



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 23, 2023
4:30 P.M.**

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

www.universityplacecdd.org

561.630.4922 Telephone
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AGENDA
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn Suites – Sarasota/Lakewood Ranch
8565 Cooper Creek Boulevard
Sarasota, Florida 34201
REGULAR BOARD MEETING & PUBLIC HEARING
August 23, 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. July 19, 2023 Regular Board Meeting Minutes.....Page 2
 - 2. August 9, 2023 Workshop Board Meeting Minutes.....Page 7
- G. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-11 – Adopting Fiscal Year 2023/2024 Final Budget.....Page 9
- H. Old Business
 - 1. Update on Gates and Securitas
 - 2. Status on Irrigation Pump Stations, Well Pumps and Main Line, Pump Replacement
 - 3. Evaluation of Costs and Benefits of Mainline Connectors for Irrigation Pump Station Redundancy
 - 4. Update on Meeting Street Turn Around
 - 5. Update on Perimeter Wall
 - 6. Update on Cooper Creek Median
- I. New Business
 - 1. Consider Resolution No. 2023-12 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 19
 - 2. Workshop Items as Required
- J. Administrative Matters
 - 1. Financials.....Page 21
 - 2. Legal Report
 - 3. Engineer Report
- K. Board Members Comments
- L. Adjourn

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the University Place Community Development District will hold two public hearings and a regular meeting on August 23, 2023, at 4:30 p.m. at the Hampton Inn Suites – Sarasota/Lakewood Ranch, located at: 8565 Cooper Creek Blvd., Sarasota, Florida 34201.

The purpose of the first public hearing is to receive public comments and objections on the Fiscal Year 2023/2024 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2023/2024 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Special District Services, located at: 2501A Burns Road, Palm Beach Gardens, Florida 33410, telephone: 941-223-2475 or email at: mkrizen@sdsinc.org during regular business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to each unit/lot in the District equally. For more details, a copy of the Fiscal Year 2023/2024 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$761,293
COLLECTION COSTS @ 3%	\$24,558
EARLY PAYMENT DISCOUNT @ 4%	\$32,744
TOTAL O&M ASSESSMENT	\$818,595

	Lot Size 52 (125 Units)	Lot Size 65 (116 Units)	Lot Size 75 (70 Units)	Lot Size 80 (92 Units)
2022-2023	\$1490.98	\$1863.72	\$2150.45	\$2293.81
Proposed 2023-2024	\$1597.26	\$1996.57	\$23	\$2457.32

The Manatee County tax collector will collect the assessments for all lots. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (941) 223-2475 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Michelle Krizen
District Manager



**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 19, 2023**

A. CALL TO ORDER

The July 19, 2023, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:31 p.m. at the Braden River Branch Library located at 4915 53rd Avenue, East Bradenton, Florida..

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 June 20, 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 (who arrived at 4:35 p.m.)	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	Andrew Cohen	Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
District Engineer	Robert Dvorak	BDI Engineering

Also present were the following:

Sandra and Arnold Rahman
Armand and Michaelene Houze
John and Illiana Davis
Stuart Ullman

Ric and Shirley Romanoff
David and Vickie Francis
June Busby

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. PUBLIC COMMENT

Armand Houze responded to the wall in opposition. Mr. Houze would like an update on the Meeting Street turnaround. He also brought up the 7 Oaks landscaping, wondering why the rock was moved from one place to another if moving around the rock was an issue.

Illiana Davis thanked the Board for the 7 Oaks refurbishment.

F. APPROVAL OF MINUTES

1. May 24, 2023, Regular Board Meeting

The minutes of the May 24, 2023, Regular Board Meeting were presented for consideration.

It was noted under Update on Meeting Street Turnaround that the word “tile” should read “title” and security company decisions should read “kiosk” not “kios.”

A **motion** was then made by Ms. Cashi, seconded by Mr. Broyhill and passed unanimously approving the minutes of the May 24, 2023, Regular Board Meeting, as amended.

2. June 14, 2023, Workshop

The minutes of the June 14, 2023, Workshop were presented for consideration.

A **motion** was made by Mr. Poole, seconded by Mr. Meyers and passed unanimously approving the minutes of the June 14, 2023, Workshop, as presented.

G. OLD BUSINESS

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

Pump 4 has a new driver. There are ongoing problems with Pump 1. Mr. Meyers suspects it is a thermal problem. When it is hot the temperature drops. Mader Electric, Inc has been asked to help in diagnosing. TLC has been asked to change the schedule so that the houses affected will have rotating water.

Children playing near Pump Station 5 is a safety concern. Mr. Meyers would like to have some signs posted to make residents aware of the dangers.

A motion was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously authorizing Mr. Meyers to purchase signs to post near Pump Station 5 for a not to exceed amount of \$500.

There is a large grey box that is the remains of a lift station near Pump #5. Mr. Meyers will get quotes to have it removed.

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

Two companies were asked for estimates. They will be provided up receipt.

3. Update on Sidewalk Drainage

This has been completed.

Ms. Krizen and Mr. Dvorak shared that when the work was done some adjustments had to be made that raised the cost an additional \$1,300. An additional invoice was presented.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously approving the additional invoice in the amount of \$1,300 to Sitemasters for the additional work done on the sidewalk repairs.

4. Update on Meeting Street Turn Around

Mr. Cohen reported that he had received the executed deed and sent it for recording. Mr. Dvorak confirmed the work was scheduled to begin August 7, 2023.

5. Update on 7 Oaks Landscaping

The 7 Oaks landscaping has been completed. There is some rock remaining on Copper Creek. The Board will discuss this item at the next Workshop.

6. Update on Perimeter Wall

The results of the survey were distributed to the Board. Ms. Kupiec shared the results, noting there were 154 responses out of 403 homes. The responses were 24 depends, 42 yeses, 79 noes, and 7 undecideds. The Board will review the survey and have further discussions during the Workshop to determine the next steps.

7. Update on Resident Gate Tower

The tower has been installed. The contract with Securitas has been executed. There is an 8-10 week installation period. Envera has agreed to continue monitoring during the transition time.

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

This item has been completed.

9. Update on Roadway Depression Remediation

The roadway depression repairs have been completed. While excavating the depression, some cracks were found. This was grouted and sealed to prevent future depressions. This extra work cost an additional \$500 to the original invoice.

It was noted that Doug was applying sealant to the area. The Board has directed Ms. Krizen to e-mail Doug, advising that he should obtain Board approval before doing any additional unauthorized work, as this could affect the warranty and quality of the work done by Sitemasters.

10. Update on Cooper Creek Median

The reader board sign is on the road with a notification. The work has almost been completed. At this time the District has irrigation damages of approximately \$10,000 based on TLC estimates. The District will continue to monitor the area to ensure the County restores the area.

H. NEW BUSINESS

1. Workshop Items, as Required

Ms. Broyhill noted that the architectural guidelines were being updated. There is a potential to add irrigation comments, which would allow the HOA and CDD to take action if irrigation controls are adjusted. This will be further discussed during the Workshop.

Ms. Cashi requested a letter explaining the irrigation policy be included in the assessment notification. Ms. Krizen will confirm the timing.

Ms. Broyhill requested a tab be added to the District website allowing the community to be updated. Mr. Cohen had no objections. Ms. Krizen will reach out to the website person to connect with Ms. Broyhill.

I. ADMINISTRATIVE MATTERS

1. Financials

The financials were presented. The Board had no questions.

The South West Florida Water Management District (“SWFWMD”) permit needs to be updated. The names and addresses are not current Board Members or affiliated with the District. The Board directed Ms. Krizen to update the names and addresses to the District Engineer and District management. The permit is currently designated as “delinquent report status”. When updating names/addresses, Ms. Krizen will ask for clarification as to what is required.

Meeting Schedule - The hotels have agreed to allow Ms. Kupiec to book further in advance if the meetings were scheduled on a Monday or Tuesday. If we change meeting days for the annual meeting schedule, the CDD could book in advance, save on legal advertising and avoid advertising issues. The Board reached a consensus to move meetings to the 4th Monday of the month. The Workshops would remain on the 2nd Wednesday of the month.

The community has requested an e-blast be sent with meeting dates and a link to the agenda. Ms. Broyhill will send the e-blast approximately 1 week before Board Meetings and Workshops.

The County sent a request that the Board consider consolidating the assessments into one. The County currently bills the bond debt separately from the O&M portion. The Board was not amiable to this change.

Ms. Krizen presented a proposal for workman’s comp to cover Doug as well as the Board Members who take care of items in the District. This item will be reviewed during the Workshop.

2. Legal Report

Mr. Cohen had nothing further to report.

3. Engineer’s Report

Mr. Dvorak reported he had checked out a drainage issue on Spring Marsh and determined that it was an HOA issue not CDD one. He recommended surveying the swale. Ric Romanoff reported that the CDD had a survey done several years ago by Jack Nolton of American Engineering. Mr. Romanoff confirmed it was an HOA issue at the time of the survey. The CDD will look for the survey.

J. BOARD MEMBER COMMENTS

Ms. Cashi requested that Ms. Krizen follow up with the HOA regarding a reserve study.

Ms. Cashi requested an update on the fish grate removal. The HOA had some concerns regarding the removal due to the carp. Ms. Cashi will follow up with the HOA.

Ms. Broyhill shared that she expected 2 quotes for the tree trimming before moving forward in conjunction with the HOA.

Ms. Cashi requested an update on the Frontier bill. A Board consensus was reached noting that the bills could be sent to Ric Romanoff to see if he could confirm the bill in question. Ms. Broyhill believes the line is for the back gates.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously adjourning the meeting at 6:10 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD Workshop 8/09/23

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

Stuart Allman, David Liberman, and Susan Lerman also present

Tami went through the budget line by line. We discussed changes for the public meeting. The budget still needs to be organized more efficiently as it is very hard to follow.

David made a presentation on pump vendors and explained comparisons between them.

Meeting adjourned at 6:15.

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

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**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

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Michelle Krizen
District Manager



RESOLUTION NO. 2023-11

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

WHEREAS, the University Place Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 23rd day of August, 2023.

ATTEST:

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

University Place
Community Development District

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

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- VI RESERVES RECAP
- VII ASSESSMENT COMPARISON

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

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
Operations & Maintenance (O&M) Assessments	818,595
Debt Assessments - 2022 Refunding	290,016
Other Revenues	0
Interest Income	9,500
Total Revenues	\$ 1,118,111
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 156,630
TOTAL MAINTENANCE EXPENDITURES	\$ 614,163
TOTAL EXPENDITURES	\$ 770,793
REVENUES LESS EXPENDITURES	\$ 347,318
2022 Bond Refinancing Payments	(269,715)
Balance	\$ 77,603
County Appraiser & Tax Collector Fee	(33,369)
Discounts For Early Payments	(44,234)
Excess/ (Shortfall)	\$ -
Carryover from Prior Year	0
Net Excess/ (Shortfall)	\$ -

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

	FISCAL YEAR 2023/2024 BUDGET
MAINTENANCE EXPENDITURES	
Miscellaneous/Other Public Safety	
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
Landscape Maintenance	
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
Irrigation Services	
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
Roads & Street Facilities	
Repairs & Maintenance - Roads & Alleyways	5,000
Repairs & Maintenance - Street Sweeping	720
Roadways - Contingency/Reserve	101,571
Streetlights - Contingency/Reserve	1,832
Common Area	
Repairs & Maintenance - General Common Area	13,000
Fence/Monuments - Contingency/Reserve	18,311
Holiday Décor	0
TOTAL MAINTENANCE EXPENDITURES	\$ 614,163

DETAILED FINAL 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 7/31/23	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES					
Operations & Maintenance (O&M) Assessments	724,413	764,125	764,033	818,595	Expenditures Less Interest & Carryover/ 94
Debt Assessments - 2022 Refunding	310,722	290,016	289,994	290,016	Payment To Trustee/ 94
Other Revenues	0	0	4,820	0	
Interest Income	6,005	9,500	15,649	9,500	No Change From 2022/2023 Budget
Total Revenues	\$ 1,041,140	\$ 1,063,641	\$ 1,074,496	\$ 1,118,111	
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	13,600	20,000	15,400	20,000	No Change From 2022/2023 Budget
Payroll Taxes (Employer)	1,040	1,530	2,009	1,530	Projected At 7.65% Of Supervisor Fees
Management	47,822	49,226	36,937	36,000	\$3,000 Per Month
Legal	13,785	5,000	27,697	20,000	\$15,000 Increase From 2022/2023 Budget
Engineering	31,048	11,000	26,518	26,000	\$15,000 Increase From 2022/2023 Budget
Field Operations Management	813	3,250	3,750	6,000	\$500 Per Month
Assessment Roll	0	0	0	4,000	As Per Contract
Audit Fees	6,500	6,500	6,600	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	3,404	2,000	\$1,000 Increase From 2022/2023 Budget
Miscellaneous	3,756	5,000	3,308	5,000	No Change From 2022/2023 Budget
Postage	320	300	1,101	600	\$300 Increase From 2022/2023 Budget
Office Supplies	29	550	223	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	938	1,500	\$125 Per Month
Cable/Internet/Phone	0	0	6,720	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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 136,209	\$ 121,597	\$ 159,338	\$ 156,630	
TOTAL MAINTENANCE EXPENDITURES	\$ 418,180	\$ 598,539	\$ 444,682	\$ 614,163	
TOTAL EXPENDITURES	\$ 554,389	\$ 720,136	\$ 604,020	\$ 770,793	
REVENUES LESS EXPENDITURES	\$ 486,751	\$ 343,505	\$ 470,476	\$ 347,318	
2022 Bond Refinancing Payments	(290,525)	(269,715)	(264,005)	(269,715)	2024 Principal & Interest Payments
Balance	\$ 196,226	\$ 73,790	\$ 206,471	\$ 77,603	
County Appraiser & Tax Collector Fee	(36,450)	(31,730)	(30,553)	(33,369)	Three Percent Of Total Assessment Roll
Discounts For Early Payments	(30,136)	(42,060)	(38,525)	(44,234)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ 129,640	\$ -	\$ 137,393	\$ -	
Carryover from Prior Year	0	0		0	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ 129,640	\$ -	\$ 137,393	\$ -	

DETAILED FINAL 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 7/31/23	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
MAINTENANCE EXPENDITURES	ACTUAL	BUDGET			
Miscellaneous/Other Public Safety					
Electricity	4,425	5,000	11,942	20,000	\$15,000 Increase From 2022/2023 Budget
Security	75,204	77,704	68,937	91,300	\$7,400 Per Month & Roving Patrols
Utility - Water & Sewer	486	498	266	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	8,529	0	No Change From 22/23 Budget - Unused Funds To Be Added To Reserve
Miscellaneous Maintenance	0	0	12,839	1,000	Miscellaneous Maintenance
Insurance - Other Public Safety	500	500	0	0	No Change From 2022/2023 Budget
Landscape Maintenance					
Contracts - Landscape Maintenance	82,080	81,600	68,768	84,050	Increased By 3% - \$6,800 Per Month As Of May 2023
Repairs & Maintenance - General Landscape	15,510	15,000	13,048	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
Irrigation Services					
Contracts - Irrigation	75,042	77,796	64,830	80,130	Increased By 3% - \$6,483 Per Month As Of May 2023
Utility - Irrigation Water	35,424	28,000	15,568	28,000	No Change From 2022/2023 Budget
Repairs & Maintenance - Irrigation	51,693	40,000	65,685	45,000	\$5,000 Increase From 2022/2023 Budget
Repairs & Maintenance - Pump Station	29,763	40,000	33,365	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	9,083	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	96	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
Roads & Street Facilities					
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	56,298	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
Common Area					
Repairs & Maintenance - General Common Area	177	18,000	4,144	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	
TOTAL MAINTENANCE EXPENDITURES	\$ 418,180	\$ 598,539	\$ 444,682	\$ 614,163	

DETAILED FINAL 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
Total Revenues	\$ 290,527	\$ 269,715	\$ 269,815	
EXPENDITURES				
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
Total Expenditures	\$ 192,100	\$ 269,715	\$ 269,815	
Excess/ (Shortfall)	\$ 98,427	\$ -	\$ -	

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 7/31/23

Operating	\$	132,636.00
Culverts	\$	47,770.00
Fence/Monuments	\$	210,403.20
Gate	\$	230.38
Irrigation System	\$	263,788.53
Ponds	\$	127,512.00
Roadways	\$	819,523.45
Streetlights	\$	<u>15,863.99</u>
	\$	1,617,727.55

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 #2 (Carriage & Indigo)	\$ 1,643.72	\$ 1,750.00
65	O&M Assessment	\$ 1,863.72	\$ 1,996.57
	<u>Debt Assessment</u>	<u>\$ 735.67</u>	<u>\$ 735.67</u>
	Sub-Total For Lot Size 65 (Ashley)	\$ 2,599.39	\$ 2,732.24
	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 (Charlestown & Magnolia)	\$ 3,199.25	\$ 3,362.76
	O&M Assessment	\$ 2,293.81	\$ 2,457.32
	<u>Debt Assessment</u>	<u>\$ 234.98</u>	<u>\$ 234.98</u>
	Sub-Total For Lot Size 80 #2 (Charlestown & Magnolia)	\$ 2,528.79	\$ 2,692.30

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

OPTION B

Revenues	Fiscal Year 21/22 Actual	Fiscal Year 22/23 Budget	22/23 as of 6/23	23/24 HiWater	23/24 Proposed
Operations/Maintenance Assessments	724,413	764,125	761,909	818,595	
Debt Assessments 2022 Refunding	310722	290,016	282,634	290,016	
Other Revenues	0	0	3,186		
Interst Income	6,005	9,500	9,220	9,500	9,500
Total Revenues		1,063,641	1,055,494	1,118,111	

Administrative Exp

Supervisor Fees	13600	20,000	14,400	20,000	20000
Payroll Taxes	1040	1,530	1,933	1,530	1530
Management	47822	49,226	33,937	36,000	36000
Field Operations Mgmt	813	3,250	3,250	6,000	6000
Assesment Role	0	0	0	4,000	4000
Continuing Disclosure Fee	0	1,000	0	1,000	1000
Website Mgmt	0	0	813	1,500	1500
Legal	13785	5000	26,381	20,000	7500
Engineering	31048	11000	22,663	26,000	11000
Audit Fees	6500	6,500	3,500	6,800	6800
Argitrage Rebate Fee	600	600	0	600	600
Insurance	8083	8,891	8,773	9,400	9400
Legal Advertisements	838	1,000	3,253	2,000	1000
Miscellaneous	3756	5,000	4,953	5,000	5000
Postage	320	300	1,092	600	600
Office Supplies	29	550	202	450	400
Dues & Subscriptions	1704	925	316	925	500
Trustee Fee	4428	4,865	4,041	4,865	4865
Cable/internet/phone	0	0	5,214	7,000	7000
Conferences & Seminars	1843	1,960	1,428	1,960	1960
Administrative Contingency	0	0	10,953	1,000	1000
Total Administrative Exp	136209	121,597	147,102	156,630	127655

Maintenance Expenditures

Miscellaneous/Other Public Safety

Electricity	4425	5000	9,329	20,000	13000
Security	75204	77704	62,670	91,300	75600

Utility - Water Sewer	486	498	266	486	486
Repairs Maint Gatehouse	8178	7500	10,423	0	5000
Gates-Reserve	16231	7326	8,529	0	7326
Miscellaneous Maintenance	0	0	12,072	1000	1000

Landscape Maintenance

Contracts Landscape Maint	82080	81600	61,872	84,050	84050
Repairs & Maintenance General Lanscape	15510	15000	13,048	15,000	10000
Repairs & Maintenance Renewal & Replacement	12548	14000	194	14,000	2500
Repairs & Maint Streetlights	143	500	668	750	500
Repairs & Maint Wetlands	0	1000	0	1,000	500
Culverts Contingency/Reserve	0	3664	0	3,664	3664
Ponds Contingency/Reserve	0	10988	0	10,988	10988

Irrigation Services

Contracts - Irrigarion	75042	77796	58,347	80,130	80130
Utility Irrigation Water	35424	28000	15,568	28,000	24000
Repairs Maintence Irrigation	51693	40000	47,133	45,000	40000
Repairs Maintence Pumpstation	29763	40000	24,537	40,000	35000
Irrigation Contingency/Reserve	0	23808	0	23,808	23,808
Payroll Irrigation Staff	8318	10240	8,758	10,550	10233
Payroll Bonus Irrigation Staff	0	500	0	500	500
FICA Taxes Irrigation Staff	636	822	71	845	845
Workers Comp Irrigation	0	850	0	850	850
Insurance Irrigation/Supervisors	1808	1809	0	1,808	0

Roads & Street Facilities

Repairs & Maint Roads/Alleyways/Sidewalks	14	7500	0	5,000	20000
Repairs & Maint Street Sweeping	0	720	0	720	720
Roadways Contingency/Reserve	0	101571	56,298	101,571	101571
Streetlights Contingency/Reserve	0	1832	0	1,832	1832

Common Areas

Repairs & Maint General Common Area	177	18000	4,144	13,000	13000
Fence/Monuments Contingency/Reserve	0	18311	0	18,311	18311
Holiday Décor	0	1500	0	0	1000

Total Maintenance Expenditures			537,758	614,163	586414
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RESOLUTION NO. 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the University Place Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT, MANTEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 23rd day of August, 2023.

ATTEST:

**ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEARS 2023/2024 REGULAR MEETING SCHEDULES**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the University Place Community Development District will hold Regular Meetings in _____ located at _____ at 4:30 p.m. on the following dates:

**October 23, 2024
November 27, 2024
January 22, 2024
February 26, 2024
March 25, 2024
April 22, 2024
June 25, 2024
July 22, 2024
August 26, 2024
September 23, 2024**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

www.universityplacecdd.org

PUBLISH: SARASOTA HERALD TRIBUNE 00/00/2023

University Place
Community Development District

**Financial Report For
July 2023**

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

	Annual Budget 10/1/22 - 9/30/23	Actual Jul-23	Year To Date Actual 10/1/22 - 7/31/23
REVENUES			
O&M Assessments	764,125	0	764,033
Debt Assessments	290,016	0	289,994
Other Revenue	0	275	4,820
Interest Income	9,500	2,340	15,649
Total Revenues	\$ 1,063,641	\$ 2,615	\$ 1,074,496
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	1,000	15,400
FICA Taxes	1,530	77	2,009
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	11,000	0	26,518
Management Fees	49,226	3,000	36,937
Website Fee	0	125	938
Legal Fees	5,000	0	27,697
Field Operations Management	3,250	500	3,750
Audit Fees	6,500	1,100	6,600
Insurance	8,891	0	8,773
Legal Advertisements	1,000	0	3,404
Miscellaneous	5,000	0	4,953
Postage and Delivery	300	8	1,101
Office Supplies	250	22	223
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	950	6,720
Settlement Payment	0	0	10,000
Paymaster - Processing fee	0	115	836
Bank Service Charges	0	0	57
Reconciliation Discrepancies	0	0	-3,838
Water Management & Drain	0	0	1,300
Other Public Safety			
Electricity	5,000	2,613	11,942
Security	75,204	6,267	68,937
Roving Patrols	2,500	0	0
Utility - Water & Sewer	498	0	266
R&M - Gatehouse	7,500	0	10,423
Gate - Contingency/Reserve	7,326	0	8,529
Miscellaneous Maintenance	0	757	12,839
Insurance - Other Public Safety	500	0	0

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

	Annual Budget 10/1/22 - 9/30/23	Actual Jul-23	Year To Date Actual 10/1/22 - 7/31/23
Landscape			
Contracts - Landscape Maintenance	81,600	6,896	68,768
R&M - General Landscape	15,000	0	13,048
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
Irrigation Services			
Contracts - Irrigation	77,796	6,483	64,830
Utility - Irrigation Water	28,000	0	15,568
R&M - Irrigation	40,000	1,665	65,685
R&M - Pump Station	40,000	199	33,365
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,240	325	9,083
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	822	23	96
Workers Comp - Irrigation	850	0	0
Insurance - Irrigation	1,809	0	0
Roads and Street Facilities			
R&M - Roads & Alleyways	7,500	0	0
R&M - Street Sweeping	720	0	0
Roadways - Contingency/Reserve	101,571	0	56,298
Reserve - Streetlights	1,832	0	0
Common Area			
R&M - General Common Area	18,000	0	4,144
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,500	0	0
TOTAL EXPENDITURES	\$ 720,136	\$ 32,125	\$ 604,020
REVENUES LESS EXPENDITURES	\$ 343,505	\$ (29,510)	\$ 470,476
Bond Payments	(269,715)	-	(264,005)
Balance	\$ 73,790	\$ (29,510)	\$ 206,471
County Appraiser & Tax Collector Fee	(31,730)	0	(30,553)
Discounts For Early Payments	(42,060)	0	(38,525)
EXCESS/SHORTFALL	0	(29,510)	137,393
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (29,510)	\$ 137,393

Bank Balance As Of 7/31/23*	\$ 1,912,116.93
Accounts Payable As Of 7/31/23	\$ 50,548.90
Reserves As Of 7/31/23	\$ 1,617,727.55
Other Current Liabilities As Of 7/31/23	\$ -
Other Assets As Of 7/31/23	\$ -
Accounts Receivable As Of 7/31/23	\$ 443.39
Available Funds As Of 7/31/23	\$ 244,283.87

<u>Reserves As Of 7/31/23</u>	
Operating	\$ 132,636.00
Culverts	\$ 47,770.00
Fence/Monuments	\$ 210,403.20
Gate	\$ 230.38
Irrigation System	\$ 263,788.53
Ponds	\$ 127,512.00
Roadways	\$ 819,523.45
Streetlights	\$ 15,863.99
	\$ 1,617,727.55

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

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

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1301 · Payroll - Board of Supervisors					
	07/24/2023	PR 07/28/23		Supervisor payroll meeting 7/19/23	1,000.00
Total 01-1301 · Payroll - Board of Supervisors					<u>1,000.00</u>
01-1302 · Payroll - Irrigation Staff					
	07/10/2023	PR 07/14/23		operations payroll (06/24/23 - 07/07/23)	325.00
	07/24/2023	PR 07/28/23		Supervisor payroll meeting 7/19/23	0.00
Total 01-1302 · Payroll - Irrigation Staff					<u>325.00</u>
01-1303 · FICA Taxes					
	07/10/2023	PR 07/14/23			0.00
	07/24/2023	PR 07/28/23		Supervisor payroll taxes 7/28/23	76.50
Total 01-1303 · FICA Taxes					<u>76.50</u>
01-1304 · Paymaster - Processing fee					
	07/10/2023	PR 07/14/23		payroll processing fee 07/14/23	54.15
	07/24/2023	PR 07/28/23		payroll processing fee 07/28/23	60.75
Total 01-1304 · Paymaster - Processing fee					<u>114.90</u>
01-1311 · Management Fees					
	07/31/2023	2023-0784	Special District Services	Management July 2023	3,000.00
Total 01-1311 · Management Fees					<u>3,000.00</u>
01-1313 · Website Fee					
	07/31/2023	2023-0784	Special District Services	Website July 2023	125.00
Total 01-1313 · Website Fee					<u>125.00</u>
01-1316 · Field Operations Management					
	07/31/2023	2023-0784	Special District Services	Field Operations Management prorated	500.00
Total 01-1316 · Field Operations Management					<u>500.00</u>
01-1320 · Audit Fees					
	07/03/2023	24514	Grau & Associates	Final Audit Pmt FY 21/22	1,100.00
Total 01-1320 · Audit Fees					<u>1,100.00</u>
01-1333 · FICA Taxes - Irrigation Srvc					
	07/10/2023	PR 07/14/23		payroll taxes - irriation 07/14/23	24.86
	07/24/2023	PR 07/28/23		Supervisor payroll meeting 7/19/23	0.00
Total 01-1333 · FICA Taxes - Irrigation Srvc					<u>24.86</u>
01-1513 · Postage and Delivery					
	07/31/2023	2023-0784	Special District Services	Postage June 2023	8.34
Total 01-1513 · Postage and Delivery					<u>8.34</u>
01-1514 · Office Supplies					
	07/31/2023	2023-0784	Special District Services	Copier June 2023	13.50
	07/31/2023	2023-0784	Special District Services	Meeting Books June 2023	8.00
Total 01-1514 · Office Supplies					<u>21.50</u>

University Place Community Development District
Expenditures
July 2023

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1802 · Contracts-Landscape Maintenance					
	07/01/2023	202327	Total Landscape Care Inc.	Monthly Landscape Maint July 2023	6,800.00
	07/02/2023	INV00417455	Plant Parents	July 2023 Horticultural Services - Exterior	96.00
Total 01-1802 · Contracts-Landscape Maintenance					<u>6,896.00</u>
01-1806 · Contracts-Irrigation					
	07/01/2023	202327	Total Landscape Care Inc.	Monthly Irrigation Mgmt- July 2023	6,483.00
Total 01-1806 · Contracts-Irrigation					<u>6,483.00</u>
01-1808 · R&M Irrigation					
	07/14/2023	16058	Total Landscape Care Irrigation Inc.	Replaced bad decoder	438.50
	07/19/2023	16097	Total Landscape Care Irrigation Inc.	Repair broken head at the Cooper Creek entrance	40.60
	07/19/2023	16105	Total Landscape Care Irrigation Inc.	Relocate common area Charleston controller 7/18/23	81.00
	07/27/2023	16122	Total Landscape Care Irrigation Inc.	Replaced bad decoder	438.50
	07/27/2023	16125	Total Landscape Care Irrigation Inc.	Troubleshoot connection issue with the Tabbystone controller	148.50
	07/31/2023	16151	Total Landscape Care Irrigation Inc.	Repair broken irrigation on Cooper Creek 7/27/23	79.25
	07/31/2023	16150	Total Landscape Care Irrigation Inc.	Replaced bad decoder	438.50
Total 01-1808 · R&M Irrigation					<u>1,664.85</u>
01-1814 · Electricity					
	07/03/2023	53322-87308	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	369.19
	07/03/2023	85676-20409	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	206.48
	07/03/2023	10125-44514	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	28.01
	07/03/2023	23503-29302	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	1,048.10
	07/03/2023	28666-94512	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	142.79
	07/03/2023	61184-59301	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	443.50
	07/03/2023	80884-58453	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	78.76
	07/03/2023	28184-53512	FPL	For: Jun 1, 2023 to Jul 3, 2023 (32 days)	296.07
Total 01-1814 · Electricity					<u>2,612.90</u>
01-1815 · Miscellaneous Maintenance					
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	10.00
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	7.85
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	27.94
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	49.98
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	37.99
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	8.73
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	2.37
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	106.62
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	36.97
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	15.99
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	446.93
	07/05/2023	4798 5103 7719 0281	Bank United Credit Card	Miscellaneous Maintenance	5.78
Total 01-1815 · Miscellaneous Maintenance					<u>757.15</u>

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

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
01-1816 · Security					
	07/03/2023	729608	Envera Systems	Virtual Gate Guard Monitoring 08/01/2023 - 08/31/2023	6,267.00
Total 01-1816 · Security					<u>6,267.00</u>
01-1824 · R&M - Pump Station					
	07/05/2023	22295	Water Equipment Technologies	Field service to check & repair leak on pump station #3 transducer line.	198.57
Total 01-1824 · R&M - Pump Station					<u>198.57</u>
01-1826 · Cable / Internet / Phone					
	07/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 07/13/23 to 08/12/23	395.29
	07/17/2023	2098578071723	Spectrum Acct#8578	Service from 07/17/23 through 08/16/23Account Number: 8338 12 013 0045133	99.99
	07/17/2023	2062830071723	Spectrum Acct#2830	Service from 07/17/23 through 08/16/23Account Number: 8338 12 013 0008164	99.99
	07/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 07/19/23 to 08/18/23	210.26
	07/28/2023	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5Local Service from 07/28/23 to 08/27/23	144.55
Total 01-1826 · Cable / Internet / Phone					<u>950.08</u>
Total Expenditures					<u>32,125.65</u>

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

	Annual Budget 10/1/22 - 9/30/23	Actual Jul-23	Year To Date Actual 10/1/22 - 7/31/23
Revenues			
Interest Income	0	336	2,625
NAV Tax Collection	269,715	806	271,014
Bond Prepayments	0	0	0
Total Revenues	\$ 269,715	\$ 1,142	\$ 273,639
Expenditures			
Principal Payments	207,700	0	207,700
Interest Payments	57,432	0	60,049
Bond Redemption	4,583	0	0
Total Expenditures	\$ 269,715	\$ -	\$ 267,749
Excess/ (Shortfall)	\$ -	\$ 1,142	\$ 5,890

Debt Service Fund Balance As Of 9/30/22	\$ 114,819.86
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Revenue Fund Balance As Of 7/31/23	\$ 85,923.09
Reserve Fund Balance As Of 7/31/23	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 7/31/23	\$ 7,814.98
Total Debt Service Fund Balance As Of 7/31/23	\$ 120,709.57

Series 2022 Bond Balance As Of 7/31/23	\$ 2,175,200
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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	9	Manatee County Tax Collector	05/25/23	NAV Taxes	\$ 12,624.33		\$ (378.73)		\$ 12,245.60	\$ 9,051.46	\$ 3,572.87	\$ 8,779.92	\$ 3,465.68	\$ 3,465.68
10	10	Manatee County Tax Collector	06/30/23	NAV Taxes/Interest (TC)	\$ 5,198.79	\$ 155.96	\$ (160.64)		\$ 5,194.11	\$ 3,839.27	\$ 1,515.48	\$ 3,724.09	\$ 1,470.02	\$ 1,470.02
11	11	Manatee County Tax Collector	06/12/23	NAV Taxes/Interest	\$ 2,853.11	\$ 85.59	\$ (88.16)		\$ 2,850.54	\$ 2,107.66	\$ 831.04	\$ 2,044.43	\$ 806.11	\$ 806.11
12									\$ -					
13									\$ -					
14									\$ -					
					\$ 1,053,784.74	\$ 241.55	\$ (30,552.77)	\$ (38,524.50)	\$ 984,949.02	\$ 764,032.66	\$ 289,993.63	\$ 713,934.88	\$ 271,014.14	\$ 271,014.14

**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.

\$ 1,053,784.74	
\$ 241.55	\$ 984,949.02
\$ (764,032.66)	\$ (713,934.88)
\$ (289,993.63)	\$ (271,014.14)
\$ -	\$ -