

Board of Supervisors' Regular Meeting August 25, 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

August 18, 2022

Board of Supervisors Gramercy Farms Community Development District

B. District EngineerC. District Manager

8. ADJOURNMENT

7. SUPERVISOR REQUESTS AND COMMENTS

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Thursday, August 25, 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:

	CALL TO ORDER/ROLL CALL
2.	PUBLIC COMMENT
3.	COMMUNITY UPDATES
	A. Field Manager Update
	i. Presentation of Field Inspection Report dated July 29, 2022 Tab 1
	ii. Consideration of Landscape & Irrigation Maintenance RFP Proposals
	B. Aquatic Weed Management Update
	C. Juniper Landscaping Update
4.	BUSINESS ADMINISTRATION
	A. Consideration of the Minutes of the Board of Supervisors'
	Meeting held on July 28, 2022 Tab 2
	B. Review of July 2022 Unaudited Financial Statements Tab 3
	C. Consideration of Operation and Maintenance Expenditures
	For July 2022 Tab 4
5.	BUSINESS ITEMS
	A. Ratification of SFWMD Notice of Violation Engagement Letter
	B. Consideration of Resolution 2022-03,
	Resolution Regarding General Election
	C. Consideration of Resolution 2022-04, Designating Date, Time, and
	Place of Public Hearing and Authorization to Publish Notice for the
	Purpose of Adopting Amended and Restated Rules of Procedure Tab 7
	D. Public Hearing on Fiscal Year 2022/2023 Final Budget
	i. Consideration of Resolution 2022-05, Adopting
	Fiscal Year 2022/2023 Final Budget Tab 8
	E. Public Hearing on Fiscal Year 2022/2023 Special Assessments
	i. Consideration of Resolution 2022-06, Imposing
	Special Assessments and Certifying an Assessment Roll
	F. Consideration of Resolution 2022-07, Setting the Fiscal Year
	2022/2023 Meeting Schedule Tab 10
6.	STAFF REPORTS
	A. District Counsel

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

Very truly yours,

Richard Hernandez

Richard Hernandez District Manager

cc: Wes Haber, Kutak Rock LLP

CALL TO ORDER / ROLL CALL

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

GRAMERCY FARMS

LANDSCAPE INSPECTION REPORT



July 29, 2022 Rizzetta & Company

John Fowler – Landscape Specialist 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
- 2. At the main entrance in the median, has gone to weeds with bare areas. Correct.
- Large weeds not being controlled or pulled around tree base of Pine Tree by the basketball court.



- 5. 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.
- 6. Remove the vines on the wall to the south of the dog park parking lot.
- 7. 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.
- Dripline is cut in several places in the beds around the basketball court. Need to repair ASAP.
- 9. Soft edging of all beds throughout the property need to be established and defined to prevent encroachment of grassy weeds.
- 10. Need to pull vines and large weeds growing through the tops of the Viburnums along the fence on the backside of the basketball courts.

GFB, Main Entrance & Round About

11. Irrigation issues on the north ROW of GFB from entrance to roundabout. There are three purple flags found with broken rotors and a drip line feeder. There are multiple cut drip lines throughout the beds in this area. Need to resolve ASAP. (pic 11a & 11b)





- Need to suppress and control weed population in ROW beds along GFB.
- 13. At both monuments, diagnose and treat the Arboricola Trinettes. It is most likely a fungus. The leaves have brown spots and necrosis. This has yet to improve and is getting worse.

- 14. At the corner of GFB and the entrance of Shelburne Way, need to cut back the roses behind the Viburnum at the electric box.
- 15. In the areas around the Round About the Schilling's Holly that has/had fungal damage need to have the dead material pruned. As of this report no pruning for this has been completed.
- 16. Valve boxes need to be cleared of vegetation along the ROW of GFB. They are currently difficult to find due to grass growing over them.
- 17. Remove the dead flower buds and clean up the Crinum Lilies on the corner of GFB and Shelburne Way.
- 18. 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.
- Pine Trees along GFB are showing signs of stress and decline. Diagnose and treat accordingly.
- 20. Remove and never stake dripline or bubblers into the trunk or root of trees. This damages the Xylem and Phloem pathway. (pic 20)



Sweet Acre Park Area, Ivy Stable & Round About

- 21. In the Round About island and in the other areas surrounding the Round About, repair all drip irrigation cuts and breaks.
- 22. 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. Pine stump still above grade.
- 23. In both ROWs of GFB, treat hedges and prune out dead material.
- 24. In Ivey Stable Park need to set strong bed lines and remove runners in beds.
- 25. In the same park, remove all suckers, low branching sites, and water shoots.
- 26. In the same park and property-wide, treat all active ant mounds.
- 27. 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.
- 28. All ponds throughout the property need to have the trash removed that can be reached. Also, need to maintain the pond edges to the same or slightly higher stander the mower is cutting. (pic 26)



- 29. Treat the turf at the park on Sweet Acres, for Sedge, grassy weeds and broadleaf weeds. Also, improve the vigor of the turf.
- 30. In the same park area, treat all active ant mounds, raking out inactive mounds.
- 31. In the same park remove all sucker and water shoots from the Live Oaks.
- 32. In the same area, detail all tree rings. Include weeding and setting strong bed lines.
- 33. 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.
- 34. 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. (pic 34)



Harlow & Old Hickory

- 35. 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.
- 36. In the same area, detail all tree rings including weeding and set strong bed lines.
- 37. On Old Hickory Road in the west ROW between sidewalk and wall, there are multiple dead Viburnum. Trim out dead plant material & replace dead units.
- 38. There are places throughout the property that are still not being mowed or maintained. (pic 38)



the Field Inspection Report. Mr. Schaub advised that he met with Tim Keating with

Juniper Landscaping before the inspection to address landscaping concerns

46

47

48

throughout the community.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT July 28, 2022 Minutes of Meeting Page 2

Financial

and

49 50 It was noted that a resident damaged CDD property, Mr. Haber advised that he draft a letter to the resident responsible for the damages to CDD property. 51 52 **FOURTH ORDER OF BUSINESS** 53 Consideration of the Minutes of the 54 **Board of Supervisors' Meeting held** 55 on March June 6, 2022 56 There were no comments from the Board on the June 6, 2022, meeting minutes. 57 58 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 June 6, 2022, for the Gramercy Farms Community Development District. 59 June 2022 FIFTH ORDER OF BUSINESS Review of 60 **Statements** 61 62 Mr. Hernandez presented the financial statements for June 2022 to the Board. 63 64 65 SEVENTH ORDER OF BUSINESS Ratification of Operation Maintenance Expenditures for April -66 May 2022 67 68 69 Mr. Hernandez presented the Operation and Maintenance Expenditures for April -70 71 May 2022. 72 On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2022 (\$47,624.16) and May 2022 (\$45,218.11), for the Gramercy Farms Community Development District. 73 **EIGHTH ORDER OF BUSINESS** Review of Memorandum for Amended 74 75 and Restated Rules of Procedure 76 77 Mr. Haber presented and reviewed the Memorandum for Amended and Restated 78

Rules of Procedures; he advised that revisions were made to maintain consistency between the Rules and the current Florida Statutes.

The Board agreed to hold the public hearing during the regularly scheduled meeting on in the future.

On a motion by Ms. Borrero, seconded by Ms. Velez, with all in favor, the Board approved to have a Public Hearing for the Memorandum for Amended and Restates Rules of Procedure in the future, for the Gramercy Farms Community Development District.

79

80 81

82 83

NINTH ORDER OF BUSINESS

Landscape Maintenance RFP Update

Mr. Schaub provided a brief update on the landscape maintenance RFP. Five vendors attended the Pre-Proposal Meeting, he is waiting to receive the final bids. District Staff will send out the bid to the Board Members before the next regular scheduled meeting on August 25, 2022.

TENTH ORDER OF BUSINESS

Highland Home Streetlight Turnover

A discission ensued regarding the streetlight turnover. Mr. Hernandez advised that he will coordinate with Supervisor Cindy Sircus, and the City Manager to subsidize the District's streetlight expense with the intention to make the argument that the streetlights benefit the City of Saint Cloud residents outside of the community development district.

ELEVENTH ORDER OF BUSINESS

Community Wall Project Discussion

A discussion ensued regarding what items need to be addressed during the community wall project. The following items consists of paint and sealant, pressuring washing the wall, and replacing missing bricks. The Board decided to select Sherwin Williams as the paint of choice for the community wall project. District Staff will coordinate with Supervisor Cindy Sircus to formulate a scope of work for the wall project.

TWELFTH ORDER OF BUSINESS

South Florida Water Management District Non-Compliance Letter Discussion

Mr. Haber advised that he and District Staff will coordinate with Amelia Savage at Stearns, Weaver, Miller, Weissler Alhadeff & Sitterson, P.A. to represent the District in response to South Florida Water Management District Non-Compliance Letter.

On a motion by Ms. Borrero, seconded by Ms. Sircus, with all in favor, the Board approved the Engagement Letter from Stearns, Weaver, Miller, Weissler Alhadeff & Sitterson, P.A to have Amelia Savage represent the District in response to the Non-Compliance Letter, for the Gramercy Farms Community Development District.

THIRTHEENTH ORDER OF BUSINESS Staff Reports

A. District Counsel No Report.

B. District Engineer Not Present.

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT July 28, 2022 Minutes of Meeting Page 4

C. District Manager

Mr. Hernandez provided a brief update on the upcoming election this November. The current board members seats are up for a reelection: Supervisor Clara Velez (Seat 1), Supervisor Cindy Sircus (Seat 4), and Supervisor Daniel Urra (Seat 5).

FOURTEENTH 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, August 25, 2022, at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.



GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT July 28, 2022 Minutes of Meeting Page 5

On Motion by Ms. Borrero, seco the Board of Supervisors' Med Development District.	nded by Ms. Velez, with all in favor, the Board adjoeting at 12:15 p.m. for Gramercy Farms Com
Assistant Secretary	Chairperson/Vice Chairman



Financial Statements (Unaudited)

July 31, 2022

Prepared by: Rizzetta & Company, Inc.

gramercyfarmscdd.org rizzetta.com

Balance Sheet As of 7/31/2022 (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	158,401	0	0	0	158,401	0	0
Investments	0	0	1,550,518	668	1,551,186	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	1,131	0	11,131	0	0
Amount Available in Debt Service	0	0	0	0	0	0	1,551,649
Amount To Be Provided Debt Service	0	0	0	0	0	0	49,377,041
Fixed Assets	0	0	0	0	0	28,335,236	0
Total Assets	158,401	10,000	1,551,649	668	1,720,718	28,335,236	50,928,690
Liabilities							
Accounts Payable	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0
Accrued Expenses Payable	3,729	0	0	0	3,729	0	0
Other Current Liabilities	0	0	0	0	0	0	0
Due To Other Funds	11,131	0	0	0	11,131	0	0
Revenue Bonds PayableLong Term	0	0	0	0	0	0	50,928,690
Total Liabilities	14,859	0	0	0	14,859	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	85,433	10,000	1,424,922	(34)	1,520,321	0	0
Total Fund Equity & Other Credits	143,542	10,000	1,551,649	668	1,705,859	28,335,236	0
Total Liabilities & Fund Equity	158,401	10,000	1,551,649	668	1,720,718	28,335,236	50,928,690

Balance Sheet As of 7/31/2022 (In Whole Numbers)

						General
				Total	General Fixed	Long-Term
		Debt Service	Capital Projects	Governmental	Assets Account	Debt Account
General Fund	Reserve Fund	Fund	Fund	Funds	Group	Group

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 7/31/2022 (In Whole Numbers)

_	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
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)%
Expenditures					
Legislative					
Supervisor Fees	12,000	10,000	3,600	6,400	70.00%
Financial & Administrative					
Administrative Services	4,725	3,938	3,938	0	16.66%
District Management	21,630	18,025	18,025	0	16.66%
District Engineer	6,500	5,417	4,500	917	30.76%
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	3,500	3,500	0	16.66%
Accounting Services	13,725	11,438	11,438	0	16.66%
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	4,167	2,471	1,696	50.58%
Dues, Licenses & Fees	400	400	582	(182)	(45.42)%
Website Hosting, Maintenance, Backup	4,300	3,286	3,288	(2)	23.54%
Legal Counsel					
District Counsel	16,000	13,333	5,203	8,130	67.48%
Electric Utility Services					
Utility Services	350	292	253	38	27.64%
Street Lights	185,400	154,500	185,519	(31,019)	(0.06)%
Water-Sewer Combination Services					
Utility Services	20,000	16,667	2,135	14,531	89.32%
Stormwater Control					
Lake/Pond Bank Maintenance	9,660	8,050	10,300	(2,250)	(6.62)%
Other Physical Environment					
General Liability/Property Insurance	6,604	6,604	11,158	(4,554)	(68.95)%
Landscape Maintenance	213,500	177,917	185,969	(8,053)	12.89%
Field Services Contingency	8,400	7,000	7,000	0	16.66%

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2021 Through 7/31/2022 (In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	10,107	8,423	5,327	3,096	47.29%
Total Expenditures	572,488	480,517	491,592	(11,075)	14.13%
Excess of Revenues Over (Under) Expenditures	0	91,971	85,433	(6,538)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	91,971	85,433	(6,538)	0.00%
Fund Balance, Beginning of Period					
, , ,	0	0	58,109	58,109	0.00%
Fund Balance, End of Period	0	91,971	143,542	51,571	0.00%

Statement of Revenues and Expenditures 005 - Reserve Fund From 10/1/2021 Through 7/31/2022 (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		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 7/31/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	28	28	0.00%
Total Revenues	0	28	28	0.00%
Excess of Revenues Over (Under) Expenditures	0	28	28	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses				0.00%
Fund Balance, Beginning of Period				
, 6	0	97,784	97,784	0.00%
Fund Balance, End of Period	0	97,813	97,813	0.00%

Statement of Revenues and Expenditures 201 - Debt Service Fund-Series 2011 From 10/1/2021 Through 7/31/2022 (In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,278	1,278	0.00%
Special Assessments				
Tax Roll	380,368	418,576	38,208	10.04%
Off Roll	0	32,351	32,351	0.00%
Contributions From Private Sources				
SPE Contribution	0	3,144,626	3,144,626	0.00%
Total Revenues	380,368	3,596,831	3,216,463	845.62%
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	1,424,859	1,424,859	0.00%
Other Financing Sources (Uses)				
SPE Costs	0	35	35	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	1,424,894	1,424,894	0.00%
Fund Balance, Beginning of Period				
, <u>, , , , , , , , , , , , , , , , , , </u>	0	28,942	28,942	0.00%
Fund Balance, End of Period	0	1,453,836	1,453,836	0.00%

Statement of Revenues and Expenditures 300 - Capital Projects Fund-Series 2007 From 10/1/2021 Through 7/31/2022 (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%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period				
. 5	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 7/31/2022 (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				
, , ,	0	35	35	0.00%
Fund Balance, End of Period	0	1	1	0.00%

Gramercy Farms CDD Investment Summary July 31, 2022

Account	Investment	Balance as of July 31, 2022
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 25,538
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	11,702
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	60,573
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	471,635
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	981,070
	Total Debt Service Fund Investments	\$ 1,550,518
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

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

Balance Sheet

- 1. Trust statement activity has been recorded through 07/31/22
- 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 July 2022 For Board Approval

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

The total items being presented: \$62,558.74

Approval	l of Expenditures:	
	Chairperson	
	Vice Chairperson	
	Assistant Secretary	

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Inv	oice Amount
Anthem Park CDD	2243	Anthem 071222	BOS Meeting Space Rental 07/28/2022	\$	45.00
Aquatic Weed Management, Inc	2240	14582	Pond Maintenance 06/22	\$	1,250.00
Campus Suite	2244	20474	Website & Compliance Services – Q4 FY20/21	\$	384.38
City of St. Cloud	20220715	Utility Summ 05/22	City of St Cloud Utility Summary 05/22	\$	249.75
Juniper Landscaping of Florida, LLC	2245	170815	Landscape & Irrigation Maintenance 07/22	\$	17,280.00
Orlando Sentinel	2241	56232066000	Acct # CU00110659 Legal Advertising 06/22	\$	244.93
Communications Orlando Utilities Commission	20220707	OUC Summary 06/22	OUC Summary 06/22	\$	18,627.28
Orlando Utilities Commission	20220728	OUC Summary 07/22	OUC Summary 07/22	\$	18,580.40
Rizzetta & Company, Inc.	2242	INV000069300	District Management Services 07/22	\$	4,565.00
Stantec Consulting Services, Inc.	2246	1951919	General Consulting 07/22	\$	1,332.00
Report Total				\$	62,558.74

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$ 45.00

Date: July 12, 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 –

July 28, 2022

Requestor: Alexis Davis

Special Instructions:

Approved by: Richard Hernandez District Manager

Richard Hernandez, District Manager

 Date Rec'd Rizzetta & Co., Inc.
 07.12.22

 D/M approval
 P
 Date
 7/19/22

 Date entered
 07.15.22

 Fund
 001
 GL
 57900C
 4799

Check #____

Aquatic Weed Management, Inc.

Invoice

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

Date	Invoice #
6/29/2022	14582

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	Description 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





INVOICE

BILL TO Gramercy Farms CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614 INVOICE # 20474DATE 07/01/2022DUE DATE 07/16/2022TERMS Net 15

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

Month: 05/22 Dated 06/22/22

05/11/22 - 06/10/22 Due Date: 07/13/22

Account	Customer #	Location	Service Address	<u>Code</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	\$ 44.65
57874	183236	IRRIGATION	3100 Block Odd Sweet Acres Plance	001 53600 4301	\$ 60.89
58972	176860	IRRIGATION	3000 Block Odd Lakes Crest Avenue 2	001 53600 4301	\$ 18.87
			TOTA	AL.	\$ 249.75
			Utility Services	Summary 001 53600 4301	\$ 249.75
				Total	\$ 249.75

Date Rec'd Rizzetta & Co., Inc. 07.15.22						
D/M approval	RH	Date_	7/19/22			
Date entered	07.15.22					
Fund see above	GL	OC_				
Check #		_				





Customer Number: 000176860 Account Number: 00039375

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

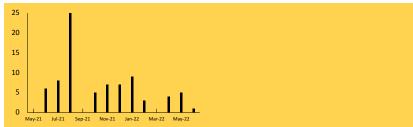
The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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	1 TGAL @ 0.63	\$-169.34 \$26.72 \$0.63		
Total Current Charges		\$27.35		
Total Amount Due		\$-141.99		

Reclaimed Water



Service	Meter Number	From Date	To Date	Prev. Read	Curr. Read	Water Usage
Reclaimed	70268631	5/11/22	6/10/22	79	80	1
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

3758446

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

Customer #: 000176860

Account #: 00039375

Amount Due \$-141.99

Amount Due **3-141.**

Due Date 7/13/2022

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: 00048448

Customer Name: GRAMERCY FARMS COMMUNITY DEV

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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		\$13.79	
Total Current Charges		\$13.79	
Total Amount Due		\$13.79	

	Water
1	
0 0	Tay-21 Jul-21 Sep-21 Nov-21 Jan-22 Mar-22 May-22
0 ,	tay-21 Jul-21 Sep-21 Nov-21 Jan-22 Mar-22 May-22

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	91650960	5/11/22	6/10/22	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

3758447

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 7/13/2022

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

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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			

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

	Meter	From	To	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Water	53000173	5/11/22	6/10/22	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

3758448

St. Cloud

UTILITIES (**)

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

Customer #: 000176860

Account #: 00048909

Amount Due \$23.02

Due Date 7/13/2022

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

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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

		_				
	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70298106	5/11/22	6/10/22	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

3758449

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 7/13/2022

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: 00050564

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

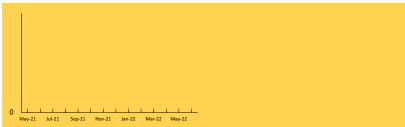
The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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



Service	Meter	From	To	Prev.	Curr.	Water
	Number	Date	Date	Read	Read	Usage
Reclaimed Water	70304968	5/11/22	6/10/22	7305	7305 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

3758450

St. Cloud

UTILITIES ()

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

Customer #: 000176860 Account #: 00050564

Amount Due \$26.72 Due Date 7/13/2022

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: 00052699

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN ORCHARD GROVE ROAD RECLAIM

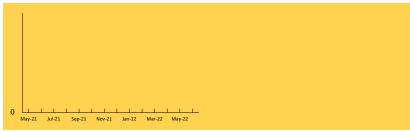
The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70325762	5/11/22	6/10/22	8909	8909	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

3758451

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860

Account #: 00052699

Amount Due \$26.72

Due Date 7/13/2022

Bank Draft
DO NOT PAY

Please use this number ${\bf 00017686000052699}$ 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

Sep-21 Nov-21 Jan-22 Mar-22 May-22

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



Customer Number: 000176860 Account Number: 00053301

Customer Name: GRAMERCY FARMS COMMUNITY DEV

Service Address: 4500 BLOCK EVEN GRAMERCY FARMS BOULEVARD

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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			

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	53265659	5/11/22	6/10/22	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

3758452

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

Customer #: 000176860

Account #: 00053301

Amount Due \$8.37

Due Date 7/13/2022

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

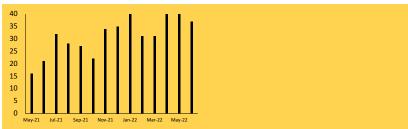
Service Address: 2800 BLOCK EVEN MOSSHIRE CIRCLE

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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

Reclaimed	Wate
-----------	------



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	61036656	5/11/22	6/10/22	1681	1718	37
Water					Regular	

Summary of Charges Consumption Charge \$0.00 Previous Balance \$16.70 Reclaim Base Charge **Reclaim Consumption Tier 1** 17 TGAL @ 0.63 \$10.71 **Reclaim Consumption Tier 2** 16 TGAL @ 0.78 \$12.48 4 TGAL @ 1.19 **Reclaim Consumption Tier 3** \$4.76 **Total Current Charges** \$44.65 **Total Amount Due** \$44.65

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

3758505

ST. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000183236

Account #: 00056930

Amount Due \$44.65

Due Date 7/13/2022

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: 6/22/2022

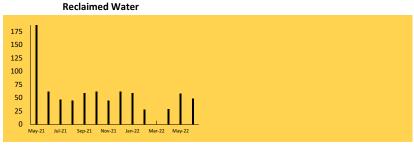
Due Date: 7/13/2022

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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

331-1344.		



	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	70372902	5/11/22	6/10/22	1571	1620	49
Water					Regular	

Summary of Charges Consumption Charge **Previous Balance** \$0.00 \$26.72 Reclaim Base Charge **Reclaim Consumption Tier 1** 27 TGAL @ 0.63 \$17.01 **Reclaim Consumption Tier 2** 22 TGAL @ 0.78 \$17.16 **Total Current Charges** \$60.89 \$60.89 **Total Amount Due**

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

3758506

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

Customer #: 000183236

Account #: 00057874

Amount Due \$60.89

Due Date 7/13/2022

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

The City will hold a public hearing to consider water, wastewater, reuse water and associated rates at 6:30~p.m., July 14, 2022, at City Hall, 1300 9th St.

The water quality report is available at City Hall or online at www.StCloudFL.gov/2021waterreport. To receive via email, call 407-957-7344 or return your bill with the check [] box marked.

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		
Reclaim Consumption Tier 2	7 TGAL @ 0.78	\$5.46		
Total Current Charges		\$18.87		
Total Amount Due		\$18.87		

		R	eclain	ned W	/ater			
18 16 14 12 10 8 6 4 2	May-21	Jul-21	Sep-21	Nov-21	Jan-22	l Mar-22	May-22	

	Meter	From	То	Prev.	Curr.	Water
Service	Number	Date	Date	Read	Read	Usage
Reclaimed	54671134	5/9/22	6/10/22	453	468	15
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

3758453

St. Cloud

FLORIDA

UTILITIES (**)

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

Customer #: 000176860 Account #: 00058972

Amount Due \$18.87 Due Date 7/13/2022

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 170815

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

Date	Due Date
07/01/22	7/16/2022
Account Owner	PO#
Timothy J Keating	

Item		Amount
#1260E2	Landscape Maintenance Agreement Monthly July 2022	¢17 290 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.
 07.11.22

 D/M approval
 Prince Pr

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.



PO Box 8023 Willoughby, OH 44096

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 056232066000 \$244.93 06/01/22 - 06/30/22 07/30/22

\$244.93

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summar	y Details					
Date tronc Reference #	Description		Ad Size/ Units	Rate	Gross Amount	Total
	Balance Forward					818.44
06/06/22 06/24/22	Payment Received :Ref# 2229 Payment Received :Ref# 2235					-203.67 -614.77
06/20/22 OSC56232066	Current Active Classified Listings, Online Public Hearling/Bid/Misc_Legal 7232937	Date Rec'd Rizze	etta & Co	o., Inc	07.07.22	244.93
	Total Current Advertising	D/M approval	<i>R H</i> 7/08/22 5130	Date 0_ OC_	4801	244.93
		Check #				

Account Summ	ary				
Current	1-30	31-60	61-90	91+	Unapplied Amount
244.93	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.



PO Box 8023 Willoughby, OH 44096 Remittance Section

Billed Period: 06/01/22 - 06/30/22

Billed Account Name: Rizzetta & Company - Gramercy
Farms Cdd

Billed Account Number: CU00110659
Invoice Number: 056232066000

Total:

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 8023 Willoughby, OH 44096





All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at http://tribpub.com/ad-io-terms and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions") 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, she 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

June 22

Month: 06/22 Dated 06/13/22

05/11/22 - 06/13/22 Due: 07/05/22

Account	Location	Service Address	Code		Amount			Balance Forward
933934710 9433056077	3000 2900	Block Even Old Hickory T Block Even Old Hickory T			18,602.8 24.4			
		TOTAL	L	\$	18,627.2	28		
		Utility Services Utility Services	Summary 001 53100 430 001 53100 430 Total		18,602.3 24.4 18,627.2	48		
			Date Rec'd Rid D/M approval Date entered	R	& Co., I	nc Date_	7/05/2022 7/22/22	
			Fund	GL_	0372022	OC_	See summary	above
			Check #					



BILL DATE 06/13/22

ACCOUNT NUMBER

0933934710

PIN#: 2014909841

PAGE 1 OF 7

GRAMERCY FARMS COMMUNITY DEV

Gross Receipts Tax.....

* A detailed description of current charges is categorized by

service address on each of the following pages.

MASTER BILL SUMMARY

OPENING BALANCE \$18,507.04 PAYMENTS \$18,507.04

CURRENT CHARGES SUMMARY

BALANCE FORWARD \$0.00

\$18,602.80*

5.01

10.21

138.12

34.26

CURRENT CHARGES \$18,602.80

DUE DATE

07/05/22

TOTAL AMOUNT DUE \$18,602.80

CUSTOMER SERVICE



Online www.ouc.com



Telephone 407-957-7373



Payments PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

0933934710



Sea=812

միլիիրոկվիրերերերեներերերերութիկինիկի

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

DO NOT PAY

DUE DATE **07/05/22**

TOTAL AMOUNT DUE \$18,602.80

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

Your bank account will be drafted on July 05, 2022



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 03					
	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

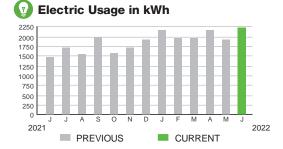
GRAMERCY FARMS COMMUNITY DEV

Subtotal \$294.65

CURRENT CHARGES

OUC Electric Service	\$287.29
Meter #: 1ZR15085 - Service Charge	. \$ 18.20
Commercial Non-Demand Electric Rate (05/11/22 - 06/	/13/22)
2,240 kWh @ \$0.07435 (Non-Fuel)	166.54
2,240 kWh @ \$0.04578 (Fuel)	102.55
(\$88.26 of your Fuel Cost is exempt from Municipal	Tax)

State of Florida Charges \$7.36 Gross Receipts Tax...... \$ 7.36



Meter Data

METER #: 1ZR15085

CURRENT: 2,388 on 06/13/22 PREVIOUS: 2,332 on 05/11/22

DIFFERENCE: 56 kWh

MULTIPLIER: x40 TOTAL USAGE: 2,240 kWh

DAYS OF SERVICE: 33

AVERAGE THIS PERIOD LAST YEAR 67.88 kWh 49.33 kWh



PAGE 4 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$6,021.72

OUC Electric Service	\$6,021.72
Customer Ref: WO 587583 - Gramercy Farms Phas OUConvenient Lighting (05/11/22 - 06/13/22) Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Customer Ref: Gramercy Farms Phase 5 OUConvenient Lighting (05/11/22 - 06/13/22) Investment - Convenient 135.68 @ \$9.98	•
Customer Ref: Gramercy Farms - Phase 8 OUConvenient Lighting (05/11/22 - 06/13/22) 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

OUC Electric Service \$2	<u>,538.55</u>
Customer Ref: Gramercy Farms - Phase 6	
OUConvenient Lighting (05/11/22 - 06/13/22)	
Investment - Convenient 113.3 @ \$9.98	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.50	202.50
OUConvenient Lighting (05/11/22 - 06/13/22)	
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

OUC Electric Service	\$7,286.83
Customer Ref: WO# 518955 Farms Phase 3. OUConvenient Lighting (05/11/22 - 06/13/22)	
Investment - Convenient 163.33 @ \$9.98	\$ 1,630.03
Maintenance - Convenient 43 @ \$8.96	385.28
OUConvenient Lighting (05/11/22 - 06/13/22) Investment - Convenient 277.36 @ \$9.98	•
Customer Ref: WO 452753 Phase 2 OUConvenient Lighting (05/11/22 - 06/13/22)	
Investment - Convenient 168.91 @ \$9.98	1,685.72
Maintenance - Convenient 23 @ \$12.25	281.75



SERVICE ADDRESS: 0 SWEET ACRES PL PAGE 7 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal \$2,461.05

OUC Electric Service \$	2,280.81
Customer Ref: Phase 9	
OUConvenient Lighting (05/11/22 - 06/13/22)	
Investment - Convenient 181.91 @ \$9.98	. \$ 1,815.46
Maintenance - Convenient 54 @ \$6.56	
1,425.60 kWh @ \$0.0355 (Non-Fuel)	
1,425.60 kWh @ \$0.04244 (Fuel)	. 60.50
(\$51.41 of your Fuel Cost is exempt from Municipal T	ax)
, ,	,
Osceola County Charges	\$5.01
Osceola County Charges Municipal Taxes	\$5.01
	\$5.01
Municipal Taxes	\$5.01 \$5.01 \$175.23
Municipal Taxes	\$5.01 . \$5.01 \$175.23 . \$2.85



BILL DATE 06/13/22

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

07/05/22

TOTAL AMOUNT DUE \$24.48

CURRENT CHARGES

OUC Electric Service	\$23.87
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (05/11/22 - 06/13/22)	
73 kWh @ \$0.06758 (Non-Fuel)	4.93
73 kWh @ \$0.04578 (Fuel)	3.34
(\$2.88 of your Fuel Cost is exempt from Municipal Tax)

State of Florida Charges	\$0.61
Gross Receipts Tax	\$ 0.61

CUSTOMER SERVICE



Online

www.ouc.com



Telephone 407-957-7373



Payments

PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

9433056077

DO NOT PAY

DUE DATE **07/05/22**

TOTAL AMOUNT DUE \$24.48

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

Your bank account will be drafted on July 05, 2022



Seg=4018

արդորդություն արևություն հետություն հետությու

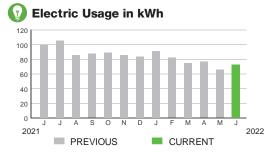
GRAMERCY FARMS COMMUNITY DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390



The Reliable One

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: 3,529 on 06/13/22 PREVIOUS: 3,456 on 05/11/22 TOTAL USAGE: 73 kWh

DAYS OF SERVICE: 33

AVERAGE DAILY USAGE

THIS PERIOD 2.21 kWh

LAST YEAR
3.33 kWh

9433056077

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

Gramercy Farms CDD OUC

July 22

Month: 07/22 Dated 07/13/22

06/13/22 - 07/13/22 Due: 08/05/22

Account	Location	Service Address	<u>Code</u>		Amount	Balance Forward
933934710 9433056077	3000 2900	Block Even Old Hickory T Block Even Old Hickory T			18,556.61 23.79	
		TOTA	L	\$	18,580.40	
		Helity Commisses	Summary 001 53100 4307	¢	10 554 41	
		Utility Services Utility Services	001 53100 4307	\$	18,556.61 23.79	
			Total	\$	18,580.40	

Date Rec'd R	izzetta 8	Co., I	nc	7/26/2022
D/M approval	R;	H	Date_	7/26/22
Date entered	7/	26/202	2	
Fund 001	GL		oc	See Summary above
Check #				



BILL DATE 07/13/22 ACCOUNT NUMBER

0933934710

PAGE 1 OF 7

PIN#: 2014909841

GRAMERCY FARMS COMMUNITY DEV

MASTER BILL SUMMARY

OPENING BALANCE PAYMENTS BALANCE FORWARD **CURRENT CHARGES** \$18,602.80 \$18,602.80 = \$0.00 + \$18,556.61

DUE DATE

08/02/22

TOTAL AMOUNT DUE \$18,556.61

CURRENT CHARGES SUMMARY \$18,556.61*

Commercial Non-Demand Electric Rate	\$ 253.66
OUConvenient Lighting	18,117.81
Osceola County Tax	4.55
Gross Receipts Tax	
Florida Sales Tax	
Discretionary Sales Surtax	34.10

^{*} 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 08/02/22 TOTAL AMOUNT DUE \$18,556.61

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge. Your bank account will be drafted on August 01, 2022

The Reliable One

Seq=17707

||լվրժը||Մեկլիեց|ը|երլոեվ||լ||ոսիվ|կեկլեցլվոլե 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 US					
	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

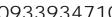
Service Charge: A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

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.

PAGE 3 OF 7





SERVICE ADDRESS: 3000 BLOCK EVEN OLD HICKORY TR RD LS83

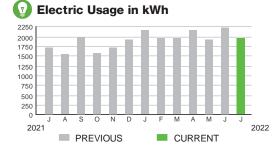
GRAMERCY FARMS COMMUNITY DEV

Subtotal \$260.16

CURRENT CHARGES

OUC Electric Service	<u>\$253.66</u>
Meter #: 1ZR15085 - Service Charge	. \$18.20
Commercial Non-Demand Electric Rate (06/13/22 - 07/1	13/22)
1,960 kWh @ \$0.07435 (Non-Fuel)	. 145.73
1,960 kWh @ \$0.04578 (Fuel)	. 89.73
(\$77.22 of your Fuel Cost is exempt from Municipal T	

State of Florida Charges	\$6.50
Gross Receipts Tax	\$ 6.50



Meter Data

METER #: 1ZR15085

CURRENT: 2,437 on 07/13/22 2,388 on 06/13/22 PREVIOUS:

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

DAYS OF SERVICE: 30

AVERAGE DAILY USAGE THIS PERIOD LAST YEAR 65.33 kWh 52.12 kWh



SERVICE ADDRESS: 0 GRAMERCY FARM BLVD

PAGE 4 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$6,021.72

OUC Electric Service	\$6,021.72
Customer Ref: WO 587583 - Gramercy Farms Phase OUConvenient Lighting (06/13/22 - 07/13/22) Investment - Convenient 228.52 @ \$9.98	\$ 2,280.63
Customer Ref: Gramercy Farms Phase 5 OUConvenient Lighting (06/13/22 - 07/13/22) Investment - Convenient 135.68 @ \$9.98	•
Customer Ref: Gramercy Farms - Phase 8 OUConvenient Lighting (06/13/22 - 07/13/22) 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

UC Electric Service	\$2,538.55
ustomer Ref: Gramercy Farms - Phase 6	
UConvenient Lighting (06/13/22 - 07/13/22)	
nvestment - Convenient 113.3 @ \$9.98	\$ 1,130.73
Maintenance - Convenient 27 @ \$7.50	202.50
UConvenient Lighting (06/13/22 - 07/13/22)	
nvestment - Convenient 101.92 @ \$9.98	1,017.16
Maintenance - Convenient 24 @ \$7.84	188.16



0933934710

GRAMERCY FARMS COMMUNITY DEV

Subtotal

\$7,286.83

PAGE 6 OF 7

SERVICE ADDRESS: 0 SWEET ACRES PL

PAGE 7 OF 7

GRAMERCY FARMS COMMUNITY DEV

Subtotal \$2,449.35

OUC Electric Service	\$2,270.71
Customer Ref: Phase 9	
OUConvenient Lighting (06/13/22 - 07/13/22)	
Investment - Convenient 181.91 @ \$9.98	\$ 1,815.46
Maintenance - Convenient 54 @ \$6.56	354.24
1,296.00 kWh @ \$0.0355 (Non-Fuel)	46.01
1,296.00 kWh @ \$0.04244 (Fuel)	55.00
(\$46.73 of your Fuel Cost is exempt from Municipa	l Tax)
	•
Oscanla County Charges	\$ 1.55
Osceola County Charges	\$4.55
Osceola County Charges Municipal Taxes	
Municipal Taxes	\$ 4.55
Municipal Taxes	\$ 4.55 \$174.09
Municipal Taxes	\$ 4.55 \$174.09 \$ 2.59



BILL DATE 07/13/22

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

08/02/22

TOTAL AMOUNT DUE \$23.79

CURRENT CHARGES

OUC Electric Service	\$23.20
Meter #: 6CD60005 - Service Charge	\$ 15.60
Residential Electric Rate (06/13/22 - 07/13/22)	
67 kWh @ \$0.06758 (Non-Fuel)	4.53
67 kWh @ \$0.04578 (Fuel)	3.07
(\$2.64 of your Fuel Cost is exempt from Municipal Tax)

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

CUSTOMER SERVICE



Online

www.ouc.com



Telephone 407-957-7373



Payments

PO Box 31329 Tampa FL 33631-3329

MESSAGE CENTER



ACCOUNT NUMBER

9433056077

DO NOT PAY

DUE DATE **08/02/22**

TOTAL AMOUNT DUE \$23.79

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

Your bank account will be

drafted on August 01, 2022



Seq=1276

ՍիդիսիսդՍերիհորիդիրդիկոլիկոդՍիվեկիկ

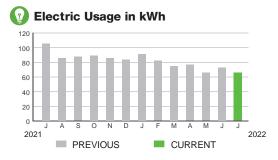
GRAMERCY FARMS COMMUNITY DEV 3434 COLWELL AVE STE 200 TAMPA FL 33614-8390

07/13/22

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: 3,596 on 07/13/22 PREVIOUS: 3,529 on 06/13/22 TOTAL USAGE: 67 kWh

DAYS OF SERVICE: 30

AVERAGE DAILY USAGE THIS PERIOD 2.23 kWh

LAST YEAR 3.24 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

ın	V	nι	C	\mathbf{a}
	V	UI.	•	┏.

Date	Invoice #
7/1/2022	INV000069300

Bill To:

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

		S	Services for the month of	Terms		Cli	ent Number
			July	Upon Re	ceipt	00)225
Description				Qty	Rate		Amount
Accounting Services				1.00	\$1,143		\$1,143.7
Administrative Services				1.00	\$393		\$393.7
Email Accounts, Admin & M				5.00		5.00	\$75.0
inancial & Revenue Collec andscape Consulting Serv				1.00 1.00	\$350		\$350.0 \$700.0
andscape Consuling Serv lanagement Services	ices			1.00	\$700 \$1,802		\$1,802.
Vebsite Compliance & Man	agement			1.00	\$100		\$100.
Date Rec'd Rizz D/M approval Date entered _0 Fund _001 _001 _001 _001 _001 _001 _001	<i>PH</i> Dat	e_7/12/22	143.75 393.75 75 350 700 1802.50 100				
				Subtotal			\$4,565.0



INVOICE Page 1 of 1

 Invoice Number
 1951919

 Invoice Date
 July 6, 2022

 Purchase Order
 215610615

 Customer Number
 53142

 Project Number
 215610615

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

Date Rec'd Rizzetta & Co., Inc.

07.12.22

7/19/22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

07.15.22

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

United States

Please Remit To

Project Gramercy Farms Community Dev District

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L 1,332.00 For Period Ending

June 24, 2022

Prepare Annual Engineer's Report; prepare wall exhibit and estimate wall length; submit stormwater needs analysis

Top Task 2022 2022 FY General Consulting

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Clark, Caitlin Lee Ann	0.25	144.00	36.00
	Nurse, Vanessa M	9.00	144.00	1,296.00
	Subtotal Professional Services	9.25		1,332.00

Top Task Subtotal	2022 FY General Consultina	1.332.00

Total Fees & Disbursements
INVOICE TOTAL (USD)

1,332.00 1,332.00

Due upon receipt or in accordance with terms of the contract

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

Phone: (614) 233 - 6714 <u>E-mail: Summer.Fillinger@Stantec.com</u>

** PLEASE SEND AN INVOICE # WITH PAYMENT **

Thank you.

BUSINESS ITEMS

STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.

Amelia A. Savage Highpoint Center 106 East College

Avenue

Suite 700

Direct: 850.354.7606

Email: asavage@stearnsweaver.com

August 12, 2022

Gramercy Farms Community Development District c/o Maria Borrero, Chairperson 8529 South Park Circle Suite 330 Orlando, FL 32819

VIA EMAIL C/O Wes Haber: Wesley.Haber@KutakRock.com

Re: SFWMD Notice of Violation

Dear Ms. Borrero:

We thank you for selecting our Firm and appreciate the opportunity to represent Gramercy Farms Community Development District (the "Client"). This letter sets forth the scope of our engagement and describes the terms on which our legal services will be provided.

You have engaged us to serve as the counsel of record relating to analyzing and proposing a response to the Notice of Violation ("NOV") letter sent by the South Florida Water Management District. This engagement is not an undertaking to represent the Client in any other matter. However, if the Client hereafter asks us to represent it in another matter or other matters and we agree to do so, the terms of this engagement letter shall apply to any professional services we perform in such other matters.

It is important for our professional relationship to be collaborative. We will be available to the Client to answer questions and provide reports on the status of the matter. Reciprocally, the Client will be candid and provide us current, complete, accurate factual information, documents (including, without limitation, electronically stored information) and other information relevant to our representation, and will be cooperative, making its officers and other employees reasonably available to us as necessary.

We bill monthly for the services of our lawyers, paralegals, and other professionals or paraprofessionals at their hourly rates in effect at the time they perform the services, and for the costs we incur during the representation. Hourly rates are subject to change from time to time. The hourly rates for the lawyers who will be primarily involved in the representation range from \$285 to \$575. For this matter, our standard hourly rates are as follows: Amelia Savage at \$475 per hour. Legal fees for this matter will not exceed \$5,000 total without obtaining prior approval from the Client.

Gramercy Farms Community Development District August 12, 2022 Page 2

Costs include filing fees, express delivery service charges, copying and scanning expenses including, without limitation, processing of electronically-stored information, multimedia expenses, telecommunications expenses, postage, travel (if necessary), computer-assisted research, deposition costs, process servers, court reporters, witness fees, and the like. The Client authorizes us to retain experts, consultants, investigators and others necessary in our judgment to represent the Client's interests effectively. Their fees and expenses will be billed directly to the Client.

We typically send statements monthly for work performed and expenses incurred during the previous month. All invoices are due and payable upon receipt. Invoices will be emailed to your email address identified above and any other designated address. Interest will be charged on any amounts not paid within thirty (30) days at the rate of six percent (6%) per annum. The Client's obligation to pay the Firm's fees and costs is in no way contingent on the outcome of the matter.

The fees and costs for this representation are not predictable and may be subject to factors beyond our control.

The Client may terminate our representation at any time. In the event of such termination, the Client shall remain liable to pay for all time spent and costs incurred up to the termination and thereafter as necessary to close or transition the matter. Subject only to the Florida Rules of Professional Conduct and to court approval when required, we may withdraw from our representation at any time and for any reason.

In the event that either the Firm or the Client terminates the engagement, we will take such steps as are reasonably practicable to protect the Client's interests and the Client will take such steps, including signing any documents necessary to our withdrawal from any proceeding that requires client consent, as are reasonably necessary to relieve us of any obligation to continue our representation.

Unless previously terminated, our representation will terminate upon the earlier of the date on which we send our final invoice or written notification that our representation has ended. Upon request and payment of all fees and costs, we will return any original documents or property the Client provided to us during the representation and at its expense, provide the Client copies of relevant portions of our files other than our internal work product. For various reasons, including, among others, the minimization of unnecessary storage expenses, and consistent with the Florida Rules of Professional Conduct, we will preserve our files in electronic format and then destroy or otherwise dispose of the physical files shortly after the termination of the engagement without further notice to the Client.

The entire relationship between the Client and the Firm, including, without limitation, the validity, construction, and enforceability of this engagement letter, shall be governed by the laws of the State of Florida without regard to conflicts of laws principles. We do not anticipate any dispute between us, but if there is a dispute and it results in litigation, the exclusive jurisdiction and venue shall be in Leon County, Florida, either in the Circuit Court for the Second Judicial Circuit or the United States District Court for the Northern District of Florida.

Gramercy Farms Community Development District August 12, 2022 Page 3

The Client recognizes that our Firm represents many other clients. During or after our representation of the Client, we may be asked to represent other clients in transactions (*i.e.*, non-litigation matters) adverse to the Client or its affiliates that are substantially unrelated to this representation, for example, to represent the other client, adverse to the Client or an affiliate, in an asset purchase transaction, or in a loan transaction. The Client agrees that our representation of it in this matter will not disqualify our Firm from opposing it or its affiliates in such other transactional matters so long as they are not substantially related to the subject matter of this representation. In any such transaction, we will not, to the Client's material disadvantage, use any proprietary or other confidential information of a nonpublic nature concerning the Client that we acquired as a result of our representation of the Client. If requested by the Client, we will formally screen any lawyers and staff working on the adverse matter from the lawyers and staff working on this matter.

This letter constitutes the entire agreement between the Client and the Firm regarding the Client's engagement of the Firm in this matter and supersedes any prior understandings or agreements, written or oral. Any contrary provisions in subsequent billing requests, outside counsel guidelines, or the like will prevail over the provisions hereof only if we have been asked in writing and have agreed in writing to consent to such provision or provisions.

Please review this engagement letter carefully. If it is acceptable and accurately sets forth our agreement, please sign the counterpart original and return it to me by delivery or by emailing a PDF version. Please call me if you have any questions.

We look forward to working with you to achieve a successful outcome of this matter.

Very truly yours,

Amelia A. Savage, Esq.

AGREED:

GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

Signature:	mailmosed	
Print Name: _	Maria Borrero	_
Its:	Chairperson	
Date:	8/16/22	

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE OSCEOLA COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Osceola County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2022 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>te</u>

- 2. **GENERAL ELECTION SEATS.** Seat 1, currently held by Clara Velez, Seat 4, currently held by Cindy Sircus, and Seat 5 currently held by Daniel Urra are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.
- 3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be

a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

- COMPENSATION. Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.
- **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.
- 6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.
- PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to Exhibit A attached hereto.
- SEVERABILITY. The invalidity or unenforceability of any one or more 8. provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
 - 9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

CD ARED CHARLES

PASSED AND ADOPTED this 25th day of August, 2022.

ATTEST:	GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

C	be held to adopt the District's Amended and Restated, 2022, at a./p.m., at
SECTION 2. The District Secreta accordance with Section 120.54, <i>Florida Stat</i>	ary is directed to publish notice of the hearing in utes.
SECTION 3. This Resolution shall be	ecome effective immediately upon its adoption.
PASSED AND ADOPTED this 25 th	day of August, 2022.
ATTEST:	GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairman, Board of Supervisors

RESOLUTION 2022-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Gramercy Farms Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2022 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statut*es; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget

- may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Gramercy Farms Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\sqrt{\text{to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$</u>
TOTAL RESERVE FUND	\$
DEBT SERVICE FUND – SERIES 2011	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST, 2022.

ATTEST:	GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	By:

Exhibit A: Fiscal Year 2023 Budget

EXHIBIT A

Item Under Separate Cover

EXHIBIT B

Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Gramercy Farms Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A**;" and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit "B," and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit "B;" and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method

on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 25th day of August, 2022.

ATTEST:	GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT
Secretary / Assistant Secretary	Ву:
	Its:

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

EXHIBIT A

Item Under Separate Cover

EXHIBIT B

Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

RESOLUTION 2022-07

A RESOLUTION OF THE GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023

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

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

WHEREAS, the Board has proposed the Fiscal Year 2022-2023 annual meeting schedule as attached in **Exhibit A**:

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

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

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

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

PASSED AND ADOPTED this 25th day of August 2022.

Accietant Connetery	COMMUNITY DEVELOPMENT DISTRICT
	Chairparan Board of Superviners
Assistant Secretary	Chairperson, Board of Supervisors

EXHIBIT "A" BOARD OF SUPERVISORS' MEETING DATES GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023

October 27, 2022
November 24, 2022
December 22, 2022
January 26, 2023
February 23, 2023
March 23, 2023
April 27, 2023
May 25, 2023
June 22, 2023
July 27, 2023
August 24, 2023
September 28, 2023

All meetings will convene on the <u>4th Thursday of the month</u> at 11:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769.

STAFF REPORTS

District Counsel

District Engineer

District Manager

Audience Comments And Supervisor Requests

ADJOURNMENT