

Gramercy Farms
Community Development District

Financial Statements
(Unaudited)

December 31, 2015

Prepared by
Rizzetta & Company, Inc.
District Manager

Gramercy Farms Community Development District

Balance Sheet

As of 12/31/2015

(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	121,770	0	0	121,770	0	0
Investments	0	287,327	1,902,319	2,189,646	0	0
Accounts Receivable	3,275	2,767	0	6,042	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	290,095
Amount To Be Provided Debt Service	0	0	0	0	0	54,590,155
Fixed Assets	0	0	0	0	27,244,295	0
Total Assets	125,145	290,095	1,903,799	2,319,039	27,244,295	54,880,249
Liabilities						
Accounts Payable	14,493	0	750	15,242	0	0
Retainage Payable	0	0	0	0	0	0
Accrued Expenses Payable	600	0	0	600	0	0
Other Current Liabilities	0	0	0	0	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	54,880,249
Total Liabilities	16,573	0	750	17,322	0	54,880,249
Fund Equity & Other Credits						
Beginning Fund Balance	63,144	231,068	1,922,240	2,216,452	27,244,295	0
Net Change in Fund Balance	45,428	59,027	(19,191)	85,264	0	0
Total Fund Equity & Other Credits	108,572	290,095	1,903,050	2,301,716	27,244,295	0
Total Liabilities & Fund Equity	125,145	290,095	1,903,799	2,319,039	27,244,295	54,880,249

See Notes to Unaudited Financial Statements

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(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					
Tax Roll	74,330	74,330	74,571	241	(0.32)%
Off Roll	<u>222,579</u>	<u>222,579</u>	<u>55,640</u>	<u>(166,939)</u>	<u>75.00%</u>
Total Revenues	<u>296,909</u>	<u>296,909</u>	<u>130,211</u>	<u>(166,698)</u>	<u>56.14%</u>
Expenditures					
Legislative					
Supervisor Fees	12,000	3,000	2,000	1,000	83.33%
Financial & Administrative					
Administrative Services	4,500	1,125	1,125	0	75.00%
District Management	20,600	5,150	5,150	0	74.99%
District Engineer	5,000	1,250	947	303	81.05%
Disclosure Report	5,000	1,250	0	1,250	100.00%
Trustees Fees	11,500	10,400	10,371	29	9.81%
Assessment Roll	300	300	0	300	100.00%
Financial Consulting Services	8,600	5,900	5,900	0	31.39%
Accounting Services	10,300	2,575	2,575	0	75.00%
Auditing Services	3,900	0	0	0	100.00%
Arbitrage Rebate Calculation	1,300	325	500	(175)	61.53%
Public Officials Liability Insurance	3,656	3,656	3,250	406	11.10%
Legal Advertising	3,500	875	222	653	93.64%
Dues, Licenses & Fees	175	175	175	0	0.00%
Website Fees & Maintenance	2,100	525	525	0	75.00%
Legal Counsel					
District Counsel	12,000	3,000	1,177	1,823	90.19%
Electric Utility Services					
Utility Services	2,000	500	0	500	100.00%
Street Lights	79,200	19,800	15,806	3,994	80.04%
Water-Sewer Combination Services					
Utility Services	5,000	1,250	303	947	93.93%
Stormwater Control					
Lake/Pond Bank Maintenance	9,660	2,415	2,415	0	75.00%
Wetland Monitoring & Maintenance	5,400	1,350	0	1,350	100.00%
Other Physical Environment					
General Liability/Property Insurance	7,344	7,344	6,528	816	11.11%
Landscape Maintenance	92,500	23,125	21,695	1,430	76.54%
Field Operations	7,200	1,800	1,800	0	75.00%
Contingency					
Miscellaneous Contingency	<u>5,174</u>	<u>1,294</u>	<u>2,318</u>	<u>(1,024)</u>	<u>55.19%</u>
Total Expenditures	<u>317,909</u>	<u>98,384</u>	<u>84,783</u>	<u>13,601</u>	<u>73.33%</u>
Excess of Revenues Over (Under) Expenditures	<u>(21,000)</u>	<u>198,525</u>	<u>45,428</u>	<u>(153,097)</u>	<u>316.32%</u>
Other Financing Sources (Uses)					
Carryforward Fund Balance	21,000	21,000	0	(21,000)	100.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>219,525</u>	<u>45,428</u>	<u>(174,097)</u>	<u>0.00%</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2015 Through 12/31/2015

(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>
Fund Balance, Beginning of Period	0	0	63,144	63,144	0.00%
Fund Balance, End of Period	<u>0</u>	<u>219,525</u>	<u>108,572</u>	<u>(110,953)</u>	<u>0.00%</u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund-Series 2007

From 10/1/2015 Through 12/31/2015

(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	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>8</u>	<u>8</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>142,272</u>	<u>142,272</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>142,280</u></u>	<u><u>142,280</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 10/1/2015 Through 12/31/2015

(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%
Special Assessments				
Tax Roll	46,690	47,776	1,086	2.32%
Off Roll	0	11,242	11,242	0.00%
Total Revenues	<u>46,690</u>	<u>59,019</u>	<u>12,329</u>	<u>26.41%</u>
Expenditures				
Debt Service				
Interest	46,690	0	46,690	100.00%
Total Expenditures	<u>46,690</u>	<u>0</u>	<u>46,690</u>	<u>100.00%</u>
Excess of Revenues Over (Under) Expenditures	0	59,019	59,019	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	59,019	59,019	0.00%
Fund Balance, Beginning of Period	0	88,796	88,796	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>147,815</u></u>	<u><u>147,815</u></u>	<u><u>0.00%</u></u>

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund-Series 2007

From 10/1/2015 Through 12/31/2015

(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%
Expenditures				
Financial & Administrative				
Trustees Fees	0	13,185	(13,185)	0.00%
Total Expenditures	0	13,185	(13,185)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(13,185)	(13,185)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(13,185)	(13,185)	0.00%
Fund Balance, Beginning of Period	0	13,605	13,605	0.00%
Fund Balance, End of Period	0	420	420	0.00%

Gramercy Farms Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund-Series 2011

From 10/1/2015 Through 12/31/2015

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	5	5	0.00%
Total Revenues	0	5	5	0.00%
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	6,010	(6,010)	0.00%
Total Expenditures	0	6,010	(6,010)	0.00%
Excess of Revenues Over (Under) Expenditures	0	(6,005)	(6,005)	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	(6,005)	(6,005)	0.00%
Fund Balance, Beginning of Period	0	1,908,635	1,908,635	0.00%
Fund Balance, End of Period	0	1,902,630	1,902,630	0.00%

**Gramercy Farms Community Development District
Investment Summary
December 31, 2015**

<u>Account</u>	<u>Investment</u>	<u>Balance as of December 31, 2015</u>
US Bank Series 2007 A-1 Reserve	US Bank Money Market Account - Managed	\$ 27,625
US Bank Series 2007 A-2 Reserve	US Bank Money Market Account - Managed	13,224
US Bank Series 2007 B Reserve	US Bank Money Market Account - Managed	101,431
US Bank Series 2011 Revenue	First American Treasury Obligation Fund Class Z	88,174
US Bank Series 2011 REM Expenditure	First American Treasury Obligation Fund Class Z	56,873
	Total Debt Service Fund Investments	<u>\$ 287,327</u>
US Bank Series 2007 Construction	US Bank Money Market Account - Managed	\$ 420
US Bank Series 2011 Construction	First American Treasury Obligation Fund Class Z	1,802,033
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	99,866
	Total Capital Project Fund Investments	<u>\$ 1,902,319</u>

Gramercy Farms Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Osceola County Tax Collector	FY15-16	<u>3,274.83</u>
		Total 001 - General Fund	3,274.83

Gramercy Farms Community Development District

Summary A/R Ledger

201 - Debt Service Fund-Series 2011

From 12/1/2015 Through 12/31/2015

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
10/1/2015	Osceola County Tax Collector	FY15-16	2,104.94
11/16/2015	Iriann Martinez Romero & Anthony Gonzalez Tirado	225-16-01	662.27
		Total 201 - Debt Service Fund-Series 2011	2,767.21
Report Balance			6,042.04

Gramercy Farms Community Development District

Summary A/P Ledger

001 - General Fund

From 12/1/2015 Through 12/31/2015

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
LLS Tax Solutions Inc.	12/8/2015	000853	Arbitrage Rebate Calculation S2011 PE 09/13/15	500.00
Adam Lerner	12/14/2015	AL121415	Board of Supervisors Meeting 12/14/15	200.00
David Jae	12/14/2015	DJ121415	Board of Supervisors Meeting 12/14/15	200.00
Glenn Marvin	12/14/2015	GM121415	Board of Supervisors Meeting 12/14/15	200.00
John C. Blakley	12/14/2015	JB121415	Board of Supervisors Meeting 12/14/15	200.00
Robert R. Bishop	12/14/2015	BB121415	Board of Supervisors Meeting 12/14/15	200.00
City of St. Cloud	12/22/2015	City of St Cloud Utility Summary 12/15	City of St Cloud Utility Summary 12/15	103.25
Hopping Green & Sams	12/31/2015	85784	General Legal Services 11/15	492.89
Orlando Sentinel Communications	12/31/2015	002446962	Acct # CU00110659 Legal Advertising 12/15	98.06
S & S Prestige Worldwide, LLC	1/3/2016	178	Common Area Trash Removal 12/15	450.00
Concepts In Greenery of Orlando, LLC	1/12/2016	21188	Landscape Maintenance 12/15	6,615.00
Orlando Utilities Commission	1/12/2016	Acct #0933934710 12/15	3000 Block Even Old Hickory Tr Rd LS83 12/15	5,233.73
			Total 001 - General Fund	14,492.93

Gramercy Farms Community Development District

Summary A/P Ledger

301 - Capital Projects Fund-Series 2011

From 12/1/2015 Through 12/31/2015

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Aerial Innovations, Inc.	12/11/2015	CR308 Aerial	CR308-309 Series 2011	162.00
Hopping Green & Sams	12/11/2015	CR309 Hopping Green	CR308-309 Series 2011	<u>587.50</u>
			Total 301 - Capital Projects Fund-Series 2011	<u>749.50</u>
Report Balance				<u><u>15,242.43</u></u>

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Refunding Bonds - Series 2011**

Construction/Restructuring Account Activity Through December 31, 2015

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	\$ 16.36
	City of St. Cloud Reimbursement Series 2007 CR1	32,145.60
	Reimbursement for Certain Parcel I Engineering Plans	77,812.50
	Reversal of CR220 - Maintenance Bond to City of St Cloud	5,687.68
	Due from General Fund	1,480.00
	Total Inflows:	\$ 12,076,873.44

Outflows: Requisitions

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee 12/31/2015
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, 2015

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
08/31/12	79	Hanson, Walter & Associates, Inc.	(4,000.00)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Refunding Bonds - Series 2011**

Construction/Restructuring Account Activity Through December 31, 2015

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
03/12/13	128	Jr. Davis Construction	(48,499.50)	Cleared
03/20/13	129	Lerner Real Estate Advisors, Inc.	(15,000.00)	Cleared

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Refunding Bonds - Series 2011**

Construction/Restructuring Account Activity Through December 31, 2015

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
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

**GRAMERCY FARMS
COMMUNITY DEVELOPMENT DISTRICT
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Construction/Restructuring Account Activity Through December 31, 2015

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)	Cleared
12/18/2013	205	Hanson, Walter & Associates, Inc.	(4,125.00)	Cleared
12/31/2013	206	Aerial Innovations, Inc.	(81.00)	Cleared
12/31/2013	207	Jr. Davis Construction Company, Inc.	(7,263.90)	Cleared
12/31/2013	208	Maxcy Development Group, Inc. - Gramercy Farms	(6,688.26)	Cleared
12/31/2013	209	Stantec Consulting Services, Inc.	(1,437.54)	Cleared
1/27/2014	210	Hopping Green & Sams	(1,498.50)	Cleared
1/27/2014	211	Stantec Consulting Services, Inc.	(1,120.95)	Cleared
2/11/2014	212	Aerial Innovations, Inc.	(81.00)	Cleared
2/11/2014	213	Hanson, Walter & Associates, Inc.	(3,617.50)	Cleared
2/12/2014	214	Jr. Davis Construction Company, Inc.	(81,474.85)	Cleared
2/12/2014	215	Jr. Davis Construction Company, Inc.	(307,336.60)	Cleared
2/12/2014	216	Hanson, Walter & Associates, Inc.	(7,865.75)	Cleared
2/14/2014	217	Hopping Green & Sams	(4,027.50)	Cleared
2/25/2014	218	Stantec Consulting Services, Inc.	(892.75)	Cleared
3/11/2014	219	Stantec Consulting Services, Inc.	(1,158.08)	Cleared
3/11/2014	220	City of St. Cloud	(5,687.68)	Cleared
3/11/2014	221	City of St. Cloud	(68,526.28)	Cleared
3/18/2014	222	Hopping Green & Sams	(3,793.50)	Cleared
3/18/2014	223	Hanson, Walter & Associates, Inc.	(20,068.50)	Cleared
4/14/2014	224	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(2,330.00)	Cleared
4/14/2014	225	Hopping Green & Sams	(971.00)	Cleared
4/14/2014	226	Stantec Consulting Services, Inc.	(618.51)	Cleared
4/14/2014	227	Aerial Innovations, Inc.	(81.00)	Cleared
4/14/2014	228	Jr. Davis Construction Company, Inc.	(19,072.33)	Cleared
4/21/2014	229	Stantec Consulting Services, Inc.	(5,664.00)	Cleared

**GRAMERCY FARMS
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Construction/Restructuring Account Activity Through December 31, 2015

5/13/2014	230	Aerial Innovations, Inc.	(81.00)	Cleared
5/13/2014	231	Hopping Green & Sams	(1,397.50)	Cleared
5/13/2014	232	Stantec Consulting Services, Inc.	(5,550.30)	Cleared
6/2/2014	233	Aerial Innovations, Inc.	(81.00)	Cleared
6/2/2014	234	Hanson, Walter & Associates, Inc.	(17,200.00)	Cleared
6/2/2014	235	Stantec Consulting Services, Inc.	(87.20)	Cleared
6/17/2014	236	Hanson, Walter & Associates, Inc.	(15,356.25)	Cleared
6/17/2014	237	Hopping Green & Sams	(611.00)	Cleared
6/17/2014	238	Stantec Consulting Services, Inc.	(559.78)	Cleared
6/19/2014	239	Aerial Innovations, Inc.	(81.00)	Cleared
6/19/2014	240	Hanson, Walter & Associates, Inc.	(27,427.25)	Cleared
6/24/2014	241	Stantec Consulting Services, Inc.	(740.76)	Cleared
7/11/2014	242	Aerial Innovations, Inc.	(81.00)	Cleared
7/11/2014	243	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(3,300.00)	Cleared
7/22/2014	244	Hopping Green & Sams	(141.00)	Cleared
7/22/2014	245	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(1,400.00)	Cleared
8/1/2014	246	Stantec Consulting Services, Inc.	(530.00)	Cleared
8/1/2014	247	Aerial Innovations, Inc.	(81.00)	Cleared
8/19/2014	248	Hopping Green & Sams	(141.00)	Cleared
9/17/2014	249	Hanson, Walter & Associates, Inc.	(16,355.95)	Cleared
9/17/2014	250	Stantec Consulting Services, Inc.	(1,028.53)	Cleared
9/17/2014	251	Hopping Green & Sams	(352.50)	Cleared
9/17/2014	252	Aerial Innovations, Inc.	(81.00)	Cleared
9/30/2014	253	Aerial Innovations, Inc.	(81.00)	Cleared
9/30/2014	254	Hanson, Walter & Associates, Inc.	(10,525.55)	Cleared
9/30/2014	255	Stantec Consulting Services, Inc.	(696.32)	Cleared
9/30/2014	256	Jr. Davis Construction Company, Inc.	(6,288.45)	Cleared
9/30/2014	257	Hanson, Walter & Associates, Inc.	(2,000.00)	Cleared
9/30/2014	258	Jr. Davis Construction Co., Inc.	(6,391.57)	Cleared
9/30/2014	259	Stantec Consulting Services, Inc.	(5,400.00)	Cleared
11/4/2014	260	Concepts In Greenery	(72,907.50)	Cleared
10/28/2014	261	Stantec Consulting Services, Inc.	(1,133.83)	Cleared
10/28/2014	262	Hanson, Walter & Associates, Inc.	(2,217.50)	Cleared
11/4/2014	263	Aerial Innovations, Inc.	(81.00)	Cleared
11/4/2014	264	Celebration Landscape Design, Inc.	(2,717.50)	Cleared
11/4/2014	265	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(740.00)	Cleared
11/18/2014	266	Seminole Masonry, LLC	(56,467.13)	Cleared
11/18/2014	267	Hanson, Walter & Associates, Inc.	(2,625.00)	Cleared
11/18/2014	268	Hopping Green & Sams	(2,618.00)	Cleared
11/18/2014	269	Stantec Consulting Services, Inc.	(1,259.83)	Cleared
11/30/2014	270	Aerial Innovations, Inc.	(81.00)	Cleared
11/30/2014	271	Concepts In Greenery	(50,000.00)	Cleared
11/30/2014	272	Ron's Tractor Mowing & Hydro Ax Services, Inc.	(6,147.50)	Cleared
11/30/2014	273	Stantec Consulting Services, Inc.	(5,300.00)	Cleared
1/14/2015	274	Aerial Innovations, Inc.	(81.00)	Cleared
1/14/2015	275	Concepts In Greenery	(87,185.00)	Cleared
1/14/2015	276	Hanson, Walter & Associates, Inc.	(6,924.50)	Cleared
1/14/2015	277	Hopping Green & Sams	(512.00)	Cleared
1/14/2015	278	Stantec Consulting Services, Inc.	(732.48)	Cleared
2/10/2015	279	Aerial Innovations, Inc.	(81.00)	Cleared

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COMMUNITY DEVELOPMENT DISTRICT
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Construction/Restructuring Account Activity Through December 31, 2015

2/10/2015	280	Concepts In Greenery	(12,314.13)	Cleared
2/10/2015	281	Hanson, Walter & Associates, Inc.	(225.00)	Cleared
2/10/2015	282	Hopping Green & Sams	(1,228.00)	Cleared
2/10/2015	283	Stantec Consulting Services, Inc.	(779.75)	Cleared
3/17/2015	284	Aerial Innovations, Inc.	(81.00)	Cleared
3/17/2015	285	Hanson, Walter & Associates, Inc.	(2,187.50)	Cleared
3/17/2015	286	Maxcy Development Group Holdings-Gramercy Farms, Inc.	(2,626.00)	Cleared
3/17/2015	287	Seminole Masonry, LLC	(71,867.25)	Cleared
3/31/2015	288	Aerial Innovations, Inc.	(81.00)	Cleared
3/31/2015	289	Hopping Green & Sams	(725.50)	Cleared
3/31/2015	290	Seminole Masonry, LLC	(42,778.13)	Cleared
3/31/2015	291	Seminole Masonry, LLC	(19,012.50)	Cleared
3/31/2015	292	Stantec Consulting Services, Inc.	(5,400.00)	Cleared
5/14/2015	293	Aerial Innovations, Inc.	(81.00)	Cleared
5/14/2015	294	Concepts In Greenery	0.00	VOID
5/14/2015	295	Hopping Green & Sams	(356.50)	Cleared
6/19/2015	296	Aerial Innovations, Inc.	(81.00)	Cleared
6/19/2015	297	Hanson, Walter & Associates, Inc.	(750.00)	Cleared
7/9/2015	298	Aerial Innovations, Inc.	(81.00)	Cleared
7/9/2015	299	Hopping Green & Sams	(775.50)	Cleared
8/14/2015	300	Aerial Innovations, Inc.	(82.00)	Cleared
8/14/2015	301	Hopping Green & Sams	(94.00)	Cleared
8/14/2015	302	Seminole Masonry, LLC	(12,375.00)	Cleared
8/14/2015	303	Stantec Consulting Services, Inc.	(266.04)	Cleared
9/29/2015	304	Aerial Innovations, Inc.	(162.00)	Cleared
9/29/2015	305	Hopping Green & Sams	(940.00)	Cleared
11/20/2015	306	Concepts In Greenery	(4,485.00)	Cleared
11/20/2015	307	Hopping Green & Sams	(775.50)	Cleared
12/11/2015	308	Aerial Innovations, Inc.	(162.00)	A/P
12/11/2015	309	Hopping Green & Sams	(587.50)	A/P

Total Requisitions: (\$8,914,896.15)

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
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

**GRAMERCY FARMS
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Construction/Restructuring Account Activity Through December 31, 2015

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
02/03/14	Greenberg Traurig	(3,969.81)	Cleared
02/27/14	Greenberg Traurig	(5,703.04)	Cleared
06/04/14	Greenberg Traurig	(3,381.15)	Cleared
06/04/14	Greenberg Traurig	(3,868.19)	Cleared
06/04/14	Greenberg Traurig	(7,875.95)	Cleared
06/17/14	Greenberg Traurig	(4,589.60)	Cleared
07/24/14	Greenberg Traurig	(3,440.74)	Cleared
08/25/14	Greenberg Traurig	(17,375.02)	Cleared
09/23/14	Greenberg Traurig	(7,875.19)	Cleared
10/21/14	Greenberg Traurig	(35,791.59)	Cleared
11/21/15	Greenberg Traurig	(4,473.72)	Cleared
12/23/14	Greenberg Traurig	(1,029.07)	Cleared
02/10/15	Greenberg Traurig	(1,286.50)	Cleared
03/19/15	Greenberg Traurig	(82.50)	Cleared
03/19/15	Greenberg Traurig	(917.87)	Cleared
05/11/15	Greenberg Traurig	(112.21)	Cleared
07/27/15	Greenberg Traurig	(82.50)	Cleared

Total Non-Construction Related Disbursements: (\$1,181,847.74)

Total Requisitions/Non-Construction Disbursements: (\$10,164,243.89)

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

Total Outflows: (\$10,174,243.89)

Capital Projects Fund Balance at December 31, 2015 \$ 1,902,629.55

Outstanding Contracts:

Stantec Consulting Srvcs - Permits & Extension Letters	(3,025.25)
Stantec Consulting Srvcs - Single Family Subdiv St Cloud	(121.00)
Stantec Consulting Srvcs - LS Architectural Services	(1,053.11)
Stantec Consulting Srvcs - Wetland Monitoring/Maint	(12,000.00)
Stantec Consulting Srvcs - Traffic Impact Analysis Project	(1,055.00)
Stantec Consulting Srvcs - WA #7 Neighborhood Park	(73.03)
Canin Associates - Landscape Architectural Services	(9,000.00)
Concepts in Greenery - Irrigation/Landscaping Project	(9,151.82)
Hanson, Walter & Assoc - Land Surveying/ Civil Engineer	(500.95)
Hanson, Walter & Assoc - Phase 4	(15,857.50)

Contract Sub Total: (51,837.66)

Uncommitted Funds Available \$ 1,850,791.89

Gramercy Farms Community Development District
Notes to Unaudited Financial Statements
December 31, 2015

Balance Sheet

1. Trust statement activity has been recorded through 12/31/15.
2. See EMMA (Electronic Municipal Market Access) at <http://www.emma.msrb.org> for Municipal Disclosures and Market Data.

Summary A/R Ledger – Payment Terms

3. Payment terms for landowner assessments are (a) defined in the FY15-16 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.