



Rizzetta & Company

# **Gramercy Farms Community Development District**

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**Board of Supervisors'  
Special Meeting  
January 25, 2023**

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

**[www.gramercyfarmscdd.org](http://www.gramercyfarmscdd.org)**

# **GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

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

[www.gramercyfarmscdd.org](http://www.gramercyfarmscdd.org)

<b>Board of Supervisors</b>	Maria Borrero	Board Supervisor
	Bob Bishop	Board Supervisor
	Elizabeth Fernandez	Board Supervisor
	Rolando Fernandez	Board Supervisor
	Joel Sanchez	Board Supervisor
<b>District Manager</b>	Richard Hernandez	Rizzetta & Company, Inc.
<b>District Counsel</b>	Wes Haber	Kutak Rock
<b>District Engineer</b>	Tonja Stewart	Johnson Engineering, Inc.

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

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

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

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

**GRAMERCY FARMS DEVELOPMENT DISTRICT**

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

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

[www.gramercyfarmscdd.org](http://www.gramercyfarmscdd.org)

January 17, 2023

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

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Gramercy Farms Community Development District will be held on **Wednesday, January 25, 2023, at 9:00 a.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida 34769. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. COMMUNITY UPDATES**
  - A. Bryan Schaub Landscape Inspection report ..... Tab 1
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 15, 2022 ..... Tab 2
  - B. Consideration of Operation and Maintenance Expenditures for September 2022 ..... Tab 3
- 5. BUSINESS ITEMS**
  - A. Ratification of the Data Sharing and Usage Agreement ..... Tab 4
  - B. Notice of Termination of Capital Land Management ..... Tab 5
  - C. Notice of Termination of Rizzetta ..... Tab 6
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Present the deed to the Board for their review
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

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

Very truly yours,

*Richard Hernandez*

Richard Hernandez  
District Manager

cc: Wes Haber, Kutak Rock LLP

**TAB 1**



# GRAMERCY FARMS

## LANDSCAPE INSPECTION REPORT



January 5, 2023  
Rizzetta & Company  
Bryan Schaub - Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary, Dog Park & Main Entrance

## General Updates, Recent & Upcoming Maintenance Events

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

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

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



6. Throughout the property, there are sections of Viburnum hedge that were damaged by the infection. Remove all dead material, remove mosses, and replace dead Viburnum units.
7. There is exposed drip line in almost every bed that was mulched. Staple down drip lines.
8. Vendor to remove downed brush and dead plant material from all beds as part of their weekly maintenance services.
9. At the dog park parking area & through out the property, mulch was installed improperly with thin & bare areas, weeds in beds, weak bed lines & buried plant material. Correct. (Pic 9)

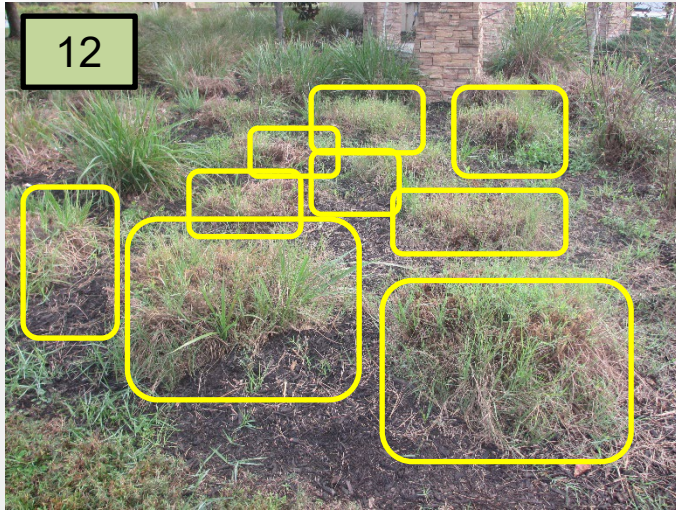
2. **Property-wide, remove all mosses from trees and shrubs.**
3. At the main entrance, by the courts, there were sections of Viburnum hedge that declined from a fungus with multiple units dying. Remove dead material. Diagnose and treat.
4. At the main entrance and property-wide, remove all vines.
5.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





# GFB & Main Entrance

10. At the main entrance continue treatments for the mites in the Ornamental Grasses.
11. At the entrance monuments, diagnose & treat the Crinum Lily & remove all dead material.
12. At the north main entrance monument, multiple Ornamental Grasses have died under Juniper's care. (Pic 12)



13. At both entrance monuments, weed the beds and hand pull larger weeds.
14. At the entrance in both ROWs and the median, at the Round About and multiple other locations on property. The turf is becoming non-existent with larger and larger bare areas. The bare areas are now being overgrown with weeds. Correct. (Pic 14)



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



16. Property-wide, remove all dead branches from the trees. There are several Pine Trees that have multiple dead branches.
17. In the beds along GFB, remove all grassy & broadleaf weeds growing up in the shrubs.
18. At the Mosshire entrance, repair cut drip line.
19. In both ROWs of GFB, remove the very large vine growths on the Viburnum hedges. The hedges were pruned, and the vines were sheered off and not removed. They will keep coming back if not pulled out by the roots. Remove Grassy weeds from these beds. (Pic 19)





# GFB, Round About, Ivy Stable & Baler

**20. At the corner of GFB & Mosshire, prune the roses.**

21. Along GFB, it is time for the seasonal pruning of the Ornamental Grasses. Treat infested units for Mites.

**22. At the Round About & along GFB, it looks like the mites are still in the Ornamental Grasses. Treat.**

**23. At the Round About in the NE corner, detail the Pine tree bed and flush cut the Pine stump to under grade that was left after the irrigation repairs. Pine stump still above grade & is a tripping hazard.**

24. At the Round About, detail and treat the stressed Crinum Lily.

**25. At the Round About in the beds to the east, the Juniper units that were installed last year are stressed and some have died. Diagnose, treat and replace dead units.**

**26. In the same area, trim all plants especially the Ornamental Grasses that are encroaching on the sidewalks and roadways.**

**27. The fungus that was damaging the Schilling's Holly is back. I have found it at the Round About and along GFB past the Round About. Its spreading rapidly. Diagnose and treat.**

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

**29. All natural areas especially around pond banks need to be cut back. It is the worst at the Round About.**

30. Along GFB, remove all weeds from the beds, hand pulling the large weeds. Some weeds are over 3 feet tall.

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

32. Detail the bush/tree clusters near the creek between Baler Trails & Valley Creek.

33. Vendor to replace all broken box covers.

34. The beds along the driveway to the lift station need to be weeded with large weeds hand pulled as some are over 3 feet tall.

**35. In the Viburnum hedges running east & south from the lift station, set bed lines, prune to consistent height & prune for plant separation. (Pic 35 >)**

**36. Vendor to repair tire damage caused by machinery used to clear boundary areas. (Pic 36 >)**

**37. Vendor to REPAIR all FENCE POSTS that were destroyed by the brush hog. Resolve these issues IMMEDIATELY. (Pic 37 >)**

38. In the north boundary area from 2801 to 2839 Shelburne Way, the boundary area was partially cleaned. There is still brush growing into back yards. Only part of the area was cleaned, & the Viburnum hedge has not been properly maintained. (Pic 38)





# Baler, Harlow & Sweet Acres

< 35



< 36



< 37



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

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

40



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

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

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

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

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

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





# Old Hickory

< 42



< 43



< 44



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

48. At the Ivy Stable park, improve the color and coverage of the turf. It has continually increasing, thin and bare areas. There are new dead turf areas.

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

50. In the same area, treat the turf for grassy – broadleaf weeds, and Sedge.

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

51



52. On Old Hickory Road in the west ROW between sidewalk and wall, there are multiple dead Viburnum. Trim out dead plant material & replace dead units.

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

54. Property-wide, keep all utility and irrigation boxes clear, via line trimming and blowing.





## TAB 2

## MINUTES OF MEETING

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

## GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Gramercy Farms Community Development District was held on **December 15, 2022, at 2:00 p.m.** at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida, 34769.

Present and constituting a quorum:

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

Also present were:

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

Audience	Resident
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## FIRST ORDER OF BUSINESS

## Call to Order

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

## SECOND ORDER OF BUSINESS

Audience	Member	Comments
Regarding Agenda Items		

No audience comments.

## THIRD ORDER OF BUSINESS

## Audit Agenda

On a motion by Mr. Sanchez, seconded by Ms. Borrero, with all in favor, the Board decided to table this item until the next meeting on January 25, 2023, for the Gramercy Farms Community Development District.

**FOURTH ORDER OF BUSINESS**

**Community Updates**

**A. Field Manager Update**

Review of Field Inspection Report dated November 30, 2022. Mr. Schaub gave his report.

**B. Aquatic Weed Maintenance Update**

Mr. Hernandez read a letter from the County.

**C. Juniper Landscape Update**

1. The board decided to give a 90-day termination notice for Juniper Landscape.

On a motion by Mr. Sanchez seconded by Mr. Fernandez, The Board would like for Wes Haber to handle RFP for Landscaping, for the Gramercy Farms Community Development District.

2. The board decided to give a 90-day termination notice for District management.

On a motion by Mr. Fernandez seconded by Mrs. Fernandez, The Board would like for Wes Haber to handle RFP for District Management, for Gramercy Farms Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held  
on October 27, 2022**

Mr. Hernandez presented and reviewed the meeting minutes from the previous meeting held on October 27, 2022. There were no comments from the Board on the meeting minutes.

On a motion by Ms. Borrero, seconded by Mr. Fernandez, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on October 27, 2022, for the Gramercy Farms Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for August,  
September, October 2022**

Mr. Hernandez gave his report.



**GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

**December 15, 2022 Minutes of Meeting**

**Page 3**

On a motion by Ms. Borrero, seconded by Mr. Fernandez, with all in favor, the Board ratified August \$44,826.59, September \$23,764.02, and October \$44,124.76, for the Gramercy Farms Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01;  
Setting Public Hearing on Amended  
and Restated Rules of Procedure**

This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing for Riles of Procedure  
Consideration of Resolution 2023-02**

On a motion by Mr. Fernandez, seconded by Ms. Borrero, with all in favor, the Board decided to table this item for the next meeting on January 25<sup>th</sup>, 2023, for the Gramercy Farms Community Development District.

**NINTH ORDER OF BUSINESS**

**Redesignating Officers**

On a motion by Mr. Sanchez, seconded by Mrs. Fernandez, with all in favor, the Board appointed Rolando Fernandez as Chairman and Mr. Fernandez appointed Joel Sanchez and Vice Chairman, Richard Hernandez as Assistant Secretary, Maria Borrero as Assistant Secretary, and Bob Bishop as Assistant Secretary, for the Gramercy Farms Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of ATV Illegal Road Usage**

This Item was tabled until the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

The board directed Mr. Hernandez to engage a company for backflow testing.

**B. District Engineer**

Not present.

**C. District Manager**

No Report. Mr. Hernandez gave a community update to the Board. Mr. Hernandez stated that the Board of Supervisors' next meeting was scheduled for Wednesday, January 3, 2023, at 9:00 a.m. at the Anthem Park Clubhouse, 2090 Continental Street, St. Cloud, Florida, 34769.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

1. Wall Proposal

**GRAMERCY FARMS COMMUNITY DEVELOPMENT DISTRICT**

**December 15, 2022 Minutes of Meeting**

**Page 4**

2. Hector with HP Home Solutions will work with Wes Haber on the RFP for Landscaping.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On Motion by Ms. Borrero, seconded by Mr. Fernandez, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:44 p.m. for Gramercy Farms Community Development District.

\_\_\_\_\_  
Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairman

### **TAB 3**





Rizzetta & Company

# **Gramercy Farms Community Development District**

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**Financial Statements  
(Unaudited)**

**September 30, 2022**

**Prepared by: Rizzetta & Company, Inc.**

**gramercyfarmscdd.org**  
**rizzetta.com**

**Gramercy Farms Community Development District**

Balance Sheet

As of 09/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	89,984	0	3,044	0	93,029	0	0
Investments	0	0	2,850,182	669	2,850,850	0	0
Prepaid Expenses	16,021	0	0	0	16,021	0	0
Due From Other	0	10,000	0	0	10,000	0	0
Fixed Assets	0	0	0	0	0	28,335,236	0
Amount Available in Debt Service	0	0	0	0	0	0	2,853,226
Amount To Be Provided Debt Service	0	0	0	0	0	0	48,075,464
<b>Total Assets</b>	<b>106,005</b>	<b>10,000</b>	<b>2,853,226</b>	<b>669</b>	<b>2,969,900</b>	<b>28,335,236</b>	<b>50,928,690</b>
<b>Liabilities</b>							
Accounts Payable	43,152	0	0	0	43,152	0	0
Due To Other	10,623	0	0	0	10,623	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	50,928,690
<b>Total Liabilities</b>	<b>53,775</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>53,775</b>	<b>0</b>	<b>50,928,690</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	58,109	0	126,727	702	185,538	0	0
Investment In General Fixed Assets	0	0	0	0	0	28,335,236	0
Net Change in Fund Balance	(5,878)	10,000	2,726,499	(33)	2,730,587	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>52,231</b>	<b>10,000</b>	<b>2,853,226</b>	<b>669</b>	<b>2,916,125</b>	<b>28,335,236</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>106,005</b>	<b>10,000</b>	<b>2,853,226</b>	<b>669</b>	<b>2,969,900</b>	<b>28,335,236</b>	<b>50,928,690</b>

See Notes to Unaudited Financial Statements

**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	572,488	572,488	577,025	(4,537)
Off Roll	0	0	676	(676)
Total Revenues	572,488	572,488	577,701	(5,213)
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	12,000	5,200	6,800
Total Legislative	12,000	12,000	5,200	6,800
Financial & Administrative				
Administrative Services	4,725	4,725	4,725	0
District Management	21,630	21,630	21,630	0
District Engineer	6,500	6,500	3,300	3,200
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	11,314	11,314	8,890	2,425
Assessment Roll	5,250	5,250	5,250	0
Financial & Revenue Collections	4,200	4,200	4,200	0
Accounting Services	13,725	13,725	13,725	0
Auditing Services	3,575	3,575	3,575	0
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Public Officials Liability Insurance	3,848	3,848	3,673	175
Legal Advertising	5,000	5,000	7,199	(2,199)
Dues, Licenses & Fees	400	400	582	(182)
Website Hosting, Maintenance, Backup & Email	4,300	4,300	3,637	663
Total Financial & Administrative	90,467	90,467	86,386	4,082
Legal Counsel				
District Counsel	16,000	16,000	9,349	6,650
Total Legal Counsel	16,000	16,000	9,349	6,650
Electric Utility Services				
Utility Services	350	350	805	(454)
Utility - Street Lights	185,400	185,400	222,709	(37,309)
Total Electric Utility Services	185,750	185,750	223,514	(37,763)
Water-Sewer Combination Services				
Utility Services	20,000	20,000	2,166	17,834
Total Water-Sewer Combination Services	20,000	20,000	2,166	17,834
Stormwater Control				

See Notes to Unaudited Financial Statements



**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Lake/Pond Bank Maintenance & Repair	9,660	9,660	11,550	(1,890)
Total Stormwater Control	9,660	9,660	11,550	(1,890)
Other Physical Environment				
General Liability & Property Insurance	6,604	6,604	11,158	(4,554)
Landscape Maintenance	213,500	213,500	221,929	(8,430)
Field Services	8,400	8,400	7,000	1,400
Total Other Physical Environment	228,504	228,504	240,087	(11,584)
Contingency				
Miscellaneous Contingency	10,107	10,107	5,327	4,780
Total Contingency	10,107	10,107	5,327	4,780
Total Expenditures	572,488	572,488	583,579	(11,091)
Total Excess of Revenues Over(Under) Expenditures	0	0	(5,878)	5,878
Fund Balance, Beginning of Period	0	0	58,109	(58,109)
Total Fund Balance, End of Period	0	0	52,231	(52,231)

See Notes to Unaudited Financial Statements

**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Special Assessments				
Tax Roll	10,000	10,000	10,000	0
Total Revenues	10,000	10,000	10,000	0
Expenditures				
Contingency				
Capital Reserve	10,000	10,000	0	10,000
Total Contingency	10,000	10,000	0	10,000
Total Expenditures	10,000	10,000	0	10,000
Total Excess of Revenues Over(Under) Expenditures	0	0	10,000	(10,000)
Total Fund Balance, End of Period	0	0	10,000	(10,000)

**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	165	(165)
Total Revenues	<u>0</u>	<u>0</u>	<u>165</u>	<u>(165)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>165</u>	<u>(165)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>97,784</u>	<u>(97,784)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>97,949</u>	<u>(97,949)</u>

**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,393	(5,393)
Special Assessments				
Tax Roll	380,368	380,368	418,575	(38,207)
Off Roll	0	0	37,380	(37,380)
Contributions & Donations from Private Sources				
SPE Contribution	0	0	4,436,923	(4,436,923)
Total Revenues	<u>380,368</u>	<u>380,368</u>	<u>4,898,271</u>	<u>(4,517,903)</u>
<b>Expenditures</b>				
Debt Service				
Interest	380,368	380,368	0	380,368
Principal	0	0	2,171,971	(2,171,972)
Total Debt Service	<u>380,368</u>	<u>380,368</u>	<u>2,171,971</u>	<u>(1,791,604)</u>
Total Expenditures	<u>380,368</u>	<u>380,368</u>	<u>2,171,971</u>	<u>(1,791,604)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,726,300</u>	<u>(2,726,300)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
SPE Costs	0	0	35	(35)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>35</u>	<u>(35)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>28,942</u>	<u>(28,942)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,755,277</u>	<u>(2,755,277)</u>

**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1	(1)
Total Revenues	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1</u>	<u>(1)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>667</u>	<u>(667)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>668</u>	<u>(668)</u>



**Gramercy Farms Community Development District**

## Statement of Revenues and Expenditures

As of 09/30/2022

(In Whole Numbers)

	Year Ending 09/30/2022	Through 09/30/2022	Year To Date 09/30/2022	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(35)	35
Total Other Financing Sources(Uses)	0	0	(35)	35
Fund Balance, Beginning of Period	0	0	36	(36)
Total Fund Balance, End of Period	0	0	1	(1)

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

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of September 30, 2022</u></b>
US Bank Series 2007 A-1 Reserve	Fidelity Govt Portfolio Class III	\$ 25,573
US Bank Series 2007 A-2 Reserve	Fidelity Govt Portfolio Class III	\$ 11,718
US Bank Series 2007 B Reserve	Fidelity Govt Portfolio Class III	\$ 60,657
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	\$ 476,149
US Bank Series 2011 Prepayment	First American Treasury Obligation Fund Class Z	\$ 2,276,083
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 2,850,181</u></b>
US Bank Series 2007 Construction	Fidelity Govt Portfolio Class III	\$ 439
US Bank Series 2007 Remedial Exp	Fidelity Govt Portfolio Class III	\$ 229
US Bank Series 2011 Construction	First American Treasury Obligation Fund Class Z	\$ -
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	\$ 1
<b>Total Capital Project Fund Investments</b>		<b><u>\$ 669</u></b>

**Gramercy Farms Community Development District**  
**Summary A/P Ledger**  
**From 10/1/2021 to 9/30/2022**

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>225, 2240</b>						
	225 General Fund	09/13/2022	Aquatic Weed Control, 14749-Reverse Inc.		Pond Maintenance 07/22	(1,550.00)
	225 General Fund	08/18/2022	Aquatic Weed Control, 14749 Inc.		Pond Maintenance 07/22	1,550.00
	225 General Fund	08/31/2022	City of St. Cloud	001 53600 4301	08/22 Utility Summary 08/22	290.74
	225 General Fund	09/01/2022	Juniper Landscaping of Florida, LLC	178846	Landscape & Irrigation Maintenance 09/22	17,280.00
	225 General Fund	09/30/2022	Kutak Rock, LLP	3112238	Legal Services 08/22	1,058.00
	225 General Fund	09/30/2022	Kutak Rock, LLP	3124405	Legal Services 09/22	251.78
	225 General Fund	09/04/2022	Kutak Rock, LLP	3106003	Legal Services 07/22	746.50
	225 General Fund	09/01/2022	Orlando Sentinel Com-munications	059438410000	Legal Advertisement 08/22	2,782.00
	225 General Fund	09/13/2022	Orlando Utilities Com-mission	Monthly Summary 09/22	Electric Services 09/22	18,627.44
	225 General Fund	09/13/2022	Orlando Utilities Com-mission	Monthly Summary 09/22	Electric Services 09/22	25.53
	225 General Fund	09/20/2022	Stearns Weaver Miller	16047654	Legal Services 08/22	2,090.00
<b>Sum for 225, 2240</b>						<b>43,151.99</b>
<b>Sum for 225</b>						<b>43,151.99</b>
<b>Sum Total</b>						<b>43,151.99</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 09/30/22
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.

**TAB 4**





# KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

## Grammercy Farms CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Grammercy Farms CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Grammercy Farms CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print: Katrina S. Scarborough

Print: \_\_\_\_\_

Date: \_\_\_\_\_

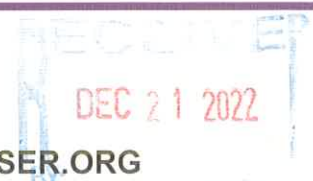
Title: \_\_\_\_\_

Date: \_\_\_\_\_

Please return signed original copy, no later than January 31, 2023

2505 E IRLO BRONSON MEMORIAL HWY  
KISSIMMEE, FL 34744  
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG



**TAB 5**

December 15, 2022

**VIA OVERNIGHT DELIVERY**

Capital Land Management Corporation  
Attn: Mark Bradley  
9830 Yawn Road  
Dade City, Florida 33525

Re: *Landscape and Irrigation Maintenance Agreement between Gramercy Farms  
Community Development District and Capital Land Management Corporation  
dated October 25, 2018, as amended (the "Agreement")*

Dear Mark Bradley:

My firm serves as the District Manager for the Gramercy Farms Community Development District (the "District"). Pursuant to Section 13 of the above-referenced Agreement, and in accordance with the decision made by the District's Board of Supervisors at its December 15, 2022 meeting, please accept this 90-day written notice of termination of the Agreement, without cause. Services being provided pursuant to the Agreement, and payment for such services, shall cease March 14<sup>th</sup>, 2023.

Please note that the District expects your company to provide services in accordance with the Agreement terms through March 14, 2023. Should your company fail to provide services in accordance with the Agreement after today's date, the District may terminate the Agreement for cause in accordance with the Agreement.

The District appreciates the services your company has provided and wishes you the best.

Sincerely,

Richard Hernandez  
District manager

cc: Wesley S. Haber, District Counsel (via e-mail only)

**TAB 6**

KUTAKROCK

JAN - 3 2023  
RECEIVED

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

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

December 29, 2022

VIA ELECTRONIC MAIL AND U.S. MAIL

Mr. Richard Hernandez  
District Management Services  
Rizzetta & Company, Inc.  
3434 Colwell Ave., Suite 200  
Tampa, FL 33614

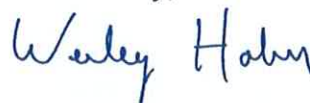
Re: Gramercy Farms Community Development District

Dear Richard:

In accordance with the decision made by the Board of Supervisors of the Gramercy Farms Community Development District ("District") during its public meeting held on December 15, 2022, please accept this notice of termination of the agreement between Rizzetta & Company, Inc., and the District regarding the provision of management and financial services ("Agreement"). The Board elected to make the termination effective 90 days from the date of the meeting, thus the Agreement shall be terminated on March 15, 2023.

As your aware, the District has authorized an RFP for management services and that RFP is underway. Once a new management company is selected, District staff and the new management company will contact you to discuss the transfer of all books and records of the District, and any other matters related to this transition. Your assistance in transferring these materials in an orderly fashion is appreciated.

Sincerely,



Wesley Haber  
District Counsel