



**UNIVERSITY PLACE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MANATEE COUNTY  
REGULAR BOARD MEETING  
MAY 24, 2023  
4:30 P.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

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

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

**AGENDA**  
**UNIVERSITY PLACE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Hampton Inn and Suites  
8565 Cooper Creek Blvd.  
Sarasota, Florida 34201  
**REGULAR BOARD MEETING**  
May 24, 2023  
4:30 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Public Comments
- F. Approval of Minutes
  - 1. May 3, 2023 Regular Board Meeting Minutes.....Page 2
  - 2. May 10, 2023 Workshop Board Meeting Minutes.....Page 9
- G. Presentation by Envera Systems.....Page 11
- H. Old Business
  - 1. Status on Irrigation Pump Stations, Well Pumps and Main Line, Pump Replacement
  - 2. Evaluation of Costs and Benefits of Mainline Connectors for Irrigation Pump Station Redundancy
  - 3. Update on Sidewalk Drainage – Engineer
  - 4. Update on Meeting Street Turn Around – Engineer
  - 5. Update on Stone Surround Removal and Landscaping – Kupiec
  - 6. Update on Perimeter Wall
  - 7. Update on Resident Gate Tower – Poole
  - 8. Discussion Regarding Replacement Sign for Inside Exit of the Honore Gate
  - 9. Update on Roadway Depression Remediation
  - 10. Update on Cooper Creek Median
- I. New Business
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  - 3. Workshop Items as Required
- J. Administrative Matters
  - 1. Financials.....Page 34
  - 2. Legal Report
  - 3. Engineer Report
- K. Board Members Comments
- L. Adjourn

# LOCALIQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## PROOF OF PUBLICATION

Laura Archer  
University Place Comm & Dev District c/o Special District Srv, Inc.  
2501 Burns RD # A  
Palm Beach Gardens FL 33410-5207

STATE OF FLORIDA, COUNTY OF Sarasota

The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

04/22/2023

and that the fees charged are legal.  
Sworn to and subscribed before on 04/22/2023

*Mitch Villreger*

Legal Clerk

*Kaitlyn Felty*

Notary, State of WI, County of Brown

*317127*

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## NOTICE OF BOARD MEETINGS UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the University Place Community Development District ("District") will hold a Board Meeting on May 3, 2023, at 4:30 P.M. in person in the Hampton Inn & Suites Sarasota/Lakewood Ranch, located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201.

Notice is hereby given that the Board of Supervisors ("Board") of the University Place Community Development District ("District") will hold a Board Meeting on May 24, 2023, at 4:30 P.M. in person in the Hampton Inn & Suites Sarasota/Lakewood Ranch, located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agendas for these meetings may be obtained by contacting the District Manager by email at [mkrizen@sdsinc.org](mailto:mkrizen@sdsinc.org) or by telephone at 941-223-2475. These meetings may be continued to a date, time, and place to be specified on the record at the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 561-630-4922. 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), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

University Place Community Development District  
UNIVERSITY PLACE  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLISH: SARASOTA HERALD TRIBUNE 04/22/23; #8724617

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 3, 2023**

**A. CALL TO ORDER**

The May 3, 2023, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:30 p.m. at the Hampton Inn & Suites by Hilton – Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Sarasota Herald-Tribune* on April 22, 2023, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Chairperson	Tamara Cashi	Present
Vice Chairman	William Poole	Present
Supervisor	Sarah Kupiec	Present
Supervisor	David Meyers	Present
Supervisor	Denise Broyhill	Present

Staff in attendance included the following:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	David Jackson	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Robert Dvorak	BDI Engineering

Also present were the following members of the public:

Ed and Lorraine Allen	Karen and Frank Ingrassia
Michalelene and Armand Houze	David and Vickie Francis
Ernst Ruppert	Rick Bailey
Susan Lerman	Sally Uhlman
Kathy Sitterle	Jack Vassiler
Nancy Thompson	

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. PUBLIC COMMENT**

Michalelene Houze asked about the flower basket status. It was explained that to replace/update the baskets would cost \$5,000 and the company states that there is no warranty because they are outside.

Armand Houze was concerned that the Meeting Street Turnaround was an easement and not a transfer of ownership. Mr. Houze has sign information that he will share with the Board Members so they do not need to recreate signs. Mr. Houze was also concerned about the removal of stone surrounds and the mulching issues that have occurred in the past. Mr. Houze also suggested a Kevlar fabric as a less costly option for fencing.

Vickie Francis asked why mulch was started, but not finished. It was explained that TLC had run out of mulch and had to order more. In addition, the HOA has not yet started their mulch so it might be HOA property.

Susan Lerman requested that we have a no mow zone around Pump 9. Ms. Kupiec will coordinate that with TLC.

## **F. APPROVAL OF MINUTES**

### **1. February 22, 2023, Regular Board Meeting**

The minutes of the February 22, 2023, Regular Board Meeting were presented for consideration.

David Myers should read David Meyers.

A **motion** was then made by Ms. Cashi, seconded by Ms. Broyhill and passed unanimously approving the minutes of the February 22, 2023, Regular Board Meeting, as amended.

### **2. March 15, 2023, Workshop**

The minutes of the March 15, 2023, Workshop were presented for consideration.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously approving the minutes of the March 15, 2023, Workshop, as presented.

### **3. April 12, 2023, Workshop**

The minutes of the April 12, 2023, Workshop were presented for consideration.

A **motion** was made by Mr. Poole, seconded by Ms. Broyhill and passed unanimously approving the minutes of the April 12, 2023, Workshop, as presented.

## **G. PRESENTATION BY SECURITAS**

Securitas is being considered to replace Envera for gate security. James Davis from Securitas provided an overview of the system being considered and was available to answer questions. The camera system has cellular back-up in case the internet goes out. It also has a 30-day storage. Plans include a Tek wave access with a resident reader and pedestrian gate. There is a call box touch screen for non-residents to show I.D. The processing time is typically about 10 seconds. The same key fob would work for the gate and the pool.

## **H. OLD BUSINESS**

### **1. Status of Irrigation Pump Stations, Well Pumps and Mainline Pump Replacement**

There have been numerous outages that have been repaired. Pump One had an intake pump crack due to human error. Nico Construction cracked some sprinkler heads.

There is a major problem with Pump 2 electronics. The pumps cannot automatically turn on or off. Mr. Meyers is currently manually turning them on and off daily. There is a hold up hood that needs replacement as well as Pump 1 needing automatic backwash. The total for all these repairs is \$13,262.17.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously approving the above noted repairs in the amount of \$13,262.17, as presented.

Mr. Meyers explained that replacing the pump would save the District a significant amount of money in maintenance and repairs. In order to ensure the correct pumps are ordered, there needs to be a flow study done on the pumps showing the actual flow (usage). TLC does not have the ability to complete this study with the details required. Rental of the equipment to do so, including shipping, is \$850.

A **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously authorizing the rental of equipment in the amount of \$850 for Mr. Meyers to conduct a flow rate, as presented.

### **2. Evaluation of Costs and Benefits of Mainline Connectors for Irrigation Pump Station Redundancy**

We have been unable to locate the old study. Mr. Meyers is speaking with a consultant and will have an estimate for consideration in the next few months.

### **3. Update on Sidewalk Drainage – Engineer**

Mr. Dvorak reviewed the proposal that was discussed and tabled at the last meeting. The proposal is in the amount of \$9,275 for all locations with sidewalk concerns previously noted.

A **motion** was made by Ms. Cashi, seconded by Ms. Broyhill and passed unanimously accepting the proposal from Site Masters in the amount of \$9,275 for all sidewalk drainage locations, as presented; authorizing the Chairperson to execute a contract prepared by District Counsel.

### **4. Update on Meeting Street Turn Around – Engineer**

Due to an oversight, the property was not deeded to the CDD, but an easement was granted. This needs to be corrected before we can move forward with the project. Robert Dvorak and Andrew Cohen will coordinate to get this completed. One more proposal was received in the amount of \$64,000, which is higher than the previous proposal in the amount of \$52,000.

### **5. Update on Stone Surround Removal and Landscaping – Kupiec**

The project had a previous not to exceed amount for irrigation of \$1,000. The TLC proposal came in higher at \$2,400.

A **motion** was made by Ms. Broyhill, seconded by Mr. Meyers and passed unanimously approving the TLC proposal in the amount of \$2,400 for irrigation.

## **6. Update on Perimeter Wall**

At the Workshop, some questions were adjusted and additional items were added. A discussion occurred considering having Ms. Kupiec make the changes and sending it to the HOA for an e-blast. However, the Board decided they wanted to be able to review the changes before sending it out to the residents. This will be reviewed and finalized at the next Workshop.

## **7. Update on Resident Gate Tower – Poole**

This is expected to be installed tomorrow.

## **8. Discussion Regarding Replacement Sign for Inside Exit of the Honore Gate**

The signs and new posts are here and are scheduled for installation next week.

### **I. NEW BUSINESS**

#### **1. Consider Gorilla Kleen Proposal**

A **motion** was made by Ms. Cashi, seconded by Mr. Poole and passed unanimously approving the Gorilla Kleen proposal in the amount of \$17,040 for sidewalk cleaning, as presented.

#### **2. Consider Ratification of Proposal for Roadway Depression Remediation**

Between meetings the roadway depressions created a traffic flow pattern that was unsafe for drivers. At that time, Ms. Cashi and Ms. Krizen authorized the necessary repairs in the amount of \$14,800 to Site Masters. This had been an issue for which the Board was awaiting proposals. However, due to the safety issues involved, it required immediate action. Ms. Cashi confirmed this was for both areas of depressions.

A **motion** was made by Ms. Kupiec, seconded by Mr. Meyers and passed unanimously ratifying \$14,800 for Site Masters for roadway depression remediation, as presented.

#### **3. Consider Resolution No. 2023-06 – Implementing a Security Camera Video Policy**

Resolution No. 2023-06 was presented, entitled:

### **RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING A SECURITY CAMERA VIDEO POLICY; PROVIDING FOR CONFLICTS AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

It was noted that this resolution updates the previous policy and includes all areas currently being monitored and will be more reflective of the way the images are used.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously adopting Resolution No. 2023-06, as presented.

**4. Consider Resolution No. 2023-07 – Designating the Location of the Local District Records’ Office**

Resolution No. 2023-07 was presented, entitled:

**RESOLUTION 2023-07**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE**

It was noted that the HOA had agreed to allow the Charleston pool to be the Local District Records Office.

A **motion** was made by Mr. Poole, seconded by Ms. Cashi and passed unanimously adopting Resolution No. 2023-07, as presented.

**5. Consider Resolution No. 2023-08 – Adopting a Records Retention Policy**

Resolution No. 2023-08 was presented, entitled:

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RECORDS RETENTION POLICY; PROVIDING FOR FINDINGS, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

Mr. Meyers requested that all documents remain with no expiration.

A **motion** was made by Mr. Poole, seconded by Ms. Kupiec and passed unanimously adopting Resolution No. 2023-08,

**6. Consider Resolution No. 2023-09 – Ratifying Adoption of the Revised Fiscal Year 2022/2023 Meeting Schedule**

Resolution No. 2023-09 was presented, entitled:

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE**



**ADOPTION OF THE REVISED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE.**

It was noted that this memorializes the changes made to the Workshop meetings.

A **motion** was made by Ms. Cashi, seconded by Mr. Meyers and passed unanimously adopting Resolution No. 2023-09, as presented.

**7. Workshop Items, as Required**

Cooper Creek Median - Mr. Dvorak found the documents holding the contractor responsible for ensuring all features are the same as those at the start of the project. Mr. Dvorak will share those documents with the Board, District Counsel and the HOA. This item will be added to the “task list” or Old Business for future project updates.

**J. ADMINISTRATIVE MATTERS**

**1. Financials**

The current budget and expenditures were presented for review. The proposed budget will be presented at the next meeting.

District Counsel sent correspondence advising that there would be an increase in the next fiscal years due to increased costs. The costs are still comparable with the market. Mr. Cohen explained that his firm was conservative on the increase, aware of the financial realities. The firm opted for a 5% raise instead of a 6% raise.

**2. Legal Report**

Mr. Cohen had nothing further to report. The Board was provided an opportunity for questions. There were none at this time.

**3. Engineer’s Report**

Mr. Dvorak had nothing further to report at this time.

**K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously adjourning the meeting at 6:16 p.m.

**ATTESTED BY:**

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

\_\_\_\_\_  
Chairperson/Vice-Chair

University Place CDD Workshop 5/10/23

Tami Cashi, Bill Poole, Sarah Kupiec, Denise Broyhill, David Meyers

plus Susan Lerman and Doug Pewterbaugh

Nathan Dreher from Hoover made a presentation about the Hoover pumps and the software that goes with them.

David discussed planning for the future to get our systems fully automated eventually.

Sarah spoke with Teresa at TLC regarding the mulch - they're working on it. The stones and irrigation will be done. Sarah also reminded them about the no-mow zone around pond 9. Susan has gotten good guidelines from the UF Extension about it - they recommended 6 ft., but that seems like a lot so maybe we'll try extending it to 3 feet.

Sarah also asked about getting areas re-sodded by the entrance where the hibiscus trees/plants were removed.

There is also a dead low plant in front of the gatehouse that needs to be replaced.

Susan is having Brown's and Apex give estimates for oak tree trimming for the next budget. The trees will be marked for either trimming or keeping. Do we want to coordinate? We agree this is a good idea.

David mentioned that the palms along Honore need to be trimmed.

Tami talked with Rich Lutley? At TLC about coming to future meetings. If he is going to do this, he wants us to prepare our questions for him in advance.

Denise will talk with Permacast Walls and get back to the board about 3 types of walls: pre-fab ballistic, architectural, and noise barrier.

We want to remove the No Parking signs at the entrance on Cooper Creek - they are falling over.

The flower baskets are expensive to maintain and problematic to irrigate and we agreed to discuss. We can discuss replacing them with low landscaping or nothing at all. The HOA will discuss and we can disconnect water and dismantle. Michelle can contact the vendor about ending the contract/removal after a board vote.

Susan brought drainage documents which she will give to Denise to review.

Sarah made changes to the wall survey and the link will work for re-testing.

Bill talked about the new quote from Envira who will be presenting at the public meeting on the 24th.

David is exploring with Owens Electric moving electricity on the entrance island of Honore to the farthest end of the island for better camera placement. He has specs for upgrading the 2 entrance cameras that face Cooper Creek and Honore.

David proposed building a facility to house CDD equipment. It would be between the two lakes on CDD property along Honore where the old pump station used to be. There could be drive-in

access from Honore. The building cost would be approximately \$8,000, and the cost of the entryway \$35,000 (including design, permitting, fill, and grading). He sees this as a 2-year project.

We reviewed the budget with Michelle Krizen.



# ENVERA®

NEXT GENERATION SECURITY

## Envera Systems Community Security Solutions

Upgrade Proposal for University Place



[EnveraSystems.com](http://EnveraSystems.com)

2833 Cattlemen Road, Sarasota, FL 34232  
4171 West Hillsboro Blvd, Coconut Creek, FL 33073

Senior Security Consultant:

Jeff A. Hiatt  
941-232-6624

[jhiatt@enverasystems.com](mailto:jhiatt@enverasystems.com)

LIC# FL: EF20000402, B2700191; GA: LVU40807; TX: B09432501

## ABOUT ENVERA SYSTEMS

At [Envera Systems](#), we understand the unique needs of community security. It is our mission to partner with communities and provide security through industry-leading technology and superior customer service. Having secured hundreds of gated community entrances, clubhouses, pools, and other amenities, we have the experience needed to protect the assets of homeowner associations, condominium associations, and community development districts.

We'll work with your community to tailor a security program that fits your needs and budget. Our industry-leading Central Station oversees it all, operating 24 hours a day, 365 days a year to guarantee that we're there when your community needs protection. From screening visitors, to monitoring and retrieving video, as well as managing resident databases, our security guards make it a priority to provide best-in-class service.

Envera can be your all-inclusive security provider. We handle the complete cycle of services from installation to implementation, monitoring, and servicing of equipment. It's the [Envera Difference](#).

Envera employs over 300 individuals in our Corporate and Branch Offices and provides services in Florida, Georgia, and Texas, securing hundreds of communities.

**Installation:** With our own team of installers, we make sure that every project is done professionally and in a timely manner. Our Installation Team is provided with ongoing training and held to the standards of each municipality that we work in to ensure that all systems meet the required codes. A team of installers is located in your area, including an Installation Supervisor to oversee all local projects.

**Implementation:** When you hire Envera for your security needs, our Implementation Team is there to plan what will happen prior to the system turning on. They assist in permitting, installation timelines, ordering of Internet lines, and introduction meetings for residents as needed. A team member is assigned as your main point of contact.

**Service:** If equipment needs to be serviced or replaced, Envera's Service Team can perform emergency repairs and standard maintenance. We cannot do our job effectively if your equipment is not working properly.

**Monitoring:** Envera's Central Monitoring Operations Center operates 24 hours a day, 365 days a year. Our licensed guards are provided ongoing training to prepare for any situation that may arise. Every community has certain needs and regulations that are listed as post orders for all guards to follow. Our Customer Service and Community Support Teams are also ready to assist with database management, video retrieval, incident reports, and questions from residents, property managers, or developers.

**Account Management:** Each Envera customer has an assigned Account Manager once a project is activated. An Envera Account Manager is able to assist the association with any questions, concerns, updates, and more.

## ENVERA'S SOLUTIONS

### **Virtual Gate Guard**

Enhance your traditional security guard with a patented [Envera Kiosk System](#). Envera's gate security systems consist of high-resolution digital cameras, video and audio recorders. Entry is expedited for permitted visitors through [Automatic License Plate Recognition](#) technology or [Automatic Driver's License Recognition](#) technology.

Automatic License Plate Recognition is the fastest form for visitor entry and verification. An image of each license plate is captured upon arrival at the entrance gate. If a vehicle's license plate is associated with a permitted guest in the MyEnvera database, and the guest has been manually verified one time, the gate will automatically open. Read some of the Frequently Asked Questions [here](#).

Automatic Driver's License Recognition is one of the most secure forms for visitor entry and verification. Using a simple ATM-style reader, guests insert their state-issued identification card upon arrival. An image of a driver's face and name is captured and cross-referenced with the MyEnvera database. If the guest is permitted and has been manually verified one time, the gate will automatically open. Read some of the Frequently Asked Questions [here](#).

Guests that are not in the database speak with a Virtual Guard or onsite guard for manual verification. A guard will verify with the resident that the guest would like to visit, and then grant or deny entry as instructed by the resident. The Virtual Gate Guard system records the video and audio of each transaction.

Communities can choose to interface the Virtual Gate Guard with an onsite, live guard by using Envera's [Guard Module Software](#). Onsite guards are trained on Envera's Next Generation software to verify visitors during their shift. This consolidates the community database and visitor records into one system, and all community information syncs for both onsite guards and Envera's guards.

Residents living in communities with an Envera Virtual Gate Guard have access to our [MyEnvera](#) web portal and smart-device app. MyEnvera is a resource for residents to easily update their guest list, household information, and more.

### **Access Control System**

[Access Control](#) security is the solution to help you regulate who enters an area and at what times. A robust Access Control system provides another layer of security by granting or denying access to entry gates, doors, and other protected amenities. Our database technology allows you to control who is authorized and what times they are permitted to enter an area. Access can be granted through key cards, fobs, or vehicle stickers.

Managing a resident database for Access Control no longer has to be time-consuming for property management or board members. Envera's Central Monitoring Operations Center helps maintain the community database, keeping it up-to-date and accurate. Our browser-based database technology allows updates to resident access levels from a web-enabled device. If a resident moves away, Envera will remove access from the individual to ensure that only permitted users can access the areas.

With an Envera Access Control system, coverage can be community-wide. This consolidates a community database making it easier to manage, update, and record data.

## **High-Speed Barrier Gates**

Envera Systems helps communities reduce tailgating at community entrances with [High-Speed Barrier Gates](#). These systems have faster open and close times. In addition to effectively reducing tailgating, these arms include breakaway technology. In the event an arm is hit, the arm will swing open or up. Then it is easily reset without permanent damage to the gate system. High-Speed Barrier Gates can include LED-lighting. When the arm is closed, the light is red. When the arm opens, the light turns green.

## **Passive Video Surveillance**

Our [Passive Video Surveillance](#) is a remote security solution that films and stores video footage. This system is commonly used to capture video of vehicles entering and exiting a community, while specialized license plate cameras capture the tag of each vehicle. The video can allow communities to see gate damage if it occurs, as well as help recoup any damage costs when Envera retrieves the vehicle owner information. Passive Video Surveillance can also be used in or at other areas and assets within a community.

## **Active Video Surveillance System**

Our [Active Video Surveillance](#) is always awake to give communities 24-hour video surveillance systems. Using digital cameras, audio and video recorders, and secure Internet connections, our licensed Virtual Guards can monitor your community amenities during all closed and restricted hours, with normal recording during the day (open times).

In comparison to common camera systems, this type of video surveillance is proactive rather than reactive. It is designed with high-resolution, digital cameras that are equipped with artificial intelligence. Artificial intelligence automatically differentiates between nature and a person trespassing into a closed area. This decreases the number of false alarms.

When trespassers enter the closed area, an Envera Virtual Guard is alerted at our Central Monitoring Operations Center. With one-way video and two-way audio capabilities, the Virtual Guard will voice-down to trespassers demanding they leave and recording the incident. If trespassers refuse, our virtual security guards will directly contact the local authorities. These systems stop vandalism before it happens and provide local law enforcement with a verified alarm when needed.

Envera will notify community officials of all after-hours trespassers and explain how the situation was resolved. Our Virtual Guards will also retrieve the video surveillance footage of any incidents at a community that can be used for record keeping, insurance purposes, or to submit to law enforcement.

## ADDITIONAL INFORMATION

[Envera's Online Magazine](#)

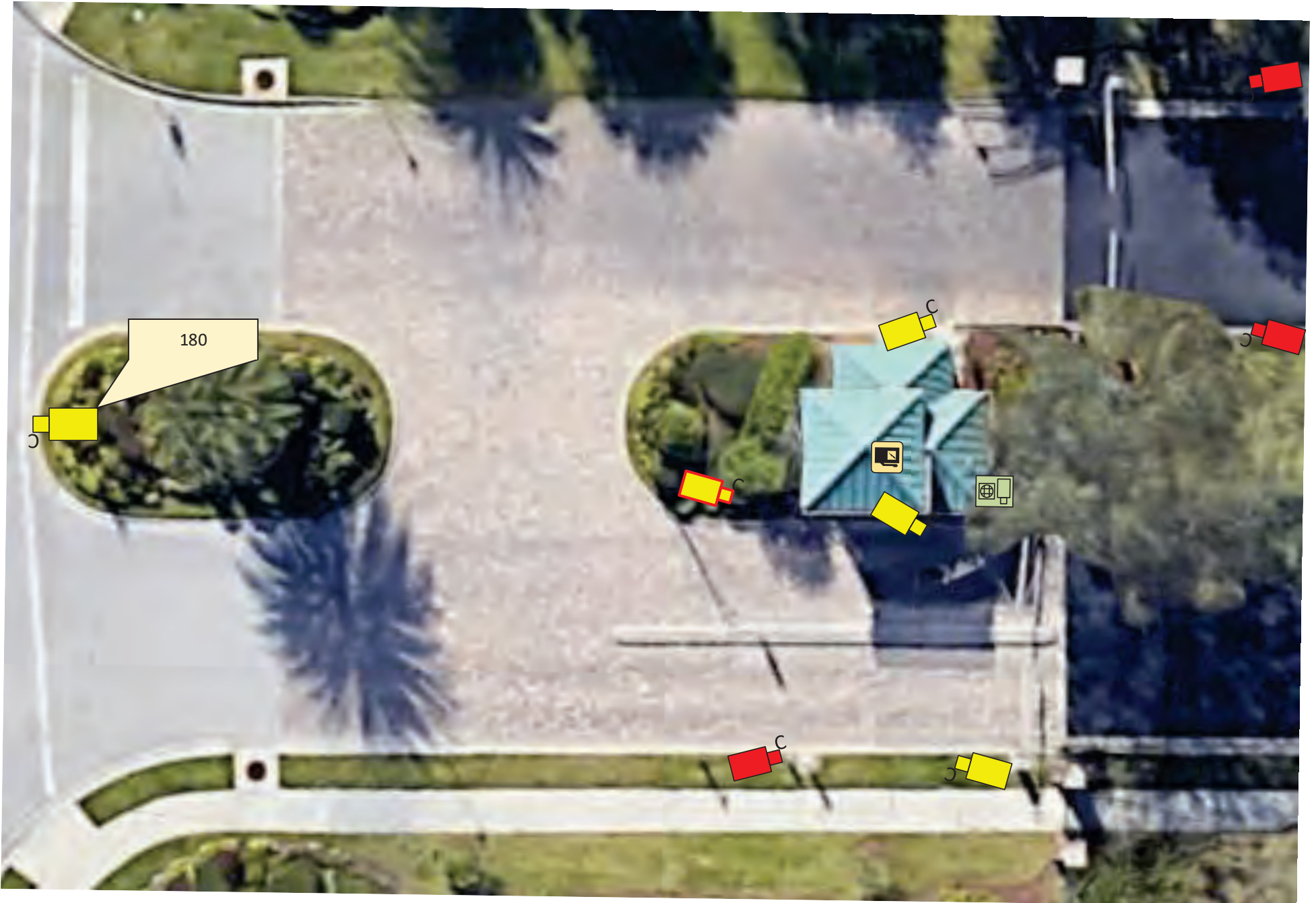
[Client Stories](#)

[Testimonials](#)

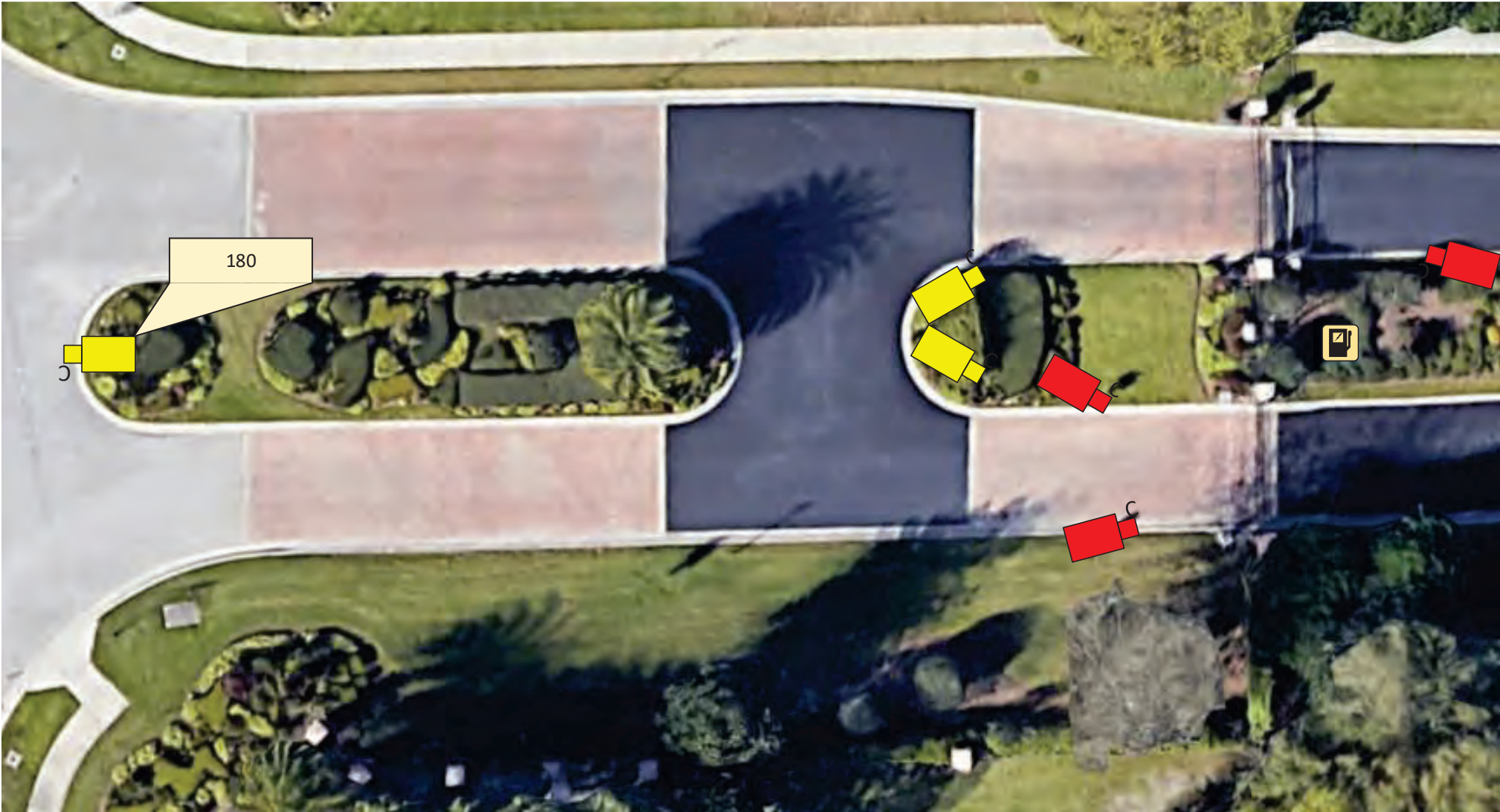
[Central Monitoring Operations Center](#)



# Cooper Creek VGG



Honore PVS







Quote #: Q-12247-1  
 Date: 5/4/2023  
 Expires On: 7/31/2023

**Envera Systems**

*Next Generation Security*  
 4171 W Hillsboro Blvd Ste 2  
 Coconut Creek, FL 33073  
 Phone: (855) 936-8372 | Email: info@enverasystems.com

**Prepared for**

University Place CDD - Bradenton  
 7805 Charleston Street  
 Bradenton, Florida 34201

SECURITY CONSULTANT	PHONE	EMAIL
Jeff Hiatt	+1 8133626011	jhiatt@enverasystems.com

Pricing requires new 3-Year Agreement.

**INSTALLATION INVESTMENT**

Copper Creek - Virtual Gate Guard Upgrade

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
3	Outdoor Bullet Camera - 5MP	
3	License Plate Camera - 2 MP	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
550	Wire	
1	Equipment Rack - (Floor)	
1	16' Aluminum 4 X 4 Pole	
30	Trenching & Backfilling	
30	Conduit	
<b>Copper Creek - Virtual Gate Guard Upgrade TOTAL:</b>		<b>\$17,736.64</b>

Cooper Creek - Add 180 Camera

QTY	PRODUCT	INSTALL INVESTMENT
1	Outdoor 180 Camera - 8MP	
1	16' Aluminum 4 X 4 Pole	
50	Bore	
1	Bore Setup	
40	Conduit	
45	Trenching & Backfilling	

QTY	PRODUCT	INSTALL INVESTMENT
100	Wire	
<b>Cooper Creek - Add 180 Camera TOTAL:</b>		\$2,914.80

Honore Gate - Upgrade Passive Video Surveillance Cameras

QTY	PRODUCT	INSTALL INVESTMENT
1	NVR iFT 16 IP Channels 10TB	
2	Outdoor Bullet Camera - 5MP	
3	License Plate Camera - 2 MP	
1	iBoot Bar	
1	Battery Backup 800VA	
1	Fortigate Router (30E)	
400	Wire	
1	Outdoor Enclosure Kit - Small SS	
<b>Honore Gate - Upgrade Passive Video Surveillance Cameras TOTAL:</b>		\$18,876.99

Honore - Add 180 Camera

QTY	PRODUCT	INSTALL INVESTMENT
1	Outdoor 180 Camera - 8MP	
1	16' Aluminum 4 X 4 Pole	
50	Bore	
1	Bore Setup	
60	Conduit	
65	Trenching & Backfilling	
100	Wire	
<b>Honore - Add 180 Camera TOTAL:</b>		\$3,038.60

50% Installation Discount

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
<b>50% Installation Discount TOTAL:</b>		\$-21,283.52

Upgrade Controllers at both Gates to Sicunet

QTY	PRODUCT	INSTALL INVESTMENT
2	Sicunet Access Control Panel - 4 Door	
1	Sicunet - Restful API	
<b>Upgrade Controllers at both Gates to Sicunet TOTAL:</b>		\$3,036.00

100% Installation Discount on Upgrade to Sicunet      Envera to retain eMerge equipment

QTY	PRODUCT	INSTALL INVESTMENT
1	Installation Discount	
<b>100% Installation Discount on Upgrade to Sicunet TOTAL:</b>		\$-3,036.00

**Installation Investment Total: \$21,283.51**

**THIRD PARTY FINANCING OPTIONS**

36 Months Financing at 3.99%
Monthly Payment: \$628.29

- Finance Options Based on Credit Approval
- \$85 Documentation Fee & First Month Required at Signing
- Eligibility subject to credit approval upon receipt of credit application to Canon Financial Services, Inc.
- Finance Application can be found at [enverasystems.com/financing](http://enverasystems.com/financing)

**MONTHLY INVESTMENT**

Cooper Creek - Virtual Gate Guard

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Envera Kiosk System (Envera-Owned) with Automated License Plate Technology	\$500.00	\$500.00
403	Per Home (Address) Monitoring - 24 Hours	\$12.40	\$4,997.20
1	Service & Maintenance Plan	\$252.80	\$252.80
<b>Cooper Creek - Virtual Gate Guard TOTAL:</b>			\$5,750.00

Cooper Creek - Add 180 Camera

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$15.01	\$15.01
<b>Cooper Creek - Add 180 Camera TOTAL:</b>			\$15.01

Honore Gate - Upgrade Passive Video Surveillance Cameras

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	\$185.72	\$185.72
2	Passive Standard Camera	\$25.00	\$50.00
3	Passive License Plate Camera	\$50.00	\$150.00
<b>Honore Gate - Upgrade Passive Video Surveillance Cameras TOTAL:</b>			\$385.72

Honore - Add 180 Camera

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Passive Standard Camera	\$25.00	\$25.00
1	Service & Maintenance Plan	\$15.01	\$15.01
<b>Honore - Add 180 Camera TOTAL:</b>			\$40.01

Honore Gate - Barrier Gates

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
4	Service & Maintenance Plan	\$60.00	\$240.00
<b>Honore Gate - Barrier Gates TOTAL:</b>			\$240.00

**Monthly Investment Total: \$6,430.74**

### SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will perform system checks of all cameras on a daily basis.
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

### TERMS & CONDITIONS

- Monthly pricing is based on 403 current homes, with a maximum of 403 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 36-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and two (2) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - \*Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test

- Envera's Implementation Team will provide a resident orientation session
- Once the system is activated and on-line, Envera will conduct a "soft opening" giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
- After the soft opening period expires, all guests will be verified before being granted entry into the community
- Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management

# WE ARE YOUR **FULL-SERVICE** SECURITY SPECIALISTS

ENVERA KIOSK SYSTEM,  
CAMERAS, SPEAKERS,  
& ACCESS READERS

INCIDENT REPORTS

VIDEO RETRIEVAL  
SERVICE

IMPLEMENTATION TEAM

CUSTOMER CARE TEAM

DEVICE CHECKS

SERVICE TECHNICIANS  
& IT SPECIALISTS

LICENSED GUARDS

24/7 CENTRAL STATION







## Envera Department Contacts

Department	Direct Phone	Team	Email/Website	When to Contact
Service	(941) 952-3719	<b>Service Support</b>	<a href="mailto:info.enverasystems.com/service">info.enverasystems.com/service</a> OR <a href="mailto:service@enverasystems.com">service@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- Order access credentials</li> <li>- Report equipment malfunction</li> <li>- Report equipment damage</li> <li>- Request system maintenance</li> </ul>
		<b>Community Support</b>	<a href="mailto:info.enverasystems.com/service">info.enverasystems.com/service</a> OR <a href="mailto:communitysupport@enverasystems.com">communitysupport@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- Request video retrieval</li> <li>- Gate/Amenity schedule changes</li> <li>- Update post orders or monitoring hours</li> </ul>
Central Monitoring Operations & Customer Service	(877) 936-8372	<b>Monitoring &amp; Customer Service</b>	<a href="mailto:customerservice@enverasystems.com">customerservice@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- Add new homeowners or tenants</li> <li>- Make resident updates</li> <li>- MyEnvera questions (www.myenvera.com)</li> <li>- Resident access troubleshooting</li> <li>- Access credential activation (eMerge questions)</li> <li>- Add a community vendor or visitor</li> </ul>
Sales	(855) 936-8372	<b>Your Local Consultant</b>	<a href="mailto:sales@enverasystems.com">sales@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- New installations</li> <li>- System add-ons</li> </ul>
Account Management		<b>Your Account Manager</b>	<a href="mailto:accountmanagement@enverasystems.com">accountmanagement@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- Account questions</li> <li>- Renewal and client agreement questions</li> <li>- Update authorized site personnel/contacts</li> </ul>
Accounting	(941) 556-0743	<b>Accounts Receivable</b>	<a href="mailto:ar@enverasystems.com">ar@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- Billing inquiries</li> </ul>
Implementation & Installation	(877) 936-8372	<b>Your Implementation Specialist</b>	<a href="mailto:implementation@enverasystems.com">implementation@enverasystems.com</a>	<ul style="list-style-type: none"> <li>- Questions prior to system turning on (onboarding process, timeline, resident/property manager training)</li> <li>- Installation questions</li> </ul>

Should you need to speak to someone **outside of standard business hours (M-F 8am-5pm EST)**, our operating center is staffed 24 hours a day, 7 days a week. You can reach them at 877-9-ENVERA (36-8372). Envera will respond to **emergency issues within 24 hours**. If you feel your call needs to be escalated, please ask for a supervisor or department manager.

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the University Place Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2023/2024 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted by the Board.

**Section 2.** A Public Hearing is hereby scheduled for August 23, 2023 at 4:30 p.m. in the \_\_\_\_\_, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 24<sup>th</sup> day of May, 2023.

**ATTEST:**

**UNIVERSITY PLACE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair / Vice Chair

University Place  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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**PROPOSED BUDGET**  
**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
Operations & Maintenance (O&M) Assessments	818,595
Debt Assessments - 2022 Refunding	290,016
Other Revenues	0
Interest Income	9,500
<b>Total Revenues</b>	<b>\$ 1,118,111</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	20,000
Payroll Taxes (Employer)	1,530
Management	36,000
Legal	20,000
Engineering	26,000
Field Operations Management	6,000
Assessment Roll	4,000
Audit Fees	6,800
Arbitrage Rebate Fee	600
Insurance	9,400
Legal Advertisements	2,000
Miscellaneous	5,000
Postage	600
Office Supplies	450
Dues & Subscriptions	925
Trustee Fee	4,865
Continuing Disclosure Fee	1,000
Website Management	1,500
Cable/Internet/Phone	7,000
Conference & Seminars	1,960
Administrative Contingency	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 156,630</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 614,163</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 770,793</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 347,318</b>
2022 Bond Refinancing Payments	(269,715)
<b>Balance</b>	<b>\$ 77,603</b>
County Appraiser & Tax Collector Fee	(33,369)
Discounts For Early Payments	(44,234)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>
Carryover from Prior Year	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>

**PROPOSED MAINTENANCE BUDGET**  
**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2023/2024 BUDGET
<b>MAINTENANCE EXPENDITURES</b>	
<b>Miscellaneous/Other Public Safety</b>	
Electricity	20,000
Security	91,300
Utility - Water & Sewer	486
Repairs & Maintenance - Gatehouse	0
Gate - Contingency/Reserve	0
Miscellaneous Maintenance	1,000
Insurance - Other Public Safety	0
<b>Landscape Maintenance</b>	
Contracts - Landscape Maintenance	84,050
Repairs & Maintenance - General Landscape	15,000
Repairs & Maintenance - Renewal & Replacement	14,000
Repairs & Maintenance - Streetlights	750
Repairs & Maintenance - Wetland	1,000
Culverts - Contingency/Reserve	3,664
Ponds - Contingency/Reserve	10,988
<b>Irrigation Services</b>	
Contracts - Irrigation	80,130
Utility - Irrigation Water	28,000
Repairs & Maintenance - Irrigation	45,000
Repairs & Maintenance - Pump Station	40,000
Irrigation - Contingency/Reserve	23,808
Payroll - Irrigation Staff	10,550
Payroll - Bonus Irrigation Staff	500
FICA Taxes - Irrigation Staff	845
Workers Comp - Irrigation	850
Insurance - Irrigation	1,808
<b>Roads &amp; Street Facilities</b>	
Repairs & Maintenance - Roads & Alleyways	5,000
Repairs & Maintenance - Street Sweeping	720
Roadways - Contingency/Reserve	101,571
Streetlights - Contingency/Reserve	1,832
<b>Common Area</b>	
Repairs & Maintenance - General Common Area	13,000
Fence/Monuments - Contingency/Reserve	18,311
Holiday Décor	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 614,163</b>

**DETAILED PROPOSED BUDGET**  
**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2022/2023 EXPENDITURE AS OF 4/30/23	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>					
Operations & Maintenance (O&M) Assessments	724,413	764,125	749,018	818,595	Expenditures Less Interest & Carryover/ 94
Debt Assessments - 2022 Refunding	310,722	290,016	276,546	290,016	Payment To Trustee/ 94
Other Revenues	0	0	1,802	0	
Interest Income	6,005	9,500	1,901	9,500	No Change From 2022/2023 Budget
<b>Total Revenues</b>	<b>\$ 1,041,140</b>	<b>\$ 1,063,641</b>	<b>\$ 1,029,267</b>	<b>\$ 1,118,111</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>					
Supervisor Fees	13,600	20,000	10,600	20,000	No Change From 2022/2023 Budget
Payroll Taxes (Employer)	1,040	1,530	811	1,530	Projected At 7.65% Of Supervisor Fees
Management	47,822	49,226	27,937	36,000	\$3,000 Per Month
Legal	13,785	5,000	16,807	20,000	\$15,000 Increase From 2022/2023 Budget
Engineering	31,048	11,000	19,363	26,000	\$15,000 Increase From 2022/2023 Budget
Field Operations Management	813	3,250	2,250	6,000	\$500 Per Month
Assessment Roll	0	0	0	4,000	As Per Contract
Audit Fees	6,500	6,500	1,000	6,800	\$300 Increase From 2022/2023 Budget
Arbitrage Rebate Fee	600	600	0	600	No Change From 2022/2023 Budget
Insurance	8,083	8,891	8,773	9,400	Insurance Estimate
Legal Advertisements	838	1,000	3,061	2,000	\$1,000 Increase From 2022/2023 Budget
Miscellaneous	3,756	5,000	4,276	5,000	No Change From 2022/2023 Budget
Postage	320	300	1,043	600	\$300 Increase From 2022/2023 Budget
Office Supplies	29	550	96	450	\$100 Decrease From 2022/2023 Budget
Dues & Subscriptions	1,704	925	491	925	No Change From 2022/2023 Budget
Trustee Fee	4,428	4,865	4,041	4,865	No Change From 2022/2023 Budget
Continuing Disclosure Fee	0	1,000	0	1,000	No Change From 2022/2023 Budget
Website Management	0	0	563	1,500	\$125 Per Month
Cable/Internet/Phone	0	0	4,276	7,000	Cable/Internet/Phone
Conference & Seminars	1,843	1,960	1,428	1,960	No Change From 2022/2023 Budget
Administrative Contingency	0	0	10,000	1,000	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 136,209</b>	<b>\$ 121,597</b>	<b>\$ 116,816</b>	<b>\$ 156,630</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 418,180</b>	<b>\$ 598,539</b>	<b>\$ 281,439</b>	<b>\$ 614,163</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 554,389</b>	<b>\$ 720,136</b>	<b>\$ 398,255</b>	<b>\$ 770,793</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 486,751</b>	<b>\$ 343,505</b>	<b>\$ 631,012</b>	<b>\$ 347,318</b>	
2022 Bond Refinancing Payments	(290,525)	(269,715)	(258,263)	(269,715)	2024 Principal & Interest Payments
<b>Balance</b>	<b>\$ 196,226</b>	<b>\$ 73,790</b>	<b>\$ 372,749</b>	<b>\$ 77,603</b>	
County Appraiser & Tax Collector Fee	(36,450)	(31,730)	(29,708)	(33,369)	Three Percent Of Total Assessment Roll
Discounts For Early Payments	(30,136)	(42,060)	(38,205)	(44,234)	Four Percent Of Total Assessment Roll
<b>Excess/ (Shortfall)</b>	<b>\$ 129,640</b>	<b>\$ -</b>	<b>\$ 304,836</b>	<b>\$ -</b>	
Carryover from Prior Year	0	0		0	Carryover From Prior Year
<b>Net Excess/ (Shortfall)</b>	<b>\$ 129,640</b>	<b>\$ -</b>	<b>\$ 304,836</b>	<b>\$ -</b>	

**DETAILED PROPOSED MAINTENANCE BUDGET**  
**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2022/2023 EXPENDITURE AS OF 4/30/23	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>MAINTENANCE EXPENDITURES</b>	<b>ACTUAL</b>	<b>BUDGET</b>			
<b>Miscellaneous/Other Public Safety</b>					
Electricity	4,425	5,000	4,157	20,000	\$15,000 Increase From 2022/2023 Budget
Security	75,204	77,704	50,136	91,300	\$7,400 Per Month & Roving Patrols
Utility - Water & Sewer	486	498	232	486	No Change From 2022/2023 Budget
Repairs & Maintenance - Gatehouse	8,178	7,500	10,423	0	Line Item Eliminated
Gate - Contingency/Reserve	16,231	7,326	2,863	0	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
Miscellaneous Maintenance	0	0	9,807	1,000	Miscellaneous Maintenance
Insurance - Other Public Safety	500	500	0	0	No Change From 2022/2023 Budget
<b>Landscape Maintenance</b>					
Contracts - Landscape Maintenance	82,080	81,600	47,600	84,050	Increased By 3% - \$6,800 Per Month As Of May 2023
Repairs & Maintenance - General Landscape	15,510	15,000	13,432	15,000	No Change From 2022/2023 Budget
Repairs & Maintenance - Renewal & Replacement	12,548	14,000	193	14,000	No Change From 2022/2023 Budget
Repairs & Maintenance - Streetlights	143	500	668	750	\$250 Increase From 2022/2023 Budget
Repairs & Maintenance - Wetland	0	1,000	0	1,000	No Change From 2022/2023 Budget
Culverts - Contingency/Reserve	0	3,664	0	3,664	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
Ponds - Contingency/Reserve	0	10,988	0	10,988	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
<b>Irrigation Services</b>					
Contracts - Irrigation	75,042	77,796	45,381	80,130	Increased By 3% - \$6,483 Per Month As Of May 2023
Utility - Irrigation Water	35,424	28,000	15,539	28,000	No Change From 2022/2023 Budget
Repairs & Maintenance - Irrigation	51,693	40,000	44,823	45,000	\$5,000 Increase From 2022/2023 Budget
Repairs & Maintenance - Pump Station	29,763	40,000	12,301	40,000	No Change From 2022/2023 Budget
Irrigation - Contingency/Reserve	0	23,808	0	23,808	Reserve Funds (\$263,788 As Of May 23) Can Be Used To Purchase 2 New Pumps
Payroll - Irrigation Staff	8,318	10,240	6,776	10,550	Increased By 3%
Payroll - Bonus Irrigation Staff	0	500	0	500	No Change From 2022/2023 Budget
FICA Taxes - Irrigation Staff	636	822	518	845	Projected At 7.65% Of Irrigation Payroll
Workers Comp - Irrigation	0	850	0	850	No Change From 2022/2023 Budget
Insurance - Irrigation	1,808	1,809	0	1,808	No Change From 2022/2023 Budget
<b>Roads &amp; Street Facilities</b>					
Repairs & Maintenance - Roads & Alleyways	14	7,500	0	5,000	\$2,500 Decrease From 2022/2023 Budget
Repairs & Maintenance - Street Sweeping	0	720	0	720	No Change From 2022/2023 Budget
Roadways - Contingency/Reserve	0	101,571	12,443	101,571	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
Streetlights - Contingency/Reserve	0	1,832	0	1,832	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
<b>Common Area</b>					
Repairs & Maintenance - General Common Area	177	18,000	4,147	13,000	\$5,000 Decrease From 2022/2023 Budget
Fence/Monuments - Contingency/Reserve	0	18,311	0	18,311	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
Holiday Décor	0	1,500	0	0	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 418,180</b>	<b>\$ 598,539</b>	<b>\$ 281,439</b>	<b>\$ 614,163</b>	



**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2	0	100	Projected Interest For 2023/2024
NAV Tax Collection	290,525	269,715	269,715	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 290,527</b>	<b>\$ 269,715</b>	<b>\$ 269,815</b>	
<b>EXPENDITURES</b>				
Principal Payments	192,100	207,700	214,900	Principal Payment Due In 2024
Interest Payments	0	57,432	52,107	Interest Payments Due In 2024
Bond Redemption	0	4,583	2,808	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 192,100</b>	<b>\$ 269,715</b>	<b>\$ 269,815</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 98,427</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2022 Bond Refunding Information**

Original Par Amount =	\$2,575,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.52%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2022		
Maturity Date =	May 2033		

Par Amount As Of 5/24/23 = \$2,175,200

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT  
RESERVES RECAP**

Assigned Reserve Fund Balances As Of 4/30/23

Operating	\$	132,636.00
Culverts	\$	47,770.00
Fence/Monuments	\$	210,403.20
Gate	\$	825.38
Irrigation System	\$	263,788.53
Ponds	\$	127,512.00
Roadways	\$	819,523.45
Streetlights	\$	15,863.99
	\$	<u>1,618,322.55</u>

Reserve Fund Balances will be adjusted on 9/30/23,  
depending on whether Fiscal Year 2022/2023 Reserve  
Budgets were utilized

## University Place Community Development District Assessment Comparison

Lot Size		Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
52	O&M Assessment	\$ 1,490.98	\$ 1,597.26
	<u>Debt Assessment</u>	<u>\$ 588.52</u>	<u>\$ 588.52</u>
	Sub-Total For Lot Size 52 (Carriage & Indigo)	\$ 2,079.50	\$ 2,185.78
	O&M Assessment	\$ 1,490.98	\$ 1,597.26
	<u>Debt Assessment</u>	<u>\$ 152.74</u>	<u>\$ 152.74</u>
	Sub-Total For Lot Size 52 (Carriage & Indigo)	\$ 1,643.72	\$ 1,750.00
65	O&M Assessment	\$ 1,863.72	\$ 1,996.57
	<u>Debt Assessment</u>	<u>\$ 753.67</u>	<u>\$ 753.67</u>
	Sub-Total For Lot Size 65 (Ashley)	\$ 2,617.39	\$ 2,750.24
	O&M Assessment	\$ 1,863.72	\$ 1,996.57
	<u>Debt Assessment</u>	<u>\$ 190.93</u>	<u>\$ 190.93</u>
	Sub-Total For Lot Size 65 #2 (Ashley)	\$ 2,054.65	\$ 2,187.50
75	O&M Assessment	\$ 2,150.45	\$ 2,303.74
	<u>Debt Assessment</u>	<u>\$ 848.85</u>	<u>\$ 848.85</u>
	Sub-Total For Lot Size 75 (Hampton)	\$ 2,999.30	\$ 3,152.59
	O&M Assessment	\$ 2,150.45	\$ 2,303.74
	<u>Debt Assessment</u>	<u>\$ 220.30</u>	<u>\$ 220.30</u>
	Sub-Total For Lot Size 75 #2 (Hampton)	\$ 2,370.75	\$ 2,524.04
80	O&M Assessment	\$ 2,293.81	\$ 2,457.32
	<u>Debt Assessment</u>	<u>\$ 905.44</u>	<u>\$ 905.44</u>
	Sub-Total For Lot Size 80 #2 (Charlestown & Magnolia)	\$ 3,199.25	\$ 3,362.76
	O&M Assessment	\$ 2,293.81	\$ 2,457.32
	<u>Debt Assessment</u>	<u>\$ 251.76</u>	<u>\$ 251.76</u>
	Sub-Total For Lot Size 80 #2 (Charlestown & Magnolia)	\$ 2,545.57	\$ 2,709.08

4% Discount for Early Payments  
3% County Tax Collector & Property Tax Fees

403 O&M Units  
394 Debt Units

6 Sixty Five Foot Lots  
Have Prepaid  
Their Debt Assessment

Community Information (O&M Units):

Fifty Two Foot Lots	125
Sixty Five Foot Lots	116
Seventy Five Foot Lots	70
<u>Eighty Foot Lots</u>	<u>92</u>
Total Units	403

3 Eighty Foot Lots  
Have Prepaid  
Their Debt Assessment

Community Information (Debt Units):

Fifty Two Foot Lots	125
Sixty Five Foot Lots	110
Seventy Five Foot Lots	70
<u>Eighty Foot Lots</u>	<u>89</u>
Total Units	394

Lots With Lower Debt Assessments

Fifty Two Foot Lots	2
Sixty Five Foot Lots	3
Seventy Five Foot Lots	1
<u>Eighty Foot Lots</u>	<u>2</u>
Total Units	8

University Place  
Community Development District

**Financial Report For  
April 2023**

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**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Apr-23	Year To Date Actual 10/1/22 - 4/30/23
<b>REVENUES</b>			
O&M Assessments	764,125	16,007	749,018
Debt Assessments	290,016	6,209	276,546
Other Revenue	0	443	1,802
Interest Income (GF)	9,500	0	1,901
<b>Total Revenues</b>	<b>\$ 1,063,641</b>	<b>\$ 22,659</b>	<b>\$ 1,029,267</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Payroll - Board of Supervisors	20,000	800	10,600
FICA Taxes	1,530	158	811
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	11,000	2,903	19,363
Management Fees	49,226	3,000	27,937
Website Fee	0	125	563
Legal Fees	5,000	0	16,807
Field Operations Management	3,250	500	2,250
Audit Fees	6,500	0	1,000
Insurance	8,891	0	8,773
Legal Advertisments	1,000	0	3,061
Miscellaneous	5,000	115	4,276
Postage and Delivery	300	49	1,043
Office Supplies	250	0	96
Printing & Binding	300	0	0
Dues, Licenses & Subscriptions	750	0	316
Annual District Filing Fee	175	0	175
Conference & Seminars	1,960	0	1,428
Trustee Fee	4,865	0	4,041
Cable/Internet/Phone	0	579	4,276
Settlement Payment	0	0	10,000
<b>Other Public Safety</b>			
Electricity	5,000	531	4,157
Security	75,204	6,267	50,136
Roving Patrols	2,500	0	0
Utility - Water & Sewer	498	35	232
R&M - Gatehouse	7,500	2,408	10,423
Gate - Contingency/Reserve	7,326	0	2,863
Miscellaneous Maintenance	0	1,988	9,807
Insurance - Other Public Safety	500	0	0

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Apr-23	Year To Date Actual 10/1/22 - 4/30/23
<b>Landscape</b>			
Contracts - Landscape Maintenance	81,600	6,800	47,600
R&M - General Landscape	15,000	96	13,432
R&M - Renewal & Replacement	14,000	0	193
R&M - Streetlights	500	0	668
R&M - Wetland	1,000	0	0
Reserve - Culverts	3,664	0	0
Reserve - Ponds	10,988	0	0
<b>Irrigation Services</b>			
Contracts - Irrigation	77,796	6,483	45,381
Utility - Irrigation Water	28,000	1,517	15,539
R&M - Irrigation	40,000	2,509	44,823
R&M - Pump Station	40,000	1,785	12,301
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,240	1,263	6,776
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	822	0	518
Workers Comp - Irrigation	850	0	0
Insurance - Irrigation	1,809	0	0
<b>Roads and Street Facilities</b>			
R&M - Roads & Alleyways	7,500	0	0
R&M - Street Sweeping	720	0	0
Roadways - Contingency/Reserve	101,571	0	12,443
Reserve - Streetlights	1,832	0	0
<b>Common Area</b>			
R&M - General Common Area	18,000	0	4,147
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,500	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 720,136</b>	<b>\$ 39,911</b>	<b>\$ 398,255</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 343,505</b>	<b>\$ (17,252)</b>	<b>\$ 631,012</b>
Bond Payments	(269,715)	(6,023)	(258,263)
<b>Balance</b>	<b>\$ 73,790</b>	<b>\$ (23,275)</b>	<b>\$ 372,749</b>
County Appraiser & Tax Collector Fee	(31,730)	(666)	(29,708)
Discounts For Early Payments	(42,060)	0	(38,205)
<b>EXCESS/SHORTFALL</b>	<b>0</b>	<b>(23,941)</b>	<b>304,836</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (23,941)</b>	<b>\$ 304,836</b>

<b>Bank Balance As Of 4/30/23*</b>	<b>\$ 2,100,752.05</b>
<b>Accounts Payable As Of 4/30/23</b>	<b>\$ 61,989.98</b>
<b>Reserves As Of 4/30/23</b>	<b>\$ 1,618,322.55</b>
<b>Other Current Liabilities As Of 4/30/23</b>	<b>\$ 8,367.89</b>
<b>Other Assets As Of 4/30/23</b>	<b>\$ -</b>
<b>Accounts Receivable As Of 4/30/23</b>	<b>\$ -</b>
<b>Available Funds As Of 4/30/23</b>	<b>\$ 412,071.63</b>

<u>Reserves As Of 4/30/23</u>	
Operating	\$ 132,636.00
Culverts	\$ 47,770.00
Fence/Monuments	\$ 210,403.20
Gate	\$ 825.38
Irrigation System	\$ 263,788.53
Ponds	\$ 127,512.00
Roadways	\$ 819,523.45
Streetlights	\$ 15,863.99
	<b>\$ 1,618,322.55</b>

\*Bank Balance includes two \$500,000 CD's

**University Place Community Development District**  
**Expenditures**  
**April 2023**

Expenditures	Date	Invoice #	Vendor	Memo	Amount
<b>01-1301 · Payroll - Board of Supervisors</b>					
	04/03/2023	PR 4/05/23			0.00
	04/17/2023	PR 4/21/23			800.00
Total 01-1301 · Payroll - Board of Supervisors					<u>800.00</u>
<b>01-1302 · Payroll - Irrigation Staff</b>					
	04/03/2023	PR 4/05/23		operations payroll (03/18/23 - 03/31/23)	1,006.25
	04/17/2023	PR 4/21/23		operations payroll (04/01/23 - 04/14/23)	256.25
Total 01-1302 · Payroll - Irrigation Staff					<u>1,262.50</u>
<b>01-1303 · FICA Taxes</b>					
	04/03/2023	PR 4/05/23		payroll taxes 04/05/23	76.98
	04/17/2023	PR 4/21/23		payroll taxes 04/21/23	80.81
Total 01-1303 · FICA Taxes					<u>157.79</u>
<b>01-1304 · Paymaster - Processing fee</b>					
	04/03/2023	PR 4/05/23		payroll processing fee 04/05/23	54.15
	04/17/2023	PR 4/21/23		payroll processing fee 04/21/23	60.75
Total 01-1304 · Paymaster - Processing fee					<u>114.90</u>
<b>01-1310 · Engineering</b>					
	04/03/2023	1061	Brietic Dvorak, Inc	Engineer Services March 2023	1,730.00
	04/21/2023	1093	Brietic Dvorak, Inc	Engineer Services April 2023	1,172.50
Total 01-1310 · Engineering					<u>2,902.50</u>
<b>01-1311 · Management Fees</b>					
	04/30/2023	2023-0444	Special District Services	Management April 2023	3,000.00
Total 01-1311 · Management Fees					<u>3,000.00</u>
<b>01-1313 · Website Fee</b>					
	04/30/2023	2023-0444	Special District Services	Website April 2023	125.00
Total 01-1313 · Website Fee					<u>125.00</u>
<b>01-1316 · Field Operations Management</b>					
	04/30/2023	2023-0444	Special District Services	Field Operations Management prorated	500.00
Total 01-1316 · Field Operations Management					<u>500.00</u>
<b>01-1513 · Postage and Delivery</b>					
	04/30/2023	2023-0444	Special District Services	FedEx March 2023	49.18
Total 01-1513 · Postage and Delivery					<u>49.18</u>
<b>01-1514 · Office Supplies</b>					
	04/30/2023	2023-0444	Special District Services	Copier March 2023	0.30
Total 01-1514 · Office Supplies					<u>0.30</u>
<b>01-1802 · Contracts-Landscape Maintenance</b>					
	04/01/2023	202324	Total Landscape Care Inc.	Monthly Landscape Maint April 2023	6,800.00
Total 01-1802 · Contracts-Landscape Maintenance					<u>6,800.00</u>
<b>01-1806 · Contracts-Irrigation</b>					
	04/01/2023	202324	Total Landscape Care Inc.	Monthly Irrigation Mgmt April 2023	6,483.00
Total 01-1806 · Contracts-Irrigation					<u>6,483.00</u>
<b>01-1808 · R&amp;M Irrigation</b>					



**University Place Community Development District**  
**Expenditures**  
**April 2023**

Date	Invoice #	Vendor	Memo	Amount
04/01/2023	15847	Total Landscape Care Irrigation Inc.	Replaced broken head at Charleston exit as reported by David Meyers	59.25
04/10/2023	15765	Total Landscape Care Irrigation Inc.	Replaced bad decoder	438.50
04/10/2023	15770	Total Landscape Care Irrigation Inc.	Replaced bad decoder	430.40
04/10/2023	15762	Total Landscape Care Irrigation Inc.	Replaced decoder and solenoid for naturetrail zone	273.29
04/10/2023	15763	Total Landscape Care Irrigation Inc.	Replaced bad decoder	509.50
04/21/2023	April2023	David P. Meyers- Reimbursement	Reimbursement for April 2023	77.35
04/25/2023	15830	Total Landscape Care Irrigation Inc.	Irrigation repairs resulting from O necoConstruction parking vehicles and	290.35
04/25/2023	15831	Total Landscape Care Irrigation Inc.	Replaced bad decoder	430.40
Total 01-1808 · R&M Irrigation				2,509.04
<b>01-1814 · Electricity</b>				
04/03/2023	10125-44514	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	0.32
04/03/2023	61184-59301	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	641.15
04/03/2023	28666-94512	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	35.18
04/03/2023	53322-87308	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	495.87
04/03/2023	85676-20409	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	524.01
04/03/2023	28184-53512	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	105.32
04/03/2023	23503-29302	FPL	For: Mar 2, 2023 to Apr 3, 2023 (32 days)	246.05
Total 01-1814 · Electricity				2,047.90
<b>01-1815 · Miscellaneous Maintenance</b>				
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	-7.48
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	-64.97
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	-139.41
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	-49.97
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	157.06
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	33.49
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	126.93
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	7.44
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	6.99
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	64.97
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	139.41
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	165.41
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	267.70
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	39.00
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	32.30
04/04/2023	4798510377190281	Bank United Credit Card	Miscellaneous Maintenance	25.11
04/11/2023	6006878	Melrose Supply & Sales	CLAMP ASSEMBLY FOR MINI SIGMAPart #700190-005396	390.06
04/21/2023	23-1387	Sarasota Gate Access	Honore gates opening and closing on their own.Troubleshoot and found code 54, wireless second ope...	245.00
04/24/2023	1492	Signature Signs and Shapes	Two Entrance Signs 24" x 1/2". Black with White lettering.	288.90
04/25/2023	Feb/Mar/April 2023	William Poole	Reconyx	16.05
04/25/2023	Feb/Mar/April 2023	William Poole	Interstate All Battery Center	74.86
04/25/2023	Feb/Mar/April 2023	William Poole	Reconyx	21.40
04/25/2023	Feb/Mar/April 2023	William Poole	Reconyx	130.05
04/25/2023	Feb/Mar/April 2023	William Poole	Home Depot	7.04
04/25/2023	Feb/Mar/April 2023	William Poole	Reconyx	10.70

**University Place Community Development District**  
**Expenditures**  
**April 2023**

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1815 · Miscellaneous Maintenance <b>01-1816 · Security</b>					1,988.04
	04/01/2023	726386	Envera Systems	Alarm Monitoring ServicesEnvera Kiosk System 05/01/2023 - 05/31/2023	<u>6,266.99</u>
Total 01-1816 · Security <b>01-1818 · Utility - Water &amp; Sewer</b>					6,266.99
	04/19/2023	188583-112606	Manatee County Utilities Department	Account #188583-112606Billing 03/14 04/19	<u>35.37</u>
Total 01-1818 · Utility - Water & Sewer <b>01-1819 · R&amp;M - Landscaping</b>					35.37
	04/02/2023	INV00403439	Plant Parents	April 2023 Horticultural Services - Exterior	<u>96.00</u>
Total 01-1819 · R&M - Landscaping <b>01-1822 · R&amp;M - Gatehouse</b>					96.00
	04/27/2023	23-1400	Sarasota Gate Access	Honore Gate Barrier arms are stuck open. Left side, exitbarrier arm at the back gate was pushed ...	245.00
	04/30/2023	2023-0444	Special District Services	Chargeback: Column Cap	<u>2,163.00</u>
Total 01-1822 · R&M - Gatehouse <b>01-1824 · R&amp;M - Pump Station</b>					2,408.00
	04/20/2023	21883	Water Equipment Technologies	Pump Static #1 Field service to dig up suction and cut out broken piece of pipe. Installed mecha...	<u>1,785.41</u>
Total 01-1824 · R&M - Pump Station <b>01-1826 · Cable / Internet / Phone</b>					1,785.41
	04/04/2023	941358-01721231085	Frontier Communications of Florida Acct#1	Local Service from 04/04/23 to 05/03/23Account Number 941-358-0172-123108-5	59.18
	04/17/2023	0045133041723	Spectrum Acct#0045133	Service from 04/17/23 through 05/16/23Account Number: 8338 12 013 0045133	226.83
	04/17/2023	0008164041723	Spectrum Acct#0008164	Service from 04/17/23 through 05/16/23Account Number: 8338 12 013 0008164	226.83
	04/28/2023	94135853401001085	Frontier Communications of Florida Acct#	Local Service from 04/28/23 to 05/27/23	<u>66.39</u>
Total 01-1826 · Cable / Internet / Phone <b>Expenditures</b>					<u>579.23</u> <b>39,911.15</b>

**University Place CDD**  
**Debt Service (Series 2022) Profit & Loss Report April 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Apr-23	Year To Date Actual 10/1/22 - 4/30/23
<b>Revenues</b>			
Interest Income	0	941	944
NAV Tax Collection	269,715	6,023	265,272
Bond Prepayments	0	0	0
<b>Total Revenues</b>	<b>\$ 269,715</b>	<b>\$ 6,964</b>	<b>\$ 266,216</b>
<b>Expenditures</b>			
Principal Payments	207,700	0	0
Interest Payments	57,432	0	30,025
Bond Redemption	4,583	0	0
<b>Total Expenditures</b>	<b>\$ 269,715</b>	<b>\$ -</b>	<b>\$ 30,025</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 6,964</b>	<b>\$ 236,191</b>

Debt Service Fund Balance As Of 9/30/22	\$ 114,819.86
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Revenue Fund Balance As Of 4/30/23	\$ 311,008.45
Reserve Fund Balance As Of 4/30/23	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 4/30/23	\$ 13,031.86
<b>Total Debt Service Fund Balance As Of 4/30/23</b>	<b>\$ 351,011.81</b>

Series 2022 Bond Balance As Of 3/31/23	\$ 2,382,900
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**UNIVERSITY PLACE CDD  
TAX COLLECTIONS  
2022-2023**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$ 1,054,141.00	\$764,125.00	\$ 290,016.00	\$764,125.00	\$ 290,016.00	
									\$ 980,351.00	\$710,636.00	\$269,715.00	\$710,636.00	\$ 269,715.00	\$ 269,715.00
1	1	Manatee County Tax Collector	11/17/22	NAV Taxes	\$ 3,196.14		\$ (92.14)	\$ (124.86)	\$ 2,979.14	\$ 2,291.96	\$ 904.18	\$ 2,136.00	\$ 843.14	\$ 843.14
2	2	Manatee County Tax Collector	11/23/22	NAV Taxes	\$ 23,940.43		\$ (689.48)	\$ (957.62)	\$ 22,293.33	\$ 17,315.88	\$ 6,624.55	\$ 16,127.60	\$ 6,165.73	\$ 6,165.73
3	3	Manatee County Tax Collector	12/02/22	NAV Taxes	\$ 243,801.94		\$ (7,021.49)	\$ (9,752.07)	\$ 227,028.38	\$ 180,121.69	\$ 63,680.25	\$ 167,729.32	\$ 59,299.06	\$ 59,299.06
4	4	Manatee County Tax Collector	12/19/22	NAV Taxes	\$ 608,111.00		\$ (17,513.60)	\$ (24,324.44)	\$ 566,272.96	\$ 437,687.84	\$ 170,423.16	\$ 407,574.92	\$ 158,698.04	\$ 158,698.04
5	5	Manatee County Tax Collector	01/23/23	NAV Taxes	\$ 91,155.24		\$ (2,740.33)	\$ (2,734.66)	\$ 85,680.25	\$ 65,915.71	\$ 25,239.53	\$ 61,932.38	\$ 23,747.87	\$ 23,747.87
6	6	Manatee County Tax Collector	02/17/23	NAV Taxes	\$ 22,397.24		\$ (658.48)	\$ (447.94)	\$ 21,290.82	\$ 16,058.39	\$ 6,338.85	\$ 15,265.07	\$ 6,025.75	\$ 6,025.75
7	7	Manatee County Tax Collector	03/17/23	NAV Taxes	\$ 18,290.71		\$ (543.24)	\$ (182.91)	\$ 17,564.56	\$ 13,636.26	\$ 4,654.45	\$ 13,094.81	\$ 4,469.75	\$ 4,469.75
8	8	Manatee County Tax Collector	04/14/23	NAV Taxes	\$ 22,215.81		\$ (666.48)		\$ 21,549.33	\$ 16,006.54	\$ 6,209.27	\$ 15,526.34	\$ 6,022.99	\$ 6,022.99
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
					\$ 1,033,108.51	\$ -	\$ (29,925.24)	\$ (38,524.50)	\$ 964,658.77	\$ 749,034.27	\$ 284,074.24	\$ 699,386.44	\$ 265,272.33	\$ 265,272.33

**Assessment Roll Total:**  
**\$1,054,143.15**

**O&M Assessment**  
**Roll Total:**  
**\$764,126.04**

**Debt Assessment**  
**Roll Total:**  
**\$290,017.11**

Note: \$1,054,141, \$764,125 and \$290,016 are 2022/2023 Budgeted assessments before discounts and fees.  
\$980,351, \$710,636 and \$269,715 are 2022/2023 Budgeted assessments after discounts and fees.

\$ 1,033,108.51	
\$ -	\$ 964,658.77
\$ (749,034.27)	\$ (699,386.44)
\$ (284,074.24)	\$ (265,272.33)
\$ -	\$ -