



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
OCTOBER 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

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn Suites – Sarasota/Lakewood Ranch
8565 Cooper Creek Boulevard
Sarasota, Florida 34201
REGULAR BOARD MEETING
October 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. September 27, 2023 Regular Board Meeting.....Page 2
 - 2. October 11, 2023 Workshop Board Meeting Minutes.....Page 6
- G. Old Business
 - 1. Update on Gates and Securitas
 - 2. Status on Irrigation Pump Stations, Well Pumps and Main Line, Pump Replacement
 - 3. Update on Mainline Connectors
 - 4. Update on Meeting Street Turn Around
 - 5. Update on Cooper Creek Median
- H. New Business
 - 1. Consider Resolution No. 2023-14 – Adopting a Fiscal Year 2022/2023 Amended Budget.....Page 7
 - 2. Workshop Items as Required
- I. Administrative Matters
 - 1. Financials.....Page 13
 - 2. Legal Report
 - 3. Engineer Report
- J. Board Members Comments
- K. Adjourn

Publication Date
2023-09-29

Subcategory
Miscellaneous Notices

NOTICE OF FISCAL YEAR 2023/2024 WORKSHOP SCHEDULE
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 Workshops at 4:30 P.M. in person in the Community Room located at 7805 Charleston Street, Bradenton, Florida on the following dates:

October 11, 2023

November 8, 2023

December 13, 2023

January 10, 2024

March 13, 2024

February 7, 2024

April 10, 2024

May 8, 2024

June 12, 2024

July 10, 2024

August 14, 2024

September 11, 2024

The Workshops are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the agendas for these Workshops may be obtained by contacting the District Manager by email at mkrozen@sdsinc.org or by telephone at 941-223-2475. Workshops may be continued to a date, time, and place to be specified on the record at the Workshop.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these Workshops is asked to advise the District Office at least forty-eight (48) hours prior to the Workshop by contacting the District Manager at 941-223-2475. 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 Workshops 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.

University Place Community

Development District

UNIVERSITY PLACE

COMMUNITY DEVELOPMENT DISTRICT

PUBLISH: SARASOTA HERALD TRIBUNE 09/29/2

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 27, 2023**

A. CALL TO ORDER

The September 27, 2023, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:32 p.m. at the Hampton Inn & Suites 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 September 15, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairperson	Tamara Cash	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 Engineer	Robert Dvorak	Johnson, Mirmiran & Thompson, Inc.

Also present were the following:

David and Vickie Francis	Kathy Sitterle
Sandra Arnold Rahman	Gary Green
Frank Ingrassia	

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. PUBLIC COMMENT

Several residents had questions regarding the wall. Ms. Cash explained there was no new information. The Board will discuss a new survey at an upcoming Workshop.

F. APPROVAL OF MINUTES

1. August 23, 2023, Public Hearing & Regular Board Meeting

The minutes of the August 23, 2023, Public Hearing & Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously approving the minutes of the August 23, 2023, Public Hearing & Regular Board Meeting, as presented.

2. September 13, 2023, Workshop Meeting

The minutes of the September 13, 2023, Workshop were presented for consideration.

The minutes should read as follows:

“He (David) recommended getting a new pump for that station also.” The word pump was omitted in the minutes that were presented.

“ Doug asked if we can replace the pylons” instead of pilots.

A **motion** was made by Ms. Cashi, seconded by Mr. Poole and passed unanimously approving the minutes of the September 13, 2023, Workshop, as amended.

G. OLD BUSINESS

1. Update on Gates and Securitas

Training and installation is scheduled for October. Ideally, the same bar code will work and the current resident data, including visitor lists, should migrate.

The gates have been fixed, as the issue was a data situation with Envera.

2. Status of Irrigation Pump Stations, Well Pumps and Main Line Pump Replacement

The contract for a replacement for Pump 1 has been signed with Hoover. Delivery is still being negotiated with the goal of early November. Pump 5 replacement is still under discussion and negotiation. There was a fault of Pump 5 today and diagnostics has been called.

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

Ballenger Irrigation has provided a proposal to locate the isolation valve or the two stubs. Ballenger Irrigation will use reliable ground penetrating radar to search for the valve or two end points. There will be a slight dig to confirm the results. This information is necessary to get a firm price for connecting the mainlines.

A **motion** was made by Ms. Broyhill, seconded by Ms. Cashi and passed unanimously accepting the Ballenger Irrigation proposal in the amount of \$2,484, as presented.

4. Update on Meeting Street Turn Around

The utility locator has been requested. The contractor is still waiting for the utilities to be identified so work can begin. There is a depression to be filled in with some of the dirt removed from the site in coordination with the HOA.

5. Update on Cooper Creek Median

PCL has sent an email denying responsibility for the irrigation break. Several options were discussed. Replacing the existing sprinkler heads with larger ones could possibly provide enough irrigation to the area. Mr. Meyers will coordinate with TLC to see if this is an option.

A **motion** was made Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously authorizing a not to exceed amount of \$1,100 to have TLC dig up the pipe with the District Engineer to witness documenting the cause of the break, if the existing pipe cannot be redesigned.

H. NEW BUSINESS

1. Consider Resolution No. 2023-13 - Adopting a Fiscal Year 2023/2024 Workshop Meeting Schedule

Resolution No. 2023-13 was presented, entitled:

RESOLUTION NO. 2023-13

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

A **motion** was made by Ms. Cash, seconded by Ms. Kupiec and passed unanimously adopting Resolution No. 2023-13, as presented.

2. Workshop Items, as Required

Calusia shrubs were discussed as a possible barrier or sound deterrent. The HOA has planted these along Honore. Ms. Kupiec will speak with TLC to get an estimate.

I. ADMINISTRATIVE MATTERS

The financials were presented by Ms. Krizen. There were no questions from the Board Members.

Since the last meeting, the 12-month CDs matured and have been moved into a money market account earning 5%. There are several expenditures planned for the reserves and this will facilitate transactions.

The next meeting is scheduled for October 23, 2023, at 4:30 p.m.

The Frontier account that has the HOA name, but the CDD address and billing information needs to be resolved. There was a Board consensus to close the account.

2. Engineer's Report

Mr. Dvorak had nothing further to report but was available for any other questions.

J. BOARD MEMBER COMMENTS

The HOA is unable to share their handyman with the CDD due to the amount of projects. Any projects assigned to Doug should be processed through Ms. Krizen, unless it is an emergency situation.

A **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously authorizing a not to exceed amount of \$897.30 for 9 traffic delineators.

Mr. Poole requested that any issues with the gate arms be brought to him before attempting to resolve.

K. 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 5:50 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD Workshop 10/11/2023

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

plus some residents

Armand Houze mentioned that the foxtail palms at the Honore bate are not looking good. Sarah has an upcoming meeting with TLC and will discuss. Armand also mentioned that TLC, as part of their contract, is supposed to keep all oaks trimmed above the walkways and roadways, and we shouldn't be paying extra (with the HOA trimming project) to get them trimmed. Another resident felt that the wall was a security issue because you can't see through it.

Regarding the perimeter wall, Sarah will walk with TLC to get measurements for possible pitch apple (clusia) trees. Tami presented a new survey for the residents. David would like to go to the bank first to see if we can actually get a bond before sending the survey out.

Bill gave updates on the gates and Securitas - the data is still being transferred. The hardware is almost done. The key fobs should work at the pool and pedestrian gates.

David showed signs of the new high voltage signs that were installed. All pumps are working. There was an issue with pump station 5 that required a \$500 repair. David mentioned that during high wind events, all pump s will be shut down to keep the floats from shattering the relays. David will have an estimate at the public meeting for spare parts kits for the filters. In updating the pumps, Davis is trying to salvage some old parts.

David asked if we can repurpose the gate cameras to monitor the pump stations. We are looking into if they are in usable condition.

Update on Cooper Creek irrigation - the estate is approximately \$1000 to prepare the nozzles to irrigate the width of the median. David is still trying to get the repairs covered by PCL - he just needs some additional documents before meeting with PCL.

Sarah is getting a plan to clean up the landscaping at the entrances.

Denise said "access road" signs will cost \$270. We need someone to install them as we can't use the HOA repairman, but Denise will get quotes from him for the posts.

Regarding the Meeting Street turnaround - the water needs to be turned off.

Bill mentioned that the drainage ditch behind Planters Knoll needs to be dug out and we need a quote for that.

Meeting adjourned at 6:00

RESOLUTION NO. 2023-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the University Place Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 October, 2023.

ATTEST:

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

University Place
Community Development District

**Amended Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I & II AMENDED FINAL OPERATING FUND BUDGET
- III AMENDED FINAL DEBT SERVICE FUND BUDGET

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
AMENDED FINAL BUDGET
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
O&M Assessments	764,125	764,033	764,033
Debt Assessments	290,016	289,994	289,994
Other Revenue	0	5,554	5,554
Interest Income	9,500	34,250	34,150
Total Revenues	\$ 1,063,641	\$ 1,093,831	\$ 1,093,731
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	20,000	20,000
FICA Taxes	1,530	2,361	2,361
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	11,000	34,350	31,318
Management Fees	49,226	42,937	42,937
Website Fee	0	1,188	1,188
Legal Fees	5,000	35,300	33,753
Field Operations Management	3,250	4,750	4,750
Assessment Roll	0	4,000	4,000
Audit Fees	6,500	6,600	6,600
Insurance	8,891	8,773	8,773
Legal Advertisements	1,000	8,200	6,154
Miscellaneous	5,000	3,300	2,295
Postage and Delivery	300	1,500	1,484
Office Supplies	250	575	531
Printing & Binding	300	0	0
Dues, Licenses & Subscriptions	750	316	316
Annual District Filing Fee	175	175	175
Conference & Seminars	1,960	1,428	1,428
Trustee Fee	4,865	4,041	4,041
Cable/Internet/Phone	0	8,900	8,385
Settlement Payment	0	10,000	10,000
Paymaster - Processing fee	0	1,144	1,144
Bank Service Charges	0	75	57
Other Public Safety			
Electricity	5,000	22,000	18,881
Security	75,204	80,000	74,456
Roving Patrols	2,500	0	0
Utility - Water & Sewer	498	525	376
R&M - Gatehouse	7,500	12,000	10,571
Gate - Contingency/Reserve	7,326	13,000	11,913
Miscellaneous Maintenance	0	16,000	13,819
Insurance - Other Public Safety	500	0	0
Gate System With Security Monitoring	0	65,000	65,000

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
AMENDED FINAL BUDGET
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
Landscape			
Contracts - Landscape Maintenance	81,600	82,600	75,664
R&M - General Landscape	15,000	14,500	13,048
R&M - Renewal & Replacement	14,000	193	193
R&M - Streetlights	500	1,000	746
R&M - Wetland	1,000	0	0
Reserve - Culverts	3,664	1,000	0
Reserve - Ponds	10,988	1,000	0
Irrigation Services			
Contracts - Irrigation	77,796	75,000	71,313
Utility - Irrigation Water	28,000	16,000	15,568
R&M - Irrigation	40,000	70,000	68,457
R&M - Pump Station	40,000	62,100	60,074
Reserve - Irrigation	23,808	5,000	1,300
Payroll - Irrigation Staff	10,240	10,764	10,764
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	822	224	224
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	70,000	63,697
Reserve - Streetlights	1,832	0	0
Common Area			
R&M - General Common Area	18,000	4,147	4,147
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,500	0	0
TOTAL EXPENDITURES	\$ 720,136	\$ 821,966	\$ 771,901
REVENUES LESS EXPENDITURES	\$ 343,505	\$ 271,865	\$ 321,830
Bond Payments	(269,715)	(271,014)	(271,014)
Balance	\$ 73,790	\$ 851	\$ 50,816
County Appraiser & Tax Collector Fee	(31,730)	(30,553)	(30,553)
Discounts For Early Payments	(42,060)	(38,525)	(38,525)
EXCESS/SHORTFALL	0	(68,227)	(18,262)
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (68,227)	\$ (18,262)

Fund Balance As Of 9/30/22	\$ 1,732,613.00
Fiscal Year 2022/2023 Activity	\$ (68,227.00)
Fund Balance As Of 9/30/23	\$ 1,664,386.00
Less Maintenance Reserves As Of 9/30/23	\$ 1,493,086.00
Net Fund Balance As Of 9/30/23	\$ 171,300.00

<u>Reserves As Of 9/30/23</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	\$ 826,923.45
Streetlights	\$ 15,863.99
	\$ 1,625,722.55

Notes

Maintenance Reserves As Of 9/30/23 = \$1,493,086
 Operating Reserve Not Included In Maintenance Reserve Balance.
 Net Fund Balance Includes Operating Reserve.
 Reserve Balances To Be Adjusted On 10/1/23.

AMENDED FINAL BUDGET
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	0	3,110	3,010
NAV Tax Collection	269,715	271,014	271,014
Total Revenues	\$ 269,715	\$ 274,124	\$ 274,024
EXPENDITURES			
Principal Payments	207,700	207,700	207,700
Interest Payments	57,432	60,049	60,049
Bond Redemption	4,583	0	0
Total Expenditures	\$ 269,715	\$ 267,749	\$ 267,749
Excess/ (Shortfall)	\$ -	\$ 6,375	\$ 6,275

FUND BALANCE AS OF 9/30/22
FY 2022/2023 ACTIVITY
FUND BALANCE AS OF 9/30/23

\$114,820
\$6,375
\$121,195

Notes

Reserve Fund Balance = \$26,972*

Revenue Fund Balance = \$94,223*

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$27,408.

* Approximate Amounts

Series 2022 Bond Refunding Information

Original Par Amount =	\$2,193,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.00%	May 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 9/30/23 =	\$2,175,200	

University Place
Community Development District

**Financial Report For
September 2023**

CONTENTS

TABLE OF CONTENTS

1 & 2	General Fund Monthly Financial Report - September 2023
3, 4, 5 & 6	Expenditures - September 2023
7	Debt Service Fund Monthly Financial Report - September 2023
8	Tax Collections - Fiscal Year 2022/2023

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

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
REVENUES			
O&M Assessments	764,125	0	764,033
Debt Assessments	290,016	0	289,994
Other Revenue	0	34	5,554
Interest Income	9,500	18,498	34,150
Total Revenues	\$ 1,063,641	\$ 18,532	\$ 1,093,731
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	2,800	20,000
FICA Taxes	1,530	214	2,361
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	11,000	0	31,318
Management Fees	49,226	3,000	42,937
Website Fee	0	125	1,188
Legal Fees	5,000	1,120	33,753
Field Operations Management	3,250	500	4,750
Assessment Roll	0	4,000	4,000
Audit Fees	6,500	0	6,600
Insurance	8,891	0	8,773
Legal Advertisements	1,000	0	6,154
Miscellaneous	5,000	980	2,295
Postage and Delivery	300	46	1,484
Office Supplies	250	31	531
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	1,166	8,385
Settlement Payment	0	0	10,000
Paymaster - Processing fee	0	186	1,144
Bank Service Charges	0	0	57
Other Public Safety			
Electricity	5,000	3,506	18,881
Security	75,204	0	74,456
Roving Patrols	2,500	0	0
Utility - Water & Sewer	498	0	376
R&M - Gatehouse	7,500	148	10,571
Gate - Contingency/Reserve	7,326	1,730	11,913
Miscellaneous Maintenance	0	10	13,819
Insurance - Other Public Safety	500	0	0
Gate System With Security Monitoring	0	65,000	65,000

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

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
Landscape			
Contracts - Landscape Maintenance	81,600	6,800	75,664
R&M - General Landscape	15,000	0	13,048
R&M - Renewal & Replacement	14,000	0	193
R&M - Streetlights	500	78	746
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	71,313
Utility - Irrigation Water	28,000	0	15,568
R&M - Irrigation	40,000	439	68,457
R&M - Pump Station	40,000	2,342	60,074
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,240	1,500	10,764
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	822	115	224
Workers Comp - Irrigation	850	0	0
Insurance - Irrigation	1,809	0	0
Water Management & Drain	0	0	1,300
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	63,697
Reserve - Streetlights	1,832	0	0
Common Area			
R&M - General Common Area	18,000	0	4,147
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,500	0	0
TOTAL EXPENDITURES	\$ 720,136	\$ 102,319	\$ 771,901
REVENUES LESS EXPENDITURES	\$ 343,505	\$ (83,787)	\$ 321,830
Bond Payments	(269,715)	-	(271,014)
Balance	\$ 73,790	\$ (83,787)	\$ 50,816
County Appraiser & Tax Collector Fee	(31,730)	0	(30,553)
Discounts For Early Payments	(42,060)	0	(38,525)
EXCESS/SHORTFALL	0	(83,787)	(18,262)
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (83,787)	\$ (18,262)

Bank Balance As Of 9/30/23*	\$ 1,817,232.13
Accounts Payable As Of 9/30/23	\$ 103,324.62
Reserves As Of 9/30/23	\$ 1,625,722.55
Other Current Liabilities As Of 9/30/23	\$ -
Other Assets As Of 9/30/23	\$ -
Accounts Receivable As Of 9/30/23	\$ 443.39
Available Funds As Of 9/30/23	\$ 88,628.35

<u>Reserves As Of 9/30/23</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	\$ 826,923.45
Streetlights	\$ 15,863.99
	\$ 1,625,722.55

*Bank Balance includes Money Market Account.

Reserve Balances To Be Adjusted On 10/1/23.

University Place Community Development District
Expenditures
September 2023

Expenditures	Date	invoice #	Vendor	Memo	Amount
01-1301 · Payroll - Board of Supervisors					
	09/05/2023	PR 09/08/23		Supervisor payroll meeting 8/23/23	1,000.00
	09/18/2023	PR 09/22/23		Supervisor payroll meeting 9/13/23	800.00
	09/30/2023	PR 10/06/23		Supervisor payroll meeting 9/27/23	1,000.00
Total 01-1301 · Payroll - Board of Supervisors					<u>2,800.00</u>
01-1302 · Payroll - Irrigation Staff					
	09/05/2023	PR 09/08/23		Operations staff 8/19/23 - 9/1/23	1,018.75
	09/18/2023	PR 09/22/23		Operations staff 9/2/23 - 9/15/23	306.25
	09/30/2023	PR 10/06/23		Operations staff 9/16/23 - 9/29/23	175.00
Total 01-1302 · Payroll - Irrigation Staff					<u>1,500.00</u>
01-1303 · FICA Taxes					
	09/05/2023	PR 09/08/23		Supervisor payroll taxes 09/08/23	76.50
	09/18/2023	PR 09/22/23		Supervisor payroll taxes 09/22/23	61.20
	09/30/2023	PR 10/06/23		Supervisor payroll taxes 10/03/23	76.50
Total 01-1303 · FICA Taxes					<u>214.20</u>
01-1304 · Paymaster - Processing fee					
	09/05/2023	PR 09/08/23		payroll processing fee 09/08/23	62.40
	09/18/2023	PR 09/22/23		payroll processing fee 09/22/23	60.75
	09/30/2023	PR 10/06/23		payroll processing fee 10/03/23	62.40
Total 01-1304 · Paymaster - Processing fee					<u>185.55</u>
01-1311 · Management Fees					
	09/30/2023	2023-1017	Special District Services	Management Sept 2023	3,000.00
Total 01-1311 · Management Fees					<u>3,000.00</u>
01-1313 · Website Fee					
	09/30/2023	2023-1017	Special District Services	Website Sept 2023	125.00
Total 01-1313 · Website Fee					<u>125.00</u>
01-1315 · Legal Fees					
	09/26/2023	4191	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Sept 2023	1,120.00
Total 01-1315 · Legal Fees					<u>1,120.00</u>
01-1316 · Field Operations Management					
	09/30/2023	2023-1017	Special District Services	Field Operations Management prorated	500.00
Total 01-1316 · Field Operations Management					<u>500.00</u>
01-1318 · Assessment/Tax Roll					
	09/29/2023	2023-1153	Special District Services	Assessment Roll Preparation (per agreement) 2023	4,000.00
Total 01-1318 · Assessment/Tax Roll					<u>4,000.00</u>

University Place Community Development District
Expenditures
September 2023

	<u>Date</u>	<u>invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1333 · FICA Taxes - Irrigation Svcs					
	09/05/2023	PR 09/08/23		operations payroll taxes 09/08/23	77.94
	09/18/2023	PR 09/22/23		operations payroll taxes 09/22/23	23.42
	09/30/2023	PR 10/06/23		operations payroll taxes 10/03/23	13.39
Total 01-1333 · FICA Taxes - Irrigation Svcs					114.75
01-1512 · Miscellaneous					
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Meeting Room Fee	200.00
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	topsoil to fill washed out, h/w to complete ventilation modification.	14.94
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	27.99
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	2x4x1/4 plywood for PS5 electrical ventilation upgrade	15.63
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	PS5-Additional topsoil for washout repair	82.31
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	PS5 topsoil to fill washed out, h/w to complete ventilation modification.	14.85
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Pylon repairs-clamps & PS5 padlock hasps for electrical cabinets	34.50
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	34.99
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	50.38
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	9.94
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	10.48
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	84.41
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	2.76
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	68.04
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	66.66
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	50.05
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	107.00
	09/30/2023	2023-1017	Special District Services	Travel Aug 2023	104.80
Total 01-1512 · Miscellaneous					979.73
01-1513 · Postage and Delivery					
	09/30/2023	2023-1017	Special District Services	Postage Aug 2023	13.95
	09/30/2023	2023-1017	Special District Services	FedEx Aug 2023	32.22
Total 01-1513 · Postage and Delivery					46.17
01-1514 · Office Supplies					
	09/30/2023	2023-1017	Special District Services	Copier Aug 2023	22.95
	09/30/2023	2023-1017	Special District Services	Meeting Books Aug 2023	8.00
Total 01-1514 · Office Supplies					30.95
01-1802 · Contracts-Landscape Maintenance					
	09/01/2023	202329	Total Landscape Care Inc.	Monthly Irrigation Management & Inspections Service: 9/23	6,800.00
Total 01-1802 · Contracts-Landscape Maintenance					6,800.00

University Place Community Development District
Expenditures
September 2023

	<u>Date</u>	<u>invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1806 · Contracts-Irrigation					
	09/01/2023	202329	Total Landscape Care Inc.	Monthly Irrigation Management & Inspections Service: 9/23	6,483.00
Total 01-1806 · Contracts-Irrigation					6,483.00
01-1808 · R&M Irrigation					
	09/21/2023	16306	Total Landscape Care Irrigation Inc.	Replace bad decoder	438.50
Total 01-1808 · R&M Irrigation					438.50
01-1814 · Electricity					
	09/01/2023	53322-87308	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	528.94
	09/01/2023	80884-58453	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	77.59
	09/01/2023	85676-20409	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	175.62
	09/01/2023	28184-53512	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	173.93
	09/01/2023	28666-94512	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	148.26
	09/01/2023	10125-44514	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	28.06
	09/01/2023	23503-29302	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	1,039.89
	09/01/2023	61184-59301	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	777.02
	09/01/2023	10125-44514	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	28.06
	09/01/2023	53322-87308	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	528.94
Total 01-1814 · Electricity					3,506.31
01-1815 · Miscellaneous Maintenance					
	09/05/2023	4798 5103 7719 0281	Bank United Credit Card	Open Date: 08/04/2023 Closing Date: 09/05/2023	10.00
Total 01-1815 · Miscellaneous Maintenance					10.00
01-1822 · R&M - Gatehouse					
	09/01/2023	28666-94512	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	148.26
Total 01-1822 · R&M - Gatehouse					148.26
01-1824 · R&M - Pump Station					
	09/21/2023	22787	Water Equipment Technologies	Remove the jockey pump on pump station #5	2,341.78
Total 01-1824 · R&M - Pump Station					2,341.78
01-1825 · R&M - Streetlights					
	09/01/2023	80884-58453	FPL	For: Aug 2, 2023 to Sep 1, 2023 (30 days)	77.59
Total 01-1825 · R&M - Streetlights					77.59
01-1826 · Cable / Internet / Phone					
	09/13/2023	94135900041116115	Frontier Communication Acct#41116115	Local Service from 09/13/23 to 10/12/23	192.03
	09/13/2023	9413580172	Frontier Communication Acct#1231085	Paying on Behalf of HOA until further notice	385.80
	09/17/2023	2098578091723	Spectrum Acct#8578	Service from 09/17/23 through 10/16/23	108.94
	09/17/2023	2062830091723	Spectrum Acct#2830	Service from 09/17/23 through 10/16/23	108.94
	09/19/2023	94135900091116115	Frontier Communication Acct#91116115	Local Service from 09/19/23 to 10/18/23	213.03
	09/28/2023	94135853401001085	Frontier Communication Acct#1001085	Local Service from 09/28/23 to 10/27/23	159.54
Total 01-1826 · Cable / Internet / Phone					1,168.28

University Place Community Development District
Expenditures
September 2023

	<u>Date</u>	<u>invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1833 · Gate - Contingency/Reserve					
	09/05/2023	23-1900	Sarasota Gate Access	Replaced LED arm on back gate - Honore Ave	1,058.25
	09/06/2023	23-1905	Sarasota Gate Access	replace LED Barrier Arm at Back Gate .	182.06
	09/28/2023	23-1993	Sarasota Gate Access	removed the gate arms at both Cooper Creek and Honore	490.00
Total 01-1833 · Gate - Contingency/Reserve					<u>1,730.31</u>
01-1834 · Gate System-Security Monitoring					
	09/07/2023	58973930	Securitas Security Services USA, Inc.	Gate System With Security Monitoring	65,000.00
Total 01-1834 · Gate System-Security Monitoring					<u>65,000.00</u>
Total Expenditures					<u>102,320.38</u>

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

	Annual Budget 10/1/22 - 9/30/23	Actual Sep-23	Year To Date Actual 10/1/22 - 9/30/23
Revenues			
Interest Income	0	100	3,110
NAV Tax Collection	269,715	0	271,014
Bond Prepayments	0	0	0
Total Revenues	\$ 269,715	\$ 100	\$ 274,124
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)	\$ -	\$ 100	\$ 6,375

Debt Service Fund Balance As Of 9/30/22	\$ 114,819.86
---	---------------

Revenue Fund Balance As Of 9/30/23	\$ 94,223.04
Reserve Fund Balance As Of 9/30/23	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 9/30/23	\$ -
Total Debt Service Fund Balance As Of 9/30/23	\$ 121,194.54

Series 2022 Bond Balance As Of 9/30/23	\$ 2,175,200
--	--------------

**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

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.

Assessment Roll Total:
\$1,054,143.15

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

Debt Assessment Roll Total:
\$290,017.11

\$ 1,053,784.74
 \$ 241.55
 \$ (764,032.88)
 \$ (289,993.63)
 \$ -