

Gramercy Farms
Community Development District

Financial Statements
(Unaudited)

December 31, 2013

Prepared by
Rizzetta & Company, Inc.
District Manager

Gramercy Farms Community Development District

Balance Sheet

As of 12/31/2013

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	69,598	0	0	69,598	0	0
Investments	0	241,073	3,081,984	3,323,057	0	0
Accounts Receivable	10,236	0	0	10,236	0	0
Accounts Receivable-Other	0	0	0	0	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	100	0	0	100	0	0
Due From Other Funds	0	0	1,480	1,480	0	0
Amount Available in Debt Service	0	0	0	0	0	241,073
Amount To Be Provided Debt Service	0	0	0	0	0	51,558,188
Fixed Assets	0	0	0	0	33,288,129	0
Total Assets	<u>79,934</u>	<u>241,073</u>	<u>3,083,464</u>	<u>3,404,471</u>	<u>33,288,129</u>	<u>51,799,261</u>
Liabilities						
Accounts Payable	6,297	0	20,959	27,255	0	0
Retainage Payable	0	0	320,688	320,688	0	0
Accrued Expenses Payable	500	0	0	500	0	0
Other Current Liabilities	121	0	0	121	0	0
Due To Other Funds	1,480	0	0	1,480	0	0
Debt Service Obligations--Current	0	0	0	0	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	51,799,261
Total Liabilities	<u>8,398</u>	<u>0</u>	<u>341,647</u>	<u>350,044</u>	<u>0</u>	<u>51,799,261</u>
Fund Equity & Other Credits						
Beginning Fund Balance	112,178	241,067	2,837,257	3,190,503	33,288,129	0
Net Change in Fund Balance	(40,642)	6	(95,440)	(136,076)	0	0
Total Fund Equity & Other Credits	<u>71,537</u>	<u>241,073</u>	<u>2,741,817</u>	<u>3,054,427</u>	<u>33,288,129</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>79,934</u>	<u>241,073</u>	<u>3,083,464</u>	<u>3,404,471</u>	<u>33,288,129</u>	<u>51,799,261</u>

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>	<u>Percent Annual Budget Remaining</u>
Revenues					
Special Assessments					
Off Roll	219,825	219,825	17,424	(202,401)	92.07%
Total Revenues	<u>219,825</u>	<u>219,825</u>	<u>17,424</u>	<u>(202,401)</u>	<u>92.07%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	3,000	2,400	600	80.00%
Financial & Administrative					
Administrative Services	4,200	1,050	1,050	0	75.00%
District Management	20,000	5,000	5,000	0	75.00%
District Engineer	20,000	5,000	0	5,000	100.00%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	11,500	11,500	10,371	1,129	9.81%
Financial Consulting Services	3,600	900	900	0	75.00%
Accounting Services	10,000	2,500	2,500	0	75.00%
Arbitrage Rebate Calculation	1,300	325	650	(325)	50.00%
Public Officials Liability Insurance	11,000	11,000	10,130	870	7.90%
Legal Advertising	1,500	375	687	(312)	54.20%
Bank Fees	500	125	0	125	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Legal Counsel					
District Counsel	20,000	5,000	2,650	2,350	86.74%
Electric Utility Services					
Utility Services	5,000	1,250	372	878	92.56%
Street Lights	44,000	11,000	0	11,000	100.00%
Water-Sewer Combination Services					
Utility Services	24,000	6,000	1,924	4,076	91.98%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	2,000	1,995	5	75.06%
Wetland Monitoring & Maintenance	15,500	3,875	0	3,875	100.00%
Other Physical Environment					
General Liability Insurance	400	400	384	16	3.94%
Property Casualty Insurance	0	0	6,078	(6,078)	0.00%
Landscape Maintenance	45,000	11,250	10,800	450	76.00%
Contingency					
Miscellaneous Contingency	10,000	2,500	0	2,500	100.00%
Total Expenditures	<u>272,675</u>	<u>85,475</u>	<u>58,066</u>	<u>27,409</u>	<u>78.71%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(52,850)</u>	<u>134,350</u>	<u>(40,642)</u>	<u>(174,992)</u>	<u>23.09%</u>
Other Financing Sources (Uses)					
Prior Year	52,850	52,850	0	(52,850)	100.00%
Fund Balance, Beginning of Period	0	0	112,178	112,178	0.00%
Fund Balance, End of Period	<u>0</u>	<u>187,200</u>	<u>71,537</u>	<u>(115,663)</u>	<u>0.00%</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund-Series 2007

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	6	(6)	0.00%
Total Revenues	<u>0</u>	<u>6</u>	<u>6</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>6</u>	<u>(6)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>6</u>	<u>(6)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	184,194	184,194	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>184,200</u></u>	<u><u>184,200</u></u>	<u><u>0.00%</u></u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund-Series 2011

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Excess of Revenues Over (Under) Expenditures	0	0	0	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	0	0	0	0.00%
Fund Balance, Beginning of Period	0	56,873	56,873	0.00%
Fund Balance, End of Period	<u>0</u>	<u>56,873</u>	<u>56,873</u>	<u>0.00%</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund-Series 2007

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	(0)	0.00%
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	0	0	(0)	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>0</u>	<u>(0)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	420	420	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>420</u></u>	<u><u>420</u></u>	<u><u>0.00%</u></u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund-Series 2011

From 10/1/2013 Through 12/31/2013

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Expenditures				
Legal Counsel				
Special Counsel	0	13,296	13,296	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0	82,144	82,144	0.00%
Total Expenditures	<u>0</u>	<u>95,440</u>	<u>(95,440)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(95,440)</u>	<u>95,440</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(95,440)</u>	<u>95,440</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	2,836,838	2,836,838	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,741,397</u></u>	<u><u>2,741,397</u></u>	<u><u>0.00%</u></u>

**Gramercy Farms Community Development District
Investment Summary
December 31, 2013**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2013</u>
US Bank Series 2007 A-1 Reserve	US Bank Money Market Account - Managed	\$ 31,344
US Bank Series 2007 A-2 Reserve	US Bank Money Market Account - Managed	15,589
US Bank Series 2007 B Reserve	US Bank Money Market Account - Managed	137,267
US Bank Series 2011 REM Expenditure	First American Treasury Obligation Fund Class Z	56,873
	Total Debt Service Fund Investments	\$ 241,073
US Bank Series 2007 Construction	US Bank Money Market Account - Managed	\$ 420
US Bank Series 2011 Construction	First American Treasury Obligation Fund Class Z	2,879,843
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	201,721
	Total Capital Project Fund Investments	\$ 3,081,984

Gramercy Farms Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/23/2013	Gramercy Farms, Inc.	225-14-02	6,072.00
10/23/2013	KB Home Orlando LLC	225-14-01	<u>4,164.40</u>
		Total 001 - General Fund	10,236.40
			<u>10,236.40</u>
Report Balance			<u><u>10,236.40</u></u>

Gramercy Farms Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2013 Through 12/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
American Ecosystems, Inc.	12/1/2013	13120168	Lake Maintenance 12/13	665.00
John C. Blakley	12/19/2013	JB121913	Board of Supervisors Meeting 12/19/13	200.00
David Jae	12/19/2013	DJ121913	Board of Supervisors Meeting 12/19/13	200.00
Glenn Marvin	12/19/2013	GM121913	Board of Supervisors Meeting 12/19/13	200.00
Robert R. Bishop	12/19/2013	BB121913	Board of Supervisors Meeting 12/19/13	200.00
City of St. Cloud	12/23/2013	Acct #00039375 12/13	3040 Old Hickory Tree Road 12/13	484.43
City of St. Cloud	12/23/2013	Acct #00048411 12/13	2900 Block Even Old Hickory Tr Road 12/13	26.35
City of St. Cloud	12/23/2013	Acct #00048448 12/13	3000 Block Even Old Hickory Tr Road LS83 12/13	14.17
Concepts In Greenery of Orlando, LLC	12/30/2013	20455	Landscape Maintenance 12/13	3,600.00
Orlando Sentinel Communications	12/31/2013	1264527	Acct # CU00110659 Legal Advertising 12/10/13	84.50
Hopping Green & Sams	12/31/2013	74054	General Legal Services 11/13	541.67
Orlando Utilities Commission	1/10/2014	Acct #0933934710 12/13	3000 Block Even Old Hickory Tr Rd LS83 12/13	69.69
Orlando Utilities Commission	1/12/2014	Acct #9433056077 12/13	2900 Block Even Old Hickory Tr Rd 12/13	10.70
			Total 001 - General Fund	6,296.51

Gramercy Farms Community Development District

Summary A/P Ledger

301 - Capital Projects Fund-Series 2011

From 12/1/2013 Through 12/31/2013

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Hopping Green & Sams	12/1/2013	CR204 Hopping Green & Sams	CR204 Series 2011	1,363.00
Hanson, Walter & Associates, Inc	12/3/2013	CR205 Hanson, Walter & Associates, Inc.	CR205 Series 2011	4,125.00
Maxcy Development Group	12/15/2013	CR208 Maxcy Development Group Holdings-Gramercy Farms, Inc.	CR208 Series 2011	6,688.26
Stantec Consulting Services, Inc.	12/20/2013	CR209 Stantec Consulting Services, Inc.	CR209 Series 2011	1,437.54
Jr. Davis Construction Co., Inc.	12/25/2013	CR207 Jr. Davis Construction Co., Inc.	CR207 Series 2011	7,263.90
Aerial Innovations, Inc.	12/31/2013	CR206 Aerial Innovations, Inc.	CR206 Series 2011	81.00
			Total 301 - Capital Projects Fund-Series 2011	20,958.70
Report Balance				27,255.21

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through December 31, 2013

Inflows:	Transfer from Series 2007 Accounts	\$ 10,766,173.30
	City of St. Cloud Project Cost Reimbursement - West Force Main	1,098,615.00
	City of St. Cloud Project Cost Reimbursement - West Potable Main	94,943.00
	Total Other Proceeds:	\$ 11,959,731.30

Interest Earnings	\$ 11.71
City of St. Cloud Reimbursement Series 2007 CR1	32,145.60
Due from General Fund	1,480.00

Total Inflows: \$ 11,993,368.61

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee 12/31/2013
09/07/11	COI	Digital Assurance Certification LLC	(\$3,000.00)	Cleared
09/07/11	COI	US Bank	(22,000.00)	Cleared
09/07/11	COI	FMS Bonds Inc.	(25,000.00)	Cleared
09/07/11	COI	Rizzetta & Company	(17,500.00)	Cleared
		Total COI:	(\$67,500.00)	
11/29/11	1	WilsonMiller, Inc.	(7,187.50)	Cleared
11/29/11	2	WilsonMiller, Inc.	(435.25)	Cleared
11/29/11	3	WilsonMiller, Inc.	(34,380.54)	Cleared
11/29/11	4	WilsonMiller, Inc.	(730.00)	Cleared
11/29/11	5	WilsonMiller, Inc.	(1,770.00)	Cleared
11/29/11	6	Maxcy Development Group, Inc.	(75,000.00)	Cleared
12/19/11	7	Maxcy Development Group, Inc.	(30,000.00)	Cleared
02/14/12	8	WilsonMiller, Inc.	(11,672.50)	Cleared
02/14/12	9	WilsonMiller, Inc.	(19,914.68)	Cleared
02/14/12	10	WilsonMiller, Inc.	(373.50)	Cleared
02/14/12	11	WilsonMiller, Inc.	(5,000.00)	Cleared
02/14/12	12	Canin Associates	(4,417.74)	Cleared
02/14/12	13	Gramercy Farms CDD	(1,150.00)	Cleared
02/14/12	14	Gramercy Farms CDD	(10,000.00)	Cleared
02/14/12	15	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/02/12	16	Aerial Innovations, Inc.	(81.00)	Cleared
03/05/12	17	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/12/12	18	Canin Associates	(4,460.79)	Cleared
03/30/12	19	WilsonMiller, Inc.	(8,844.00)	Cleared
03/30/12	20	WilsonMiller, Inc.	(15,724.88)	Cleared
03/30/12	21	WilsonMiller, Inc.	(5,513.00)	Cleared
03/30/12	22	WilsonMiller, Inc.	(715.00)	Cleared
03/30/12	23	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/30/12	24	Hopping Green & Sams	(3,843.50)	Cleared
03/30/12	25	Canin Associates	(5,300.88)	Cleared
04/06/12	26	Jr. Davis Construction Co., Inc.	(64,390.46)	Cleared
04/19/12	27	WilsonMiller, Inc.	(18,428.00)	Cleared
04/19/12	28	WilsonMiller, Inc.	(12,461.27)	Cleared
04/19/12	29	WilsonMiller, Inc.	(10,081.00)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through December 31, 2013

04/19/12	30	WilsonMiller, Inc.	(836.00)	Cleared
04/19/12	31	Canin Associates	(7,498.05)	Cleared
04/19/12	32	Hopping Green & Sams	(3,708.50)	Cleared
04/19/12	33	Aerial Innovations, Inc.	(81.00)	Cleared
04/19/12	34	Gramercy Farms CDD	(500.00)	Cleared
04/19/12	35	Gramercy Farms CDD	(340.00)	Cleared
04/26/12	36	Jr. Davis Construction Co., Inc.	(11,503.18)	Cleared
05/04/12	37	Gramercy Farms CDD	(1,500.00)	Cleared
05/04/12	38	Gramercy Farms CDD	(1,500.00)	Cleared
05/04/12	39	Gramercy Farms CDD	(1,500.00)	Cleared
05/24/12	40	Hopping Green & Sams	(164.50)	Cleared
05/24/12	41	Canin Associates	(7,012.86)	Cleared
05/24/12	42	WilsonMiller, Inc.	(5,100.00)	Cleared
05/24/12	43	WilsonMiller, Inc.	(172.50)	Cleared
05/24/12	44	WilsonMiller, Inc.	(13,021.00)	Cleared
05/24/12	45	WilsonMiller, Inc.	(11,960.18)	Cleared
05/24/12	46	Aerial Innovations, Inc.	(81.00)	Cleared
06/01/12	47	Lerner Real Estate Advisors, Inc.	(30,000.00)	Cleared
06/14/12	48	Gramercy Farms CDD	(1,670.00)	Cleared
06/14/12	49	Gramercy Farms CDD	(250.00)	Cleared
06/14/12	50	Gramercy Farms CDD	(150.00)	Cleared
06/14/12	51	Hopping Green & Sams	(799.00)	Cleared
06/14/12	52	Canin Associates	(10,264.98)	Cleared
06/22/12	53	Jr. Davis Construction Co., Inc.	(689,637.34)	Cleared
06/30/12	54	Aerial Innovations, Inc.	(81.00)	Cleared
06/30/12	55	WilsonMiller, Inc.	(9,275.47)	Cleared
06/30/12	56	WilsonMiller, Inc.	(19,082.26)	Cleared
06/30/12	57	WilsonMiller, Inc.	(104.00)	Cleared
07/10/12	58	Canin Associates	(250.79)	Cleared
07/10/12	59	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
07/10/12	60	WilsonMiller, Inc.	(124.50)	Cleared
07/10/12	61	Hopping Green & Sams	(3,391.50)	Cleared
07/10/12	62	Jr. Davis Construction Co., Inc.	(865,656.67)	Cleared
07/31/12	63	WilsonMiller, Inc.	(1,434.53)	Cleared
07/31/12	64	WilsonMiller, Inc.	(2,990.08)	Cleared
07/31/12	65	WilsonMiller, Inc.	(1,576.00)	Cleared
07/31/12	66	WilsonMiller, Inc.	(7,056.02)	Cleared
07/31/12	67	Aerial Innovations, Inc.	(81.00)	Cleared
07/31/12	68	Donald W. McIntosh Associates, Inc.	(2,295.00)	Cleared
07/31/12	69	Seminole Walls	(54,697.50)	Cleared
07/31/12	70	Jr. Davis Construction Co., Inc.	(1,284,797.34)	Cleared
07/31/12	71	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
08/20/12	72	Hopping Green & Sams	(2,409.90)	Cleared
08/20/12	73	Canin Associates	(258.40)	Cleared
08/20/12	74	WilsonMiller, Inc.	(8,255.28)	Cleared
08/20/12	75	Aerial Innovations, Inc.	(81.00)	Cleared
09/14/12	76	Gramercy Farms CDD	(27,241.25)	Cleared
08/31/12	77	WilsonMiller, Inc.	(21,459.29)	Cleared
08/31/12	78	Canin Associates	(143.17)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through December 31, 2013

08/31/12	79	Hanson, Walter & Associates, Inc.	(4,000.00)	Cleared
08/31/12	80	Faulkner Engineering Services, Inc.	(1,100.00)	Cleared
08/31/12	81	Hopping Green & Sams	(799.00)	Cleared
08/31/12	82	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
08/31/12	83	Jr. Davis Construction Co., Inc.	(535,896.96)	Cleared
10/04/12	84	Aerial Innovations, Inc.	(81.00)	Cleared
10/04/12	85	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
10/04/12	86	Rj Whidden and Associates, Inc.	(500.00)	Cleared
10/16/12	87	Aerial Innovations, Inc.	(81.00)	Cleared
10/16/12	88	Hanson, Walter & Associates, Inc.	(7,600.25)	Cleared
10/16/12	89	Hopping Green & Sams	(1,802.00)	Cleared
10/16/12	90	Jr. Davis Construction	(428,203.81)	Cleared
10/24/12	91	WilsonMiller, Inc.	(16,233.46)	Cleared
10/30/12	92	WilsonMiller, Inc.	(6,498.56)	Cleared
10/30/12	93	Rj Whidden and Associates, Inc.	(240.00)	Cleared
10/30/12	94	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
11/15/12	95	Hopping Green & Sams	(2,441.00)	Cleared
11/15/12	96	WilsonMiller, Inc.	(28,748.81)	Cleared
11/20/12	97	Hanson, Walter & Associates, Inc.	(1,000.00)	Cleared
11/21/12	98	WilsonMiller, Inc.	(4,099.50)	Cleared
11/27/12	99	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
11/29/12	100	Gramercy Farms CDD	(1,750.00)	Cleared
12/04/12	101	Jr. Davis Construction	(542,885.09)	Cleared
12/12/12	102	WilsonMiller, Inc.	(20,590.00)	Cleared
12/12/12	103	Rj Whidden and Associates, Inc.	(100.00)	Cleared
12/18/12	104	Hopping Green & Sams	(1,339.50)	Cleared
12/18/12	105	Hanson, Walter & Associates, Inc.	(1,898.80)	Cleared
12/20/12	106	Concepts In Greenery	(148,389.00)	Cleared
12/20/12	107	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
12/20/12	108	Maxcy Development Group, Inc.	(1,230.00)	Cleared
12/20/12	109	WilsonMiller, Inc.	(998.76)	Cleared
01/02/13	110	Concepts In Greenery	(10,080.00)	Cleared
01/02/13	111	Maxcy Development Group, Inc.	(160.00)	Cleared
01/02/13	112	WilsonMiller, Inc.	(378.00)	Cleared
01/03/13	113	Jr. Davis Construction	(253,213.97)	Cleared
01/23/13	114	Aerial Innovations, Inc.	(162.00)	Cleared
01/23/13	115	Hopping Green & Sams	(1,858.50)	Cleared
01/23/13	116	Concepts In Greenery	(24,336.00)	Cleared
01/23/13	117	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
01/23/13	118	Hanson, Walter & Associates, Inc.	(500.00)	Cleared
01/23/13	119	Jr. Davis Construction	(118,252.15)	Cleared
01/31/13	120	Stantec Consulting Services, Inc.	(22,946.82)	Cleared
02/13/13	121	Hanson, Walter & Associates, Inc.	(2,375.00)	Cleared
02/13/13	122	Hopping Green & Sams	(1,128.00)	Cleared
02/26/13	123	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
02/27/13	124	Stantec Consulting Services, Inc.	(16,266.01)	Cleared
03/05/13	125	Aerial Innovations, Inc.	(162.00)	Cleared
03/07/13	126	Hanson, Walter & Associates, Inc.	(2,000.00)	Cleared
03/12/13	127	Stantec Consulting Services, Inc.	(835.00)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through December 31, 2013

03/12/13	128	Jr. Davis Construction	(48,499.50)	Cleared
03/20/13	129	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
03/20/13	130	Hopping Green & Sams	(2,467.50)	Cleared
03/27/13	131	Stantec Consulting Services, Inc.	(6,721.34)	Cleared
04/03/13	132	Stantec Consulting Services, Inc.	(826.99)	Cleared
04/10/13	133	Seminole Walls, Inc.	(95,000.00)	Cleared
04/10/13	134	Johnston's Surveying, Inc.	(2,262.50)	Cleared
04/10/13	135	Aerial Innovations, Inc.	(81.00)	Cleared
04/10/13	136	Hanson, Walter & Associates, Inc.	(650.00)	Cleared
04/10/13	137	Stantec Consulting Services, Inc.	(845.34)	Cleared
4/17/2013	138	Hopping Green & Sams	(352.50)	Cleared
4/17/2013	139	Stantec Consulting Services, Inc.	(5,200.00)	Cleared
4/18/2013	140	Seminole Walls, Inc.	(80,000.00)	Cleared
4/18/2013	141	Jr. Davis Construction	(28,175.55)	Cleared
4/23/2013	142	Stantec Consulting Services, Inc.	(1,224.87)	Cleared
4/23/2013	143	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
4/30/2013	144	Aerial Innovations, Inc.	(81.00)	Cleared
4/30/2013	145	Stantec Consulting Services, Inc.	(1,614.74)	Cleared
4/30/2013	146	Hopping Green & Sams	(1,081.00)	Cleared
4/30/2013	147	Hanson, Walter & Associates, Inc.	(407.50)	Cleared
5/28/2013	148	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared
5/28/2013	149	Stantec Consulting Services, Inc.	(2,989.83)	Cleared
5/28/2013	150	Jr. Davis Construction Company, Inc.	(264,552.55)	Cleared
5/31/2013	151	Aerial Innovations, Inc.	(81.00)	Cleared
5/31/2013	152	Seminole Walls, Inc.	(59,498.50)	Cleared
5/31/2013	153	Bliss Products and Services, Inc.	(30,011.60)	Cleared
5/31/2013	154	Fun Builders, Inc.	(14,440.50)	Cleared
5/31/2013	155	Hopping Green & Sams	(1,010.50)	Cleared
5/31/2013	156	Stantec Consulting Services, Inc.	(318.50)	Cleared
6/18/2013	157	Hanson, Walter & Associates, Inc.	(1,325.00)	Cleared
6/18/2013	158	Stantec Consulting Services, Inc.	(9,775.73)	Cleared
6/26/2013	159	Stantec Consulting Services, Inc.	(2,870.90)	Cleared
6/26/2013	160	Concepts In Greenery	(24,360.00)	Cleared
6/30/2013	161	Aerial Innovations, Inc.	(81.00)	Cleared
6/30/2013	162	Bliss Products and Services, Inc.	(30,011.59)	Cleared
6/30/2013	163	Jr. Davis Construction Company, Inc.	(179,399.59)	Cleared
6/30/2013	164	Hanson, Walter & Associates, Inc.	(2,250.00)	Cleared
6/30/2013	165	Stantec Consulting Services, Inc.	(2,658.00)	Cleared
7/17/2013	166	Jr. Davis Construction Company, Inc.	(80,463.06)	Cleared
7/25/2013	167	Stantec Consulting Services, Inc.	(2,693.33)	Cleared
7/25/2013	168	Hopping Green & Sams	(211.50)	Cleared
8/5/2013	169	Jr. Davis Construction Company, Inc.	(145,528.92)	Cleared
8/5/2013	170	Concepts In Greenery	(37,983.18)	Cleared
8/5/2013	171	Aerial Innovations, Inc.	(81.00)	Cleared
8/5/2013	172	Stantec Consulting Services, Inc.	(907.17)	Cleared
8/12/2013	173	Greenberg Traurig, PA	(1,148.50)	Cleared
8/12/2013	174	Hanson, Walter & Associates, Inc.	(925.00)	Cleared
8/19/2013	175	Hopping Green & Sams	(1,410.00)	Cleared
8/19/2013	176	Stantec Consulting Services, Inc.	(5,282.56)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through December 31, 2013

9/9/2013	177	Aerial Innovations, Inc.	(81.00)	Cleared
9/9/2013	178	Stantec Consulting Services, Inc.	(1,167.85)	Cleared
9/10/2013	179	Hopping Green & Sams	(1,762.50)	Cleared
9/10/2013	180	Jr. Davis Construction Company, Inc.	(164,469.07)	Cleared
9/17/2013	181	Concepts In Greenery	(62,660.00)	Cleared
9/17/2013	182	Hanson, Walter & Associates, Inc.	(1,630.00)	Cleared
9/19/2013	183	Stantec Consulting Services, Inc.	(4,878.60)	Cleared
9/30/2013	184	Jr. Davis Construction Company, Inc.	(346,948.68)	Cleared
9/30/2013	185	Stantec Consulting Services, Inc.	(860.46)	Cleared
9/30/2013	186	Johnston's Surveying, Inc.	(3,272.50)	Cleared
10/17/2013	187	Aerial Innovations, Inc.	(81.00)	Cleared
10/17/2013	188	Fun Builders, Inc.	(16,040.50)	Cleared
9/30/2013	189	Hanson, Walter & Associates, Inc.	(13,650.00)	Cleared
9/30/2013	190	Hopping Green & Sams	(2,224.50)	Cleared
10/17/2013	191	Ron's Tractor Mowing & Hydro Ax Services, Inc.	(3,915.00)	Cleared
9/30/2013	192	Stantec Consulting Services, Inc.	(10,389.86)	Cleared
10/24/2013	193	Stantec Consulting Services, Inc.	(903.47)	Cleared
11/1/2013	194	Bliss Products and Services, Inc.	(3,434.61)	Cleared
11/13/2013	195	Jr. Davis Construction Company, Inc.	(9,484.20)	Cleared
11/13/2013	196	Greenberg Traurig, PA	(1,330.47)	Cleared
11/13/2013	197	Hopping Green & Sams	(470.00)	Cleared
11/13/2013	198	Aerial Innovations, Inc.	(81.00)	Cleared
11/21/2013	199	Hanson, Walter & Associates, Inc.	(4,992.50)	Cleared
11/21/2013	200	Stantec Consulting Services, Inc.	(6,113.49)	Cleared
12/10/2013	201	Aerial Innovations, Inc.	(81.00)	Cleared
12/10/2013	202	Stantec Consulting Services, Inc.	(9,641.20)	Cleared
12/11/2013	203	Jr. Davis Construction Company, Inc.	(2,480.41)	Cleared
12/18/2013	204	Hopping Green & Sams	(1,363.00)	AP
12/18/2013	205	Hanson, Walter & Associates, Inc.	(4,125.00)	AP
12/31/2013	206	Aerial Innovations, Inc.	(81.00)	AP
12/31/2013	207	Jr. Davis Construction Company, Inc.	(7,263.90)	AP
12/31/2013	208	Maxcy Development Group, Inc. - Gramercy Farms	(6,688.26)	AP
12/31/2013	209	Stantec Consulting Services, Inc.	(1,437.54)	AP

Total Requisitions: (\$7,773,790.39)

Non-Construction Related Disbursements:

09/07/11		Greenberg Traurig	(6,631.76)	Cleared
10/12/11		Maxcy Development Group, Inc.	(238,091.67)	Cleared
11/15/11		Greenberg Traurig	(148,334.14)	Cleared
11/15/11		Hopping Green & Sams	(33,378.91)	Cleared
11/18/11		Maxcy Development Group, Inc.	(160,655.00)	Cleared
01/31/12		Maxcy Development Group, Inc.	(64,921.47)	Cleared
03/31/12		Maxcy Development Group, Inc.	(62,000.00)	Cleared
07/31/12		Maxcy Development Group, Inc.	(66,567.00)	Cleared
10/31/12		Maxcy Development Group, Inc.	(138,169.86)	Cleared
12/17/12		Greenberg Traurig	(13,573.23)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Refunding Bonds - Series 2011

Construction/Restructuring Account Activity Through December 31, 2013

01/24/13	Maxcy Development Group, Inc.	(90,479.69)	Cleared
01/30/13	Greenberg Traurig	(3,186.75)	Cleared
01/30/13	Greenberg Traurig	(14,873.23)	Cleared
02/14/13	Reverse Jan Greenberg Traurig Pmt	14,873.23	Cleared
02/20/13	Greenberg Traurig	(8,471.67)	Cleared
03/20/13	Greenberg Traurig	(2,087.00)	Cleared
04/19/13	Greenberg Traurig	(1,037.79)	Cleared
05/15/13	Greenberg Traurig	(8,233.55)	Cleared
06/19/13	Greenberg Traurig	(925.50)	Cleared
08/27/13	Greenberg Traurig	(5,176.00)	Cleared
09/03/13	Greenberg Traurig	(6,218.23)	Cleared
09/24/13	Greenberg Traurig	(8,557.59)	Cleared
10/18/13	Greenberg Traurig	(5,343.74)	Cleared
12/02/13	Greenberg Traurig	(5,576.91)	Cleared
12/31/13	Greenberg Traurig	(2,375.63)	Cleared

Total Non-Construction Related Disbursements: (\$1,079,993.09)

Total Requisitions/Non-Construction Disbursements: (\$8,921,283.48)

Retainage: (320,687.82)

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

Total Outflows: (\$9,251,971.30)

Funds Available in Construction/Restructuring Accounts at December 31, 2013 \$ 2,741,397.31

Outstanding Contracts:

Jr. Davis Construction	(405,326.28)
Stantec Consulting Srvcs - Permits & Extension Letters	(3,025.25)
Stantec Consulting Srvcs - Single Family Subdiv St Cloud	(1,395.25)
Stantec Consulting Srvcs - LS Architectural Services	(1,053.11)
Stantec Consulting Srvcs - Wetland Monitoring/Maint	(38,600.00)
Stantec Consulting Srvcs - Traffic Impact Analysis Project	(1,055.00)
Stantec Consulting Srvcs - WA #7 Neighborhood Park	(949.23)
Canin Associates - Landscape Architectural Services	(9,000.00)
Concepts in Greenery - Irrigation/Landscaping Project	(9,151.82)

Contract Sub Total: (469,555.94)

Uncommitted Funds Available \$ 2,271,841.37

Gramercy Farms Community Development District
Notes to Unaudited Financial Statements
December 31, 2013

Balance Sheet

1. Trust statement activity has been recorded through 12/31/13.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger

3. Payment terms for landowner assessments are (a) defined in the FY13-14 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
4. Payment for Invoice 225-14-02 in the amount of \$792 was received in January 2014.