 CR	J-l	\$0.00	J=	\$60.97 CR	+	\$18,511.46

DUE DATE

03/31/22

\$18,450.49

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

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



ACCOUNT NUMBER

0933934710

DO NOT PAY

DUE DATE **03/31/22**



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

Your bank account will be

drafted on March 30, 2022



Seg=19655

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



SERVICE ADDRESS: 3000 BLOCK EVEN OLD HICKORY TR RD LS83

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$235.07

PAGE 3 OF 7

CURRENT CHARGES

Electric Usage in kWh

PREVIOUS

2021

OUC Electric Service	\$229.20
Meter #: 1ZR15085 - Service Charge	. \$18.20
Commercial Non-Demand Electric Rate (02/10/22 - 03/	11/22)
1,960 kWh @ \$0.07435 (Non-Fuel)	. 145.73
1,960 kWh @ \$0.0333 (Fuel)	. 65.27
(\$52.76 of your Fuel Cost is exempt from Municipal T	ax)

State of Florida Charges	\$5.87
Gross Receints Tax	\$ 5 87

O N D J

CURRENT

2250 2000 1750 1500 1250 1000 750 500

Meter Data

METER #: 1ZR15085

CURRENT: 2,230 on 03/11/22 PREVIOUS: 2,181 on 02/10/22

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

DAYS OF SERVICE: 29

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 67.59 kWh 46.90 kWh





SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$6,021.72

CURRENT CHARGES

OUC Electric Service \$6	5,021.72
Customer Ref: WO 587583 - Gramercy Farms Phase 4 OUConvenient Lighting (02/10/22 - 03/11/22) Investment - Convenient 228.52 @ \$9.98	
Customer Ref: Gramercy Farms Phase 5 OUConvenient Lighting (02/10/22 - 03/11/22) Investment - Convenient 135.68 @ \$9.98	•
Customer Ref: Gramercy Farms - Phase 8 OUConvenient Lighting (02/10/22 - 03/11/22) Investment - Convenient 150.85 @ \$9.98	•





SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal \$2,538.55

CURRENT CHARGES

OUC Electric Service	\$2,538.55
Customer Ref: Gramercy Farms - Phase 6 OUConvenient Lighting (02/10/22 - 03/11/22)	
Investment - Convenient 113.3 @ \$9.98	•
Maintenance - Convenient 27 @ \$7.50	202.50
OUConvenient Lighting (02/10/22 - 03/11/22)	
Investment - Convenient 101.92 @ \$9.98	1,017.16
Maintenance - Convenient 24 @ \$7.84	188.16



CURRENT CHARGES

Customer Ref: WO 452753 Phase 2 OUConvenient Lighting (02/10/22 - 03/11/22)

SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$7,286.83

OUC Electric Service	\$7,286.83
Customer Ref: WO# 518955 Farms Phase 3.	
OUConvenient Lighting (02/10/22 - 03/11/22) Investment - Convenient 163.33 @ \$9.98	\$ 1.630.03
Maintenance - Convenient 43 @ \$8.96	
OUConvenient Lighting (02/10/22 - 03/11/22)	
Investment - Convenient 277.36 @ \$9.98	2,768.05
Maintenance - Convenient 50 @ \$10.72	536.00

Investment - Convenient 168.91 @ \$9.98 1,685.72



SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$2,429.29

CURRENT CHARGES

OUC Electric Service \$	2,252.84
Customer Ref: Phase 9	
OUConvenient Lighting (02/10/22 - 03/11/22)	
Investment - Convenient 181.91 @ \$9.98	. \$ 1,815.46
Maintenance - Convenient 54 @ \$6.56	. 354.24
1,252.80 kWh @ \$0.0355 (Non-Fuel)	. 44.47
1,252.80 kWh @ \$0.03087 (Fuel)	. 38.67
(\$30.68 of your Fuel Cost is exempt from Municipal 7	Гах)
	•
Osceola County Charges	\$4.37
Osceola County Charges Municipal Taxes	T -
	T -
Municipal Taxes	\$4.37 \$172.08
Municipal Taxes	\$ 4.37 \$172.08 . \$ 2.13

BILL DATE 03/11/22

ACCOUNT NUMBER

9433056077

PIN#: 2014909841

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 1 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

BILL SUMMARY



DUE DATE

03/31/22

TOTAL AMOUNT DUE \$23.76

CURRENT CHARGES

OUC Electric Service	\$23.17
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (02/10/22 - 03/11/22)	
75 kWh @ \$0.06758 (Non-Fuel)	5.07
75 kWh @ \$0.0333 (Fuel)	2.50
(\$2.02 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges	\$0.59
Gross Receipts Tax	\$ 0.59

CUSTOMER SERVICE







Payments PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



OUC Commissioners will hold a public workshop at 2 p.m., April 12, 2022, to discuss electric service pricing.

More at OUC.com/Commission.

ACCOUNT NUMBER

9433056077

DO NOT PAY

DUE DATE **03/31/22**

TOTAL AMOUNT DUE \$23.76

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

Your bank account will be

drafted on March 30, 2022



Seq=8576

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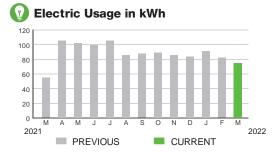
GRAMERCY FARMS COMMUNITY DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

03/11/22

9433056077

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD



Meter Data

METER #: 6CD60005

CURRENT: 3,311 on 03/11/22 PREVIOUS: 3,236 on 02/10/22 TOTAL USAGE: 75 kWh

DAYS OF SERVICE: 29

AVERAGE
DAILY USAGE

THIS PERIOD 2.59 kWh

LAST YEAR 1.90 kWh

HELPFUL PHONE NUMBERS

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

Call Before You Dig

Sunshine 811

8-1-1 or 800-432-4770 www.sunshine811.com 2-1-1 Community Resources and Elder Helpline for Osceola County Residents 2-1-1 or 407-839-HELP (4357) City of St. Cloud Solid Waste: 407-957-7289

St. Cloud Utilities 407-957-7344

USEFUL INFORMATION

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

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

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

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

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

WAYS TO CONTACT US

	Residential Customer Service	Reporting an Electric Problem of Utility Theft	Reporting a Streetlight Problem
Phone	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
Availability	Monday - Friday 7 a.m 6 p.m.	24/7	24/7
Online	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER 2505 EAST IRLO BRONSON MEMORIAL HIGHWAY KISSIMMEE, FL 34744

Invoice Number: Invoice Date: 2018538 03/08/2022

Salesperson: Sales Tax: JGON NONE

GRAMERCY FARMS CDD C/O VALERIE BARRETTO RIZETTA & COMPANY, INC. 8529 SOUTH PARK CIRCLE SUITE #330 ORLANDO, FL 32819

Comments:

2021 TAX ROLL YEAR

Invoice

Due Date:

03/09/2022

Terms: DUE UPON RECEIPT Amount Due: 406.68

Customer Number:

Customer P.O.: Order Date:

: 1030 03/08/2022

03/0 NA DECEIME

MAR 1 8 2022

BY:

BIII TO!

Ship Via:

GRAMERCY FARMS CDD C/O VALERIE BARRETTO RIZETTA & COMPANY, INC.

8529 SOUTH PARK CIRCLE SUITE #330

ORLANDO, FL 32819

Ship To:

GRAMERCY FARMS CDD C/O VALERIE BARRETTO RIZETTA & COMPANY, INC. 8529 SOUTH PARK CIRCLE SUITE #330 ORLANDO, FL 32819

Description	Quantity	Unit Price 🖇	Amount #
CDD ADMINISTRATION FEE FOR PLACING			
NON AD VALOREM ASSESSMENTS ON THE COUNTY'S TAX ROLL			
OSCEOLA COUNTY BOCC BOCC CDD	4 000	001 0000	4-1
OCPA ANNUAL PROCESSING FEE	1.000	361.6800	361.68
CDD	1.000	45,0000	45.00

PLEASE CONTACT JAVIER GONZALEZ FOR QUESTIONS CONCERNING YOUR BILL AT:

PHONE: (407) 742-5172

EMAIL: JGON@PROPERTY-APPRAISER.ORG

 Sub-Total
 406.68

 Freight
 .00

 Taxes
 .00

 Invoice Total
 406.68

KATRINA S. SCARBOROUGH, CFA, CCF, MCF

Distribution Copy: CUSTOMER

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

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		•	$\mathbf{}$	v	$\mathbf{}$

Date	Invoice #
4/1/2022	INV0000067030

Bill To:

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

	Services for the month of	Terms		Client Number	
	April	Upon Receipt		00225	
Description		Qty	Rate		Amount
Accounting Services		1.00	\$1,14		\$1,143.75
Administrative Services Email Accounts, Admin & Maintenance		1.00 5.00		3.75 5.00	\$393.75 \$75.00
Financial & Revenue Collections		1.00		0.00	\$350.00
Landscape Consulting Services		1.00		0.00	\$700.00
Management Services		1.00	\$1,80		\$1,802.50
Website Compliance & Management		1.00		0.00	\$100.00
Date Rec'd Rizzetta & Co., Inc. 03.24.22 D/M approval	1802.50 393.75 1143.75 350 700				
001 51300 5103 001 53900 5103	75 100	Subtotal			\$4,565.00
		Total			\$4,565.00

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

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

WWW.GRAMERCYFARMSCDD.org

Operation and Maintenance Expenditures May 2022 For Board Approval

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

The total items being presented: \$45,218.11

Approval	of Expenditures:
	Chairperson
	Vice Chairperson
	Assistant Secretary

Gramercy Farms Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invo	oice Amount
Aquatic Weed Management, Inc	002224	14254	Pond Maintenance 03/22	\$	1,250.00
Aquatic Weed Management, Inc	002225	14338	Pond Maintenance 04/22	\$	1,250.00
City of St. Cloud	20220513	Utility Summ 03/22	City of St Cloud Utility Summary 03/22	\$	232.26
City of St. Cloud	20220527	Utility Summ 04/22	City of St Cloud Utility Summary 04/22	\$	260.05
Juniper Landscaping of Florida, LLC	002227	162854	Landscape & Irrigation Maintenance 05/22	\$	17,280.00
Kutak Rock, LLP	002228	3029632	Legal Services 03/22	\$	1,609.50
Orlando Sentinel Communications	002229	052798094000	Acct # CU00110659 Legal Advertising 04/22	\$	203.67
Orlando Utilities Commission	20220504-1	OUC Summary 04/22	OUC Summary 04/22	\$	18,567.63
Rizzetta & Company, Inc.	002223	INV0000067822	District Management Services 05/22	\$	4,565.00
Report Total				\$	45,218.11

Aquatic Weed Management, Inc.

Invoice

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

Date	Invoice #
4/20/2022	14254

Bill To
Gramercy Farms CDD On Rizzetta & Company Grampa, FL 33614

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
	Monthly pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment. March treatment invoiced in April.	1,250.00	1,250.00
	Date Rec'd Rizzetta & Co., Inc. 04.21.22 D/M approval		
	Check #		
Thank you for y	our business!	Total	\$1,250.00

Aquatic Weed Management, Inc.

P.O. Box 1259

Haines City, FL 33845 863-412-1919

Date	Invoice #
4/29/2022	14338

Invoice

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

P.O. No.	Terms	Project
	Net 15	

Quantity	Description	Rate	Amount
	Monthly pond herbicide maintenance on 8 ponds and 1 ditch. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment. Date Rec'd Rizzetta & Co., Inc	1,250.00	1,250.00
The month on the	e date of the invoice should correspond to the month treatments were made. Thanks!	Total	\$1,250.00

Month: 03/22 Dated 04/20/22

Account	Customer #	Location	Service Address	<u>Code</u>	<u>Amount</u>	
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301		
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$	26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$	13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$	23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$	26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$	26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$	8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$	48.22
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$	45.29
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$	13.41
			TOTA	AL	\$	232.26
			Utility Services	Summary 001 53600 4301	\$	232.26
				Total	\$	232.26

Date Rec'd Rizzetta & Co., Inc. 04.29.22								
D/M approval	RH		Date 5/3/22					
Date entered								
Fund 001	GL	53600	OC_	4301				
Check #								





Customer Number: 000176860 Account Number: 00039375

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 3040 OLD HICKORY TREE ROAD

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

Summary of Charges							
	Consumption	Charge					
Previous Balance		\$-228.45					
Reclaim Base Charge		\$26.72					
Reclaim Consumption Tier 1	4 TGAL @ 0.63	\$2.52					
Total Current Charges		\$29.24					
Total Amount Due		\$-199.21					

			R	eclair	ned W	/ater		
2	25				I			
2	20							
1	5							
1	0		_					
	5					Ш		
	0					Ш		
		Apr-21	May-21	Jul-21	Sep-21	Nov-21	Jan-22	Mar-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70268631	3/10/22	4/12/22	70	74	4
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3688066

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860

Account #: 00039375

Amount Due \$-199.21

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00050564

Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 4500 BLOCK ODD BALER TRAILS DRIVE

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

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

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

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70304968	3/9/22	4/12/22	7305	7305	0
Water					Regular	

Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3688070



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

Customer #: 000176860

Account #: 00050564

Bank Draft

Amount Due \$26.72

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00048448

Customer Name: GRAMERCY FARMS COMMUNITY DEV

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

Summa	ry of Charges	
	Consumption	Charge
Previous Balance Water Base Charge		\$0.00 \$13.79
Total Current Charges		\$13.79
Total Amount Due		\$13.79

	Water
1	
0 Mar-21 May-21 Jul-2	11 Sep-21 Nov-21 Jan-22 Mar-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	91650960	3/10/22	4/12/22	4	4	0
					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3688067

ST. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860

Account #: 00048448

Amount Due \$13.79

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00048909

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

Summar	y of Charges	
	Consumption	Charge
Previous Balance		\$0.00
Water Base Charge		\$23.02
Total Current Charges		\$23.02
Total Amount Due		\$23.02

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

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	53000173	3/10/22	4/12/22	0	0 Regular	0

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3688068

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860 Account #: 00048909

Amount Due \$23.02 Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00050195

Customer Name: GRAMERCY FARMS COMMUNITY DEV
Service Address: 0 GRAMERCY FARMS BOULEVARD IRR

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

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

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

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70298106	3/10/22	4/12/22	3071	3071	0
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3688069



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

Customer #: 000176860

Account #: 00050195

Amount Due \$26.72

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00052699

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM

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

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

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

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70325762	3/10/22	4/12/22	8909	8909	0
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3688071

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

Customer #: 000176860

Account #: 00052699

Amount Due \$26.72

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00053301

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD

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

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

Reclaimed Water	
Mar-21 May-21 Jul-21 Sep-21 Nov-21 Jan-22 Mar-22	

Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed Water	53265659	3/10/22	4/12/22	0	0 Regular	0

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3688072

ST. Cloud

UTILITIES (**)

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

Customer #: 000176860 A

Account #: 00053301

Amount Due \$8.37

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000183236 Account Number: 00056930

Customer Name: GRAMERCY FARMS, CDD

Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE

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

Summary of Charges				
	Consumption	Charge		
Previous Balance		\$0.00		
Reclaim Base Charge		\$16.70		
Reclaim Consumption Tier 1	17 TGAL @ 0.63	\$10.71		
Reclaim Consumption Tier 2	16 TGAL @ 0.78	\$12.48		
Reclaim Consumption Tier 3	7 TGAL @ 1.19	\$8.33		
Total Current Charges		\$48.22		
Total Amount Due		\$48.22		

Reclaimed Water

75	П						
60	Ш						
45	Ш						
30	Ш		ı	11.			
15	Ш	\mathbf{H}			Ш		
0	Mar-2	21 May-21	Jul-21	Sep-21	Nov-21	Jan-22	Mar-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	61036656	3/10/22	4/12/22	1601	1641	40
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3688125

ST. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000183236

Account #: 00056930

Amount Due \$48.22

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000183236 Account Number: 00057874

Customer Name: GRAMERCY FARMS, CDD

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

Summary	y of Charges	
	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$26.72
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01
Reclaim Consumption Tier 2	2 TGAL @ 0.78	\$1.56
Total Current Charges	\$45.29	
Total Amount Due		\$45.29

	Reclaimed Water
175	
150	
125	
100	
75	
50	
25	
0	
,	Mar-21 May-21 Jul-21 Sep-21 Nov-21 Jan-22 Mar-22

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed Water	70372902	3/10/22	4/12/22	1484	1513 Regular	29

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3688126

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000183236

Account #: 00057874

Amount Due \$45.29

Due Date 5/11/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00058972

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

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

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Mar-21 May-21 Jul-21 Sep-21 Nov-21 Jan-22 Mar-22		New 21 Line 1	21 5 21	May 21	LL 31	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	54671134	3/10/22	4/8/22	433	441	8
Water					Regular	

Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3688073



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

Customer #: 000176860 Account #: 00058972

Due Date 5/11/2022

Bank Draft

Bank Draft DO NOT PAY

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

Please make checks payable to:

Amount Due \$13.41

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



Month: 04/22 Dated 05/18/22

Account	Customer #	Location	Service Address	<u>Code</u>	<u> 1</u>	Amount
39375	176860	IRRIGATION	3040 Old Hickory Tree Rd.	001 53600 4301		
50564	176860	IRRIGATION	4500 Block Odd Baler Trails Dr.	001 53600 4301	\$	26.72
48448	176860	IRRIGATION	3000 Block Even Old Hickory Tr Rd LS83	001 53600 4301	\$	13.79
48909	176860	IRRIGATION	300 Block Even Old Hickory Tree Rd.	001 53600 4301	\$	23.02
50195	176860	IRRIGATION	0 Gramercy Farms Boulevard Irr.	001 53600 4301	\$	26.72
52699	176860	IRRIGATION	4500 Block Even Orchard Grove Rd.	001 53600 4301	\$	26.72
53301	176860	IRRIGATION	4500 Block Even Gramercy Farms Blvd.	001 53600 4301	\$	8.37
56930	183236	IRRIGATION	2800 Block Even Mosshire Circle	001 53600 4301	\$	48.22
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$	69.96
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$	16.53
			TOTA	AL.	\$	260.05
			Utility Services	Summary 001 53600 4301	\$	260.05
				Total	\$	260.05

Type text here

	zzetta & Co., Inc05.20.22
D/M approval	RTAPe te Date re 5/23/22
Date entered	05.20.22
Fund	GL_see above_OC
Check #	





Customer Number: 000176860 Account Number: 00039375

Customer Name: GRAMERCY FARMS COMMUNITY DEV Service Address: 3040 OLD HICKORY TREE ROAD #IRR

Bill Date: 5/18/2022 Due Date: 6/8/2022

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

Summary of Charges				
	Consumption	Charge		
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1	5 TGAL @ 0.63	\$-199.21 \$26.72 \$3.15		
Total Current Charges		\$29.87		
Total Amount Due		\$-169.34		

	Reclaimed Water
25	
20	
15	
10	
5	
	May-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22 Apr-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70268631	4/12/22	5/11/22	74	79	5
Water					Regular	

Bank Draft Do Not Pay

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

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

Please return this portion with your payment Customer #: 000176860

Account #: 00039375

Amount Due \$-169.34

Due Date 6/8/2022

3724591

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00050564

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

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

	Reclaimed Water
1	
0 Apr-21	Jun-21 Aug-21 Oct-21 Dec-21 Feb-22 Apr-22

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed Water	70304968	4/12/22	5/11/22	7305	7305 Regular	0

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3724595



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

Customer #: 000176860

Account #: 00050564

Amount Due \$26.72

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00048448

Customer Name: GRAMERCY FARMS COMMUNITY DEV

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

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

	Water	
1		
0 Apr-2:	Jun-21 Aug-21 Oct-21 Dec-21	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	91650960	4/12/22	5/11/22	4	4	0
					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3724592

St. Cloud

UTILITIES (**)

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

Customer #: 000176860

Account #: 00048448

Amount Due \$13.79

. . .

.

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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



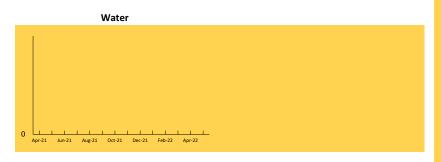




Customer Number: 000176860 Account Number: 00048909

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

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



	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	53000173	4/12/22	5/11/22	0	0	0
					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment $% \left(1\right) =\left(1\right) \left(1\right) \left$

3724593

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860 Account #: 00048909

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

Amount Due \$23.02

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







Customer Number: 000176860 Account Number: 00050195

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

on Charge
\$0.00
\$26.72
\$26.72
\$26.72

	Reclaimed Water
1	and the second s
Apr-21 J	un-21 Aug-21 Oct-21 Dec-21 Feb-22 Apr-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70298106	4/12/22	5/11/22	3071	3071	0
Water					Regular	

Bank Draft Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3724594

St. Cloud

UTILITIES ()

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

Customer #: 000176860

Account #: 00050195

Amount Due \$26.72

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00052699

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM

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

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

	Reclaimed Water
0	
	Anr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22 Anr-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70325762	4/12/22	5/11/22	8909	8909	0
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3724596



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

Customer #: 000176860

Account #: 00052699

Amount Due \$26.72

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00053301

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD

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

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

	Reclaimed Water
0	Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22 Apr-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	53265659	4/12/22	5/11/22	0	0	0
Water					Regular	

Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

ST. Cloud

UTILITIES

TO SERVE THE SERVE THE

1300 Ninth St. St. Cloud, FL 34769 407-957-7344 www.stcloud.org Customer #: 000176860

Account #: 00053301

Bank Draft

Amount Due \$8.37

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Amount Due 30.

Please return this portion with your payment

Due Date 6/8/2022

3724597

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000183236 Account Number: 00056930

Customer Name: GRAMERCY FARMS, CDD

Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE

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

Summary	y of Charges	
	Consumption	Charge
Previous Balance		\$0.00
Reclaim Base Charge		\$16.70
Reclaim Consumption Tier 1	17 TGAL @ 0.63	\$10.71
Reclaim Consumption Tier 2	16 TGAL @ 0.78	\$12.48
Reclaim Consumption Tier 3	7 TGAL @ 1.19	\$8.33
Total Current Charges		\$48.22
Total Amount Due		\$48.22

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	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	61036656	4/12/22	5/11/22	1641	1681	40
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3724650



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

Customer #: 000183236

Account #: 00056930

Bank Draft

Amount Due \$48.22

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000183236 Account Number: 00057874

Customer Name: GRAMERCY FARMS, CDD

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

Summary of Charges									
	Consumption	Charge							
Previous Balance		\$0.00							
Reclaim Base Charge		\$26.72							
Reclaim Consumption Tier 1	27 TGAL @ 0.63	\$17.01							
Reclaim Consumption Tier 2	26 TGAL @ 0.78	\$20.28							
Reclaim Consumption Tier 3	5 TGAL @ 1.19	\$5.95							
Total Current Charges		\$69.96							
Total Amount Due		\$69.96							

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	Apr-21	Jun-21 Aug-2	11 Oct-21	Dec-21 Fel	o-22 Apr-22							

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70372902	4/12/22	5/11/22	1513	1571	58
Water					Regular	

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Bank Draft Do Not Pay

Please return this portion with your payment

3724651



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

Customer #: 000183236 A

Account #: 00057874

Amount Due \$69.96

Due Date 6/8/2022

Bank Draft
DO NOT PAY

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

Please make checks payable to:

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







Customer Number: 000176860 Account Number: 00058972

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

Summary of Charges									
	Consumption	Charge							
Previous Balance Reclaim Base Charge Reclaim Consumption Tier 1 Reclaim Consumption Tier 2	8 TGAL @ 0.63 4 TGAL @ 0.78	\$0.00 \$8.37 \$5.04 \$3.12							
Total Current Charges		\$16.53							
Total Amount Due		\$16.53							

Reclaimed Water
18 16 14 12 10 8 6 4 2 0 Apr-21 Jun-21 Aug-21 Oct-21 Dec-21 Feb-22 Apr-22

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed Water	54671134	4/8/22	5/9/22	441	453 Regular	12

Bank Draft
Do Not Pay

*Bill due date applies to current charges only.

A previous balance could be subject to service interruption.

Please return this portion with your payment

3724598

St. Cloud

FLORIDA

UTILITIES ()

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

Customer #: 000176860

Account #: 00058972

Amount Due \$16.53

Due Date 6/8/2022

Bank Draft DO NOT PAY

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

Please make checks payable to:

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



Please Remit Payment to:

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



Invoice 162854

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

Date	Due Date
05/01/22	5/16/2022
Account Owner	PO#
Timothy J Keating	

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

\$17,280.00

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

Includes Original Agreement plus:

First Amendment, approved May 24, 2019

Second Amendment, approved November 1, 2019

Third Amendment, approved September 24, 2020

Fourth Amendment, approved December 1, 2020

Fifth Amendment, approved March 29, 2021

Date Rec'd Rizzetta & Co., Inc. 05.13.22 D/M approval RM Date Date entered 05.13.22 Fund_{001} 53900_{OC} 4604 Check #

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

Irrigation Inspection Program--\$480.00

Bushhog Mowing Program--\$250.00

Grand Total \$17,280.00

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

^{**}Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

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

Federal ID 47-0597598

April 30, 2022

Check Remit To: Kutak Rock LLP PO Box 30057

Omaha, NE 68103-1157

Wire Transfer Remit To:

ABA #10400016 First National Bank of Omaha Kutak Rock LLP A/C # 24690470

Reference: Invoice No. 3029632 Client Matter No. 8423-1

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

Invoice No. 3029632

8423-1

Re: Gramercy Farms CDD - General Counsel

For Professional Legal Services Rendered

03/04/22	K. Jusevitch	0.10	12.00	Distribute legislative newsletter
03/07/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation
03/10/22	K. Buchanan	2.20	517.00	Prepare for and attend board meeting; perform meeting follow up.
03/14/22	K. Jusevitch	1.00	120.00	Prepare agreements for irrigation and pond maintenance; confer with Haber
03/16/22	K. Jusevitch	2.30	276.00	Prepare supervisor notebook; correspond with district manager
03/17/22	W. Haber	0.60	141.00	Review and revise agreements for pond maintenance and irrigation repair
03/23/22	K. Jusevitch	0.20	24.00	Confer with Cruz regarding distribution of supervisor notebook
03/24/22	W. Haber	0.50	117.50	Review plats with respect to pond easement and confer with Hernandez

KUTAK ROCK LLP

Gramercy Farms CDD April 30, 2022 Client Matter No. 8423-1 Invoice No. 3029632 Page 2

				regarding same
03/24/22	K. Jusevitch	1.30	156.00	Research pond access property; confer with Haber
03/31/22	K. Jusevitch	1.00	120.00	Prepare rulemaking documents and budget resolution; confer with Haber.
TOTAL HO	OURS	9.50		
TOTAL FO	R SERVICES REN	IDERED		\$1,609.50
TOTAL CU	JRRENT AMOUN	ΓDUE		<u>\$1,609.50</u>

 Date Rec'd Rizzetta & Co., Inc. 05.02.22

 D/M approval
 Property
 Date 5/10/22

 Date entered
 05.06.22

 Fund 001
 GL 51400 OC 3107

 Check #



PO Box 100608 Atlanta, GA 30384-0608

adbilling@tribpub.com 844-348-2445

Invoice & Summary

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

Due Date:

Rizzetta & Company - Gramercy Farms Cdd CU00110659 052798094000 \$203.67 04/01/22 - 04/30/22 05/30/22

INVOICE/SUMMARY

Page 1 of 2

Invoice	& Summary	/ Details					
Date	tronc Reference #	Description		Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward		_			392.34
04/21/22		Payment Received :Ref# 2218					-392.34
04/20/22	OSC52798094	Current Active Classified Listings, Online Public Hearing/Bid/Misc Legal	rity Date Rec'd Riz	- rzetta & C	n Inc. O	5.05.22	203.67
		7191412	D/M approval	RH	Date_	5/16/22	
		Total Current Advertising	Date entered _	05.13.22			203.67
			Fund_001	GL5130	00_OC	4801	
			Check #				

				Total.	\$203.07
Account Summ	ary				
Current	1-30	31-60	61-90	91+	Unapplied

Orlando Sentinel

203.67



0.00



0.00



0.00



0.00

Please detach and return this portion with your payment.



PO Box 100608 Atlanta, GA 30384-0608 Remittance Section
Billed Period:

0.00

04/01/22 - 04/30/22 Rizzetta & Company - Gramercy

Billed Account Name:
Billed Account Number:

Farms Cdd CU00110659

Invoice Number:

052798094000

Return Service Requested

RIZZETTA & COMPANY - GRAMERCY FARMS CDD CHRISTINA HARTNETT 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390 For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel PO Box 100608 Atlanta, GA 30384-0608

<u>Կուսիրոիկիսակակինիկորկություններիկի</u>

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

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

FINANCIAL RELATED TERMS

Payments and Disputes

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

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

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

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

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

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

No Set-Off

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

Taxes

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

Other Services

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

Rate Changes & Postal Changes

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

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

Page 2 of 2

Gramercy Farms CDD OUC

April 22

Month: 04/22 Dated 04/12/22

03/11/22 - 04/12/22 Due: 05/02/22

<u>Account</u>	Location	Service Address	<u>Code</u>	<u>Amount</u>	Balance Forward
933934710 9433056077	3000 2900	Block Even Old Hickory Tr. Block Even Old Hickory Tr.		18,543.56 24.07	
		TOTAL		\$ 18,567.63	
		Utility Services	Summary 001 53100 4307	\$ 18,543.56	
		Utility Services	001 53100 4301	\$ 24.07	
			Total	\$ 18,567.63	

 Date Rec'd Rizzetta & Co., Inc.
 04.29.22

 D/M approval
 Princ.
 04.29.22

 Date entered
 04.29.22

 Fund
 001
 GL
 51300
 OC
 4307

 Check #
 4301
 4301

18543.56 24.07



BILL DATE 04/12/22

ACCOUNT NUMBER

0933934710

PIN#: 2014909841

PAGE 1 OF 7

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

 BALANCE FORWARD \$0.00

t current charges \$18,543.56

DUE DATE

05/02/22

TOTAL AMOUNT DUE \$18,543.56

CURRENT CHARGES SUMMARY	18,543.56
Commercial Non-Demand Electric Rate	\$ 250.73
OUConvenient Lighting	18,108.55
Osceola County Tax	4.82
Gross Receipts Tax	
Florida Sales Tax	
Discretionary Sales Surtax	

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

CUSTOMER SERVICE



Online www.ouc.com



Telephone 407-957-7373



Payments PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

0933934710



DO NOT PAY

DUE DATE **05/02/22**

TOTAL AMOUNT DUE \$18,543.56

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.
Your bank account will be drafted on May 02, 2022

Seq=13791

ինգգնվիցը մեսիսգիին գիրինն վիներինների

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



PAGE 2 OF 7

GRAMERCY FARMS COMMUNITY DEV

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	Orlando: 407-423-9018 St. Cloud: 407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

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

WAYS TO CONTACT US

		WATS TO CONTACT O	J 3	
	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
Phone	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445	Orlando: 407-423-9018 St. Cloud: 407-957-7373 800-848-7445
Availability	Monday - Friday 7 a.m 6 p.m.	Monday - Friday; 7:30 a.m 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

HELPFUL PHONE NUMBERS

Home Warranty Protection Programs www.awrusa.com/ouc To file a claim, call 877-320-4624 Call Before You Dig Sunshine 811 8-1-1 or 800-432-4770 www.sunshine811.com

2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357) City of Orlando Solid Waste: 407-246-2314 Wastewater: 407-246-2213

City of St. Cloud Solid Waste: 407-957-7289 Orange County Wastewater: 407-836-5515

St. Cloud Utilities 407-957-7344

USEFUL INFORMATION

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

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

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

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



SERVICE ADDRESS: 3000 BLOCK EVEN OLD HICKORY TR RD LS83

PAGE 3 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal \$257.15

THIS PERIOD

67.50 kWh

LAST YEAR

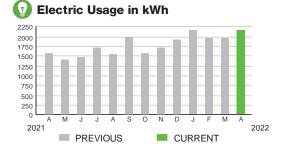
48.48 kWh

AVERAGE DAILY USAGE

CURRENT CHARGES

OUC Electric Service	\$250.73
Meter #: 1ZR15085 - Service Charge	. \$18.20
Commercial Non-Demand Electric Rate (03/11/22 - 04/	12/22)
2,160 kWh @ \$0.07435 (Non-Fuel)	. 160.60
2,160 kWh @ \$0.0333 (Fuel)	. 71.93
(\$58.15 of your Fuel Cost is exempt from Municipal 7	Тах)
2,160 kWh @ \$0.0333 (Fuel)	. 71.93

State of Florida Charges	\$6.42
Gross Receipts Tax	\$ 6.42



Meter Data

METER #: 1ZR15085

CURRENT: 2,284 on 04/12/22 2,230 on 03/11/22 PREVIOUS:

DIFFERENCE: 54 kWh

MULTIPLIER: x40 2,160 kWh TOTAL USAGE:

DAYS OF SERVICE: 32



SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$6,021.72

CURRENT CHARGES

	_
OUC Electric Service	\$6,021.72
Customer Ref: WO 587583 - Gramercy Farms Phas OUConvenient Lighting (03/11/22 - 04/12/22) Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Customer Ref: Gramercy Farms Phase 5 OUConvenient Lighting (03/11/22 - 04/12/22) Investment - Convenient 135.68 @ \$9.98	•
Customer Ref: Gramercy Farms - Phase 8 OUConvenient Lighting (03/11/22 - 04/12/22) Investment - Convenient 150.85 @ \$9.98	•



SERVICE ADDRESS: 0 OLD HICKORY TREE RD

PAGE 5 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal \$2,538.55

CURRENT CHARGES

OUC Electric Service \$2	<u>,538.55</u>
Customer Ref: Gramercy Farms - Phase 6	
OUConvenient Lighting (03/11/22 - 04/12/22)	
Investment - Convenient 113.3 @ \$9.98	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.50	202.50
OUConvenient Lighting (03/11/22 - 04/12/22)	
Investment - Convenient 101.92 @ \$9.98	1,017.16
Maintenance - Convenient 24 @ \$7 84	188.16





SERVICE ADDRESS: 2900 OLD HICKORY TREE RD

PAGE 6 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$7,286.83

CURRENT CHARGES

OUC Electric Service \$	7,286.83
Customer Ref: WO# 518955 Farms Phase 3. OUConvenient Lighting (03/11/22 - 04/12/22) Investment - Convenient 163.33 @ \$9.98	•
OUConvenient Lighting (03/11/22 - 04/12/22) Investment - Convenient 277.36 @ \$9.98	· ·
Customer Ref: WO 452753 Phase 2 OUConvenient Lighting (03/11/22 - 04/12/22) Investment - Convenient 168.91 @ \$9.98	· ·
Maintenance - Convenient 23 @ \$12.25	. 281.75



SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$2,439.31

CURRENT CHARGES

OUC Electric Service \$2	<u>2,261.45</u>
Customer Ref: Phase 9	
OUConvenient Lighting (03/11/22 - 04/12/22)	
Investment - Convenient 181.91 @ \$9.98	\$ 1,815.46
Maintenance - Convenient 54 @ \$6.56	354.24
1,382.40 kWh @ \$0.0355 (Non-Fuel)	49.08
1,382.40 kWh @ \$0.03087 (Fuel)	42.67
(\$33.85 of your Fuel Cost is exempt from Municipal T	ax)
	,
Osceola County Charges	\$4.82
Osceola County Charges Municipal Taxes	\$4.82
Municipal Taxes	\$4.82
Municipal Taxes	\$4.82 . \$4.82 \$173.04
Municipal Taxes	\$4.82 . \$4.82 \$173.04 . \$2.35



BILL DATE 04/12/22

ACCOUNT NUMBER

9433056077

PIN#: 2014909841

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 1 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD

BILL SUMMARY



DUE DATE

05/02/22

TOTAL AMOUNT DUE \$24.07

CURRENT CHARGES

OUC Electric Service	\$23.47
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (03/11/22 - 04/12/22)	
78 kWh @ \$0.06758 (Non-Fuel)	5.27
78 kWh @ \$0.0333 (Fuel)	2.60
(\$2.10 of your Fuel Cost is exempt from Municipal Tax	

State of Florida Charges	\$0.60
Gross Receipts Tax	\$ 0.60

CUSTOMER SERVICE



Online www.ouc.com





Payments

PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

9433056077

DO NOT PAY

DUE DATE 05/02/22 TOTAL AMOUNT DUE \$24.07

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

Your bank account will be drafted on May 02, 2022



Seq=13243

գիբկիկիիիկիիցիթվերիցուներինթերիցիկիր

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

04/12/22

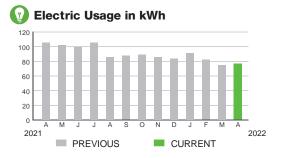
LAST YEAR

3.21 kWh

9433056077

Billing Statement for GRAMERCY FARMS COMMUNITY DEV PAGE 2 OF 2

SERVICE ADDRESS: 2900 BLOCK EVEN OLD HICKORY TR RD



Meter Data

METER #: 6CD60005

CURRENT: 3,389 on 04/12/22 PREVIOUS: 3,311 on 03/11/22 TOTAL USAGE: 78 kWh

DAYS OF SERVICE: 32

AVERAGE THIS PERIOD
DAILY USAGE 2.44 kWh

HELPFUL PHONE NUMBERS

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

Call Before You Dig

Sunshine 811

8-1-1 or 800-432-4770 www.sunshine811.com 2-1-1 Community Resources and Elder Helpline for Osceola County Residents 2-1-1 or 407-839-HELP (4357) City of St. Cloud Solid Waste: 407-957-7289

St. Cloud Utilities 407-957-7344

USEFUL INFORMATION

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

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

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

WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
Payment Type Accepted	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
Cost	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
Source (How To)	Register using www.ouc.com	Register using www.ouc.com	407-957-7373	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit www.ouc.com

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

WAYS TO CONTACT US

	Residential Customer Service	Reporting an Electric Problem of Utility Theft	Reporting a Streetlight Problem
Phone	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445	407-957-7373 or 800-848-7445
Availability	Monday - Friday 7 a.m 6 p.m.	24/7	24/7
Online	customerservice@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

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11 I V U	ILE

Date	Invoice #
5/1/2022	INV0000067822

Bill To:

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

		Service	s for the month of	Terms		CI	ient Number
			May	Upon Red	ceipt		0225
Description				Qty	Rate		Amount
Accounting Services				1.00	\$1,14		\$1,143.7
Administrative Services	Asintononos			1.00		3.75	\$393.7
Email Accounts, Admin & M Financial & Revenue Collection				5.00 1.00		5.00	\$75.0 \$350.0
Landscape Consulting Serv				1.00		0.00	\$700.0
Management Services				1.00	\$1,80		\$1,802.5
Website Compliance & Ma	nagement			1.00	\$10	0.00	\$100.0
Date Rec'd D/M approv	Rizzetta & Co., Incº)4.26.22 5/3/22					
Date Rec'd D/M approv Date entere	val <u>RH</u> Date)4.26.22 5/3/22					
D/M approv Date entere	val <u>R</u> M Date	04.26.22 5/3/22 3101	1802.50				
D/M approv Date entere Fund 001 001	ral <u>R</u> M Date od 04.29.22 GL 51300 OC	3101 3100	393.75				
D/M approv Date entere Fund 001 Check#1	d 04.29.22 GL 51300 OC 51300	3101 3100 3201	393.75 1143.75				
D/M approvements Date entered Fund 001 001 Check#1 001	d 04.29.22 GL 51300 OC 51300 51300 51300	3101 3100 3201 3111	393.75 1143.75 350				
D/M approvements Date entered Fund 001 001 Checko#1 001 001	Date 04.29.22 GL 51300 51300 51300 51300 51300 53900	3101 3100 3201 3111 4658	393.75 1143.75 350 700				
D/M approvements Date entered Fund 001 001 Check#1 001	d 04.29.22 GL 51300 OC 51300 51300 51300	3101 3100 3201 3111	393.75 1143.75 350	Subtotal			\$4,565.00

BUSINESS ITEMS



Kutak Rock LLP

107 West College Avenue, Tallahassee, FL 32301-7707 office 850.692.7300

> Wesley S. Haber 850.692.7305 wesley.haber@kutakrock.com

MEMORANDUM

TO: GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

FROM: WESLEY S. HABER

DATE: APRIL 28, 2022

RE: UPDATED PROVISIONS OF THE DISTRICT'S RULES OF PROCEDURE

Please find attached to this memorandum an updated version of the Gramercy Farms Community Development District's (the "District's") Rules of Procedure (the "Rules"). Several substantive revisions were made to maintain consistency between the Rules and the current Florida Statutes, including changes implemented in the most recent legislative session, as well as to facilitate greater efficiency in the operation of the District. An explanation of each material change to the Rules is provided below. Minor formatting changes and edits are not discussed. Should you have any questions regarding the revisions to the Rules, please do not hesitate to contact me via e-mail at Wesley.Haber@Kutakrock.com or via phone at 850-692-7305.

Costs Associated With Public Records Requests (Pages 8–9)

Language was added to Rule 1.2(4) to reflect statutory language regarding calculation of special charges for responding to certain public records requests, and to state that the District is under no duty to produce requested records if the requestor has not paid the required costs or has outstanding charges. The language will help minimize expenses incurred by the District in responding to public records requests.

Financial Disclosure Coordination (Page 9)

Rule 1.2(7) was added to maintain consistency with legislation that was passed during the 2019 legislative session. The rule designates the Secretary as the District's Financial Disclosure Coordinator (the "Coordinator") (unless the District designates otherwise by resolution) and requires the Coordinator to create, maintain, and update certain records and provide them to the Florida Commission on Ethics by certain deadlines. Each Supervisor or other Reporting Individual must notify the Coordinator in writing if there are changes to his or her name, e-mail address, or physical address, and must notify the Commission on Ethics of changes to his or her e-mail address.

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Agenda and Meeting Materials (Page 11)

Rule 1.3(3) was amended to reflect statutory requirements that the agenda and meeting materials available in an electronic format, excluding confidential and exempt information, shall be made available to the public at least seven days before a meeting, hearing, or workshop. The amended rule also clarifies circumstances in which the agenda may be amended, or additional materials added after initial posting. It additionally specifies which documents constitute "meeting materials." Documents that do not meet the definition of "meeting materials" may still be provided to the Board but will be considered supplementary materials and are not required to be made available to the public before the meeting. Supplementary materials may include, but are not necessarily limited to, the following: financial statements, informational reports, and copies of receipts and invoices.

Flexibility for Board Authorization (Page 13)

Language was added to Rule 1.3(11) to allow the Board to waive formal approval or disapproval procedures. This will allow the Board flexibility to use different procedures when necessary and will protect the validity of the Board's actions where there is a technical irregularity, but the Board has otherwise made its decision clear.

Security and Firesafety Board Discussions (Page 14)

Rule 1.3(14) was added to reflect the fact that portions of a meeting which would reveal a security or firesafety system plan or portion thereof made confidential and exempt by Florida law are exempt from Florida's statutory public meeting requirements. Including this rule will clarify the procedures the Board should use to ensure that confidential and exempt is not made public.

Internal Controls to Prevent Fraud, Waste and Abuse (Page 15)

Rule 1.4 was added to reflect legislative changes enacted in the 2019 legislative session requiring special districts to establish and maintain internal controls to prevent fraud, waste, and abuse.

Notice of Competitive Solicitation (Pages 27 and 36)

Rules 3.1(3) and 3.3(2)(c) have been amended to state that when a consultant has asked to be provided with notice of the District's competitive solicitations, the District Manager's failure to provide them with a copy of the notice will not give them bid protest rights or otherwise disqualify the District's otherwise valid procurement. This will reduce the District's exposure to potential bid protests and decrease the likelihood of a procurement being considered invalid due to a technical irregularity.

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Procedure Regarding Auditor Selection (Page 31)

Language has been added to the introductory paragraph to Rule 3.2 to clarify that the District need not use the procedures set out by the Rule for audits required under Chapter 190 of the Florida Statutes but which do not meet the thresholds of Chapter 218 of the Florida Statutes.

Additionally, the requirements for composition of the Auditor Selection Committee in Rule 3.2(2) have been amended to reflect legislation passed during the 2019 legislative session. Now, at least one individual on the Committee must be a member of the Board; the Chairperson of the Committee must be a member of the Board; and an employee, chief executive officer, or chief financial officer of the District may not be a member of the Committee but may serve in an advisory capacity.

Contract Periods (Pages 34, 56, and 59)

Rules 3.2(8)(d), 3.8(5), and 3.9(4) have been amended to set the maximum contract period for auditing services, the maximum renewal period for contracts for the purchase of goods, supplies, materials, and the maximum renewal period for contracts for maintenance services at five (5) years. This will provide greater specificity to guide contract terms.

Suspension, Revocation, or Denial of Qualification (Pages 40–42)

Rule 3.4(3) has been added to specify the procedures to be used if the District wishes to suspend, revoke, or deny a pre-qualified vendor's pre-qualified status. It specifies what constitutes good cause for such suspension, revocation, or denial; the effect of the suspension, revocation, or denial; hearing procedures the District must follow; and factors influencing the time period of the suspension, revocation, or denial.

Protest Bonds (Pages 61–62)

Rule 3.11(1)(c) has been amended to require that both the requirement for and the amount of the protest bond be disclosed in the competitive solicitation documents, and to allow the amount of the bond to be any amount within the limits imposed by Florida law.

Minor Changes

The following minor changes have also been made to the Rules:

<u>Rule 1.1(1)</u>: This Rule has been amended to clarify requirements for Board members appointed or elected to elector seats. (Page 2).

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Rule 1.1(2)(c) and (d): These Rules have been amended to include the words "at least" before the required amounts of the Secretary's or Treasurer's fidelity bonds or employee theft insurance policies to accommodate the possibility of greater amounts. (Page 4).

<u>Rule 1.1(6)</u>: This Rule has been amended to include the Florida Constitution as a governing authority on voting conflicts of interest. This change reflects the recently passed Amendment 12 to the Florida Constitution. (Pages 5–6).

Rules 1.3(1)(e), (1)(d), (1)(f); and 3.2(9): These Rules were amended to allow inclusion of language substantially similar to that recited in the Rules. (Pages 10–11 and 34).

<u>Rule 1.3(6)</u>: This Rule was amended to require the chair or vice chair to consult with the District Manager and District Counsel, if they are available, before calling an emergency meeting. (Page 12).

Rule 2.0(12)(d): This Rule has been amended to allow 90 days instead of 60 days for the Board to announce a decision on a petition for variance or waiver of its Rules. (Page 21).

Rule 3.0(3)(b): The dollar thresholds in this Rule have been increased to \$2,000,000 for a study activity when the fee for such Professional Services to the District does not exceed the increased amount of \$200,000, to reflect the current statutory thresholds. (Page 22).

Rules 3.1(4)(b), 3.6(2)(c)(ii)6., and 3.8(2)(k): The word "responsive" has been added to allow the Board to proceed with evaluating and selecting a proposal from the submissions if it receives fewer than three responsive proposals. (Pages 28, 49 and 55).

<u>Rule 3.2(3)(b)</u>: "Understanding of scope of work" has been removed from the list of required factors used to evaluate auditing proposals. The District may still include this as an evaluation criterion if it wishes, but it is not required to do so. (Page 32).

<u>Rule 3.2(7)(b)</u>: Language has been added to specify that if the Board does not select the highest-ranked qualified auditing firm, it must document in its records its reason for not doing so. (Page 33).

Rules 3.5(2)(e) and 3.6(2)(c)(ii)3.: "Reemployment assistance" has been added to the non-exclusive list of subjects of federal labor or employment laws of which violation may render a contractor ineligible to submit a bid, response, or proposal for a District project. (Pages 44 and 48).

<u>Rule 3.11(6)</u>: Language was added specifying that the District may reject all qualifications, proposals, replies, or responses and start the competitive solicitation process anew if all of the bids, proposals, replies, and responses are too high. (Page 63).

STAFF REPORTS

District Counsel

District Engineer

District Manager

Audience Comments And Supervisor Requests

ADJOURNMENT