

Gramercy Farms  
Community Development District

Financial Statements  
(Unaudited)

January 31, 2014

Prepared by  
Rizzetta & Company, Inc.  
District Manager

**Gramercy Farms Community Development District**

Balance Sheet

As of 1/31/2014

(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
<b>Assets</b>						
Cash In Bank	59,478	0	0	59,478	0	0
Investments	0	241,074	3,061,025	3,302,099	0	0
Accounts Receivable	9,444	0	0	9,444	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	241,074
Amount To Be Provided Debt Service	0	0	0	0	0	51,558,186
Fixed Assets	0	0	0	0	33,386,952	0
<b>Total Assets</b>	<b>69,023</b>	<b>241,074</b>	<b>3,062,505</b>	<b>3,372,602</b>	<b>33,386,952</b>	<b>51,799,261</b>
<b>Liabilities</b>						
Accounts Payable	195	0	95,659	95,854	0	0
Retainage Payable	0	0	323,851	323,851	0	0
Accrued Expenses Payable	5,453	0	0	5,453	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
<b>Total Liabilities</b>	<b>7,250</b>	<b>0</b>	<b>419,510</b>	<b>426,760</b>	<b>0</b>	<b>51,799,261</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	112,178	241,067	2,837,257	3,190,503	33,386,952	0
Net Change in Fund Balance	(50,406)	8	(194,262)	(244,660)	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>61,773</b>	<b>241,074</b>	<b>2,642,995</b>	<b>2,945,842</b>	<b>33,386,952</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>69,023</b>	<b>241,074</b>	<b>3,062,505</b>	<b>3,372,602</b>	<b>33,386,952</b>	<b>51,799,261</b>

See Notes to Unaudited Financial Statements

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2013 Through 1/31/2014

(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>
<b>Revenues</b>					
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>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	12,000	4,000	3,200	800	73.33%
Financial & Administrative					
Administrative Services	4,200	1,400	1,400	0	66.66%
District Management	20,000	6,667	6,667	0	66.66%
District Engineer	20,000	6,667	853	5,813	95.73%
Disclosure Report	5,000	1,667	0	1,667	100.00%
Trustees Fees	11,500	11,500	10,371	1,129	9.81%
Financial Consulting Services	3,600	1,200	1,200	0	66.66%
Accounting Services	10,000	3,333	3,333	0	66.66%
Arbitrage Rebate Calculation	1,300	433	650	(217)	50.00%
Public Officials Liability Insurance	11,000	11,000	10,130	870	7.90%
Legal Advertising	1,500	500	687	(187)	54.20%
Bank Fees	500	167	0	167	100.00%
Dues, Licenses & Fees	175	175	175	0	0.00%
Legal Counsel					
District Counsel	20,000	6,667	3,150	3,516	84.24%
Electric Utility Services					
Utility Services	5,000	1,667	372	1,295	92.56%
Street Lights	44,000	14,667	0	14,667	100.00%
Water-Sewer Combination Services					
Utility Services	24,000	8,000	1,970	6,030	91.79%
Stormwater Control					
Lake/Pond Bank Maintenance	8,000	2,667	2,660	7	66.75%
Wetland Monitoring & Maintenance	15,500	5,167	0	5,167	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	15,000	14,400	600	68.00%
Contingency					
Miscellaneous Contingency	10,000	3,333	150	3,183	98.50%
Total Expenditures	<u>272,675</u>	<u>106,275</u>	<u>67,830</u>	<u>38,445</u>	<u>75.12%</u>
Excess Of Revenues Over (Under) Expenditures	<u>(52,850)</u>	<u>113,550</u>	<u>(50,406)</u>	<u>(163,956)</u>	<u>4.62%</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>166,400</u>	<u>61,773</u>	<u>(104,627)</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 1/31/2014

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	8	8	0.00%
Total Revenues	0	8	8	0.00%
Excess of Revenues Over (Under) Expenditures	0	8	8	0.00%
Exc. of Rev./Other Sources Over Expend./Other Uses	0	8	8	0.00%
Fund Balance, Beginning of Period	0	184,194	184,194	0.00%
Fund Balance, End of Period	0	184,201	184,201	0.00%

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

201 - Debt Service Fund-Series 2011

From 10/1/2013 Through 1/31/2014

(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 1/31/2014

(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>0</u>	<u>0</u>	<u>0.00%</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>
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>0</u>	<u>420</u>	<u>420</u>	<u>0.00%</u>

**Gramercy Farms Community Development District**

Statement of Revenues and Expenditures

301 - Capital Projects Fund-Series 2011

From 10/1/2013 Through 1/31/2014

(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	180,966	(180,966)	0.00%
Total Expenditures	<u>0</u>	<u>194,262</u>	<u>(194,262)</u>	<u>0.00%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(194,262)</u>	<u>(194,262)</u>	<u>0.00%</u>
Exc. of Rev./Other Sources Over Expend./Other Uses	<u>0</u>	<u>(194,262)</u>	<u>(194,262)</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>2,642,575</u></u>	<u><u>2,642,575</u></u>	<u><u>0.00%</u></u>

**Gramercy Farms Community Development District**  
**Investment Summary**  
**January 31, 2014**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2014</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	137,268
US Bank Series 2011 REM Expenditure	First American Treasury Obligation Fund Class Z	56,873
	<b>Total Debt Service Fund Investments</b>	<b>\$ 241,074</b>
US Bank Series 2007 Construction	US Bank Money Market Account - Managed	\$ 420
US Bank Series 2011 Construction	First American Treasury Obligation Fund Class Z	2,858,884
US Bank Series 2011 Restructuring	First American Treasury Obligation Fund Class Z	201,721
	<b>Total Capital Project Fund Investments</b>	<b>\$ 3,061,025</b>



**Gramercy Farms Community Development District**

Summary A/R Ledger

001 - General Fund

From 1/1/2014 Through 1/31/2014

<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	5,280.00
10/23/2013	KB Home Orlando LLC	225-14-01	<u>4,164.40</u>
		Total 001 - General Fund	<u>9,444.40</u>
Report Balance			<u><u>9,444.40</u></u>

**Gramercy Farms Community Development District**

Summary A/P Ledger

001 - General Fund

From 1/1/2014 Through 1/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
City of St. Cloud	1/22/2014	Acct #00048411 01/14	2900 Block Even Old Hickory Tr Road 01/14	29.35
City of St. Cloud	1/22/2014	Acct #00048448 01/14	3000 Block Even Old Hickory Tr Road LS83 01/14	16.13
S & S Prestige Worldwide, LLC	2/6/2014	151	Common Area Trash Removal 01/14	<u>150.00</u>
			Total 001 - General Fund	195.48

**Gramercy Farms Community Development District**

Summary A/P Ledger

301 - Capital Projects Fund-Series 2011

From 1/1/2014 Through 1/31/2014

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Jr. Davis Construction Co., Inc.	1/25/2014	CR214 Jr. Davis Construction Company, Inc.	CR214 Series 2011	81,474.85
Stantec Consulting Services, Inc.	1/27/2014	CR211 Stantec Consulting Services, Inc.	CR211 Series 2011	1,120.95
Hopping Green & Sams	1/27/2014	CR210 Hopping Green & Sams	CR210 Series 2011	1,498.50
Hanson, Walter & Associates, Inc	2/4/2014	CR216 Hanson, Walter & Associates, Inc.	CR216 Series 2011	7,865.75
Aerial Innovations, Inc.	2/11/2014	CR212 Aerial Innovations of Florida	CR212 Series 2011	81.00
Hanson, Walter & Associates, Inc	2/11/2014	CR213 Hanson, Walter & Associates, Inc.	CR213 Series 2011	3,617.50
			Total 301 - Capital Projects Fund-Series 2011	95,658.55
Report Balance				95,854.03

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Refunding Bonds - Series 2011**

**Construction/Restructuring Account Activity Through January 31, 2014**

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

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

**Total Inflows: \$ 11,993,368.61**

**Outflows: Requisitions**

Requisition Date	Requisition Number	Contractor	Amount	Status with Trustee 1/31/2014
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
		<b>Total COI:</b>	<b>(\$67,500.00)</b>	
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
04/19/12	30	WilsonMiller, Inc.	(836.00)	Cleared

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Refunding Bonds - Series 2011**

**Construction/Restructuring Account Activity Through January 31, 2014**

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
08/31/12	80	Faulkner Engineering Services, Inc.	(1,100.00)	Cleared

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Refunding Bonds - Series 2011**

**Construction/Restructuring Account Activity Through January 31, 2014**

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
03/20/13	130	Hopping Green & Sams	(2,467.50)	Cleared

**GRAMERCY FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Refunding Bonds - Series 2011**

**Construction/Restructuring Account Activity Through January 31, 2014**

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
9/10/2013	180	Jr. Davis Construction Company, Inc.	(164,469.07)	Cleared

**GRAMERCY FARMS  
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**Construction/Restructuring Account Activity Through January 31, 2014**

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)	AP
1/27/2014	211	Stantec Consulting Services, Inc.	(1,120.95)	AP
2/11/2014	212	Aerial Innovations, Inc.	(81.00)	AP
2/11/2014	213	Hanson, Walter & Associates, Inc.	(3,617.50)	AP
2/12/2014	214	Jr. Davis Construction Company, Inc.	(81,474.85)	AP
2/12/2014	215	Jr. Davis Construction Company, Inc.	0.00	Pending
2/12/2014	216	Hanson, Walter & Associates, Inc.	(7,865.75)	AP

**Total Requisitions: (\$7,869,448.94)**

**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 January 31, 2014**

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: (\$9,016,942.03)**

**Retainage: (323,851.43)**

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

**Total Outflows: (\$9,350,793.46)**

**Funds Available in Construction/Restructuring Accounts at January 31, 2014 \$ 2,642,575.15**

**Outstanding Contracts:**

Jr. Davis Construction	(323,851.43)
Stantec Consulting Srvcs - Permits & Extension Letters	(3,025.25)
Stantec Consulting Srvcs - Single Family Subdiv St Cloud	(1,013.75)
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	(624.23)
Canin Associates - Landscape Architectural Services	(9,000.00)
Concepts in Greenery - Irrigation/Landscaping Project	(9,151.82)
Hanson, Walter & Assoc - Land Surveying/ Civil Engineer	(7,618.45)
Hanson, Walter & Assoc - Lot Modifications	(1,560.00)
Hanson, Walter & Assoc - Phase 3	(108,895.75)

**Contract Sub Total: (505,448.79)**

**Uncommitted Funds Available \$ 2,137,126.36**

**Gramercy Farms Community Development District**  
**Notes to Unaudited Financial Statements**  
**January 31, 2014**

**Balance Sheet**

1. Trust statement activity has been recorded through 1/31/14.
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.