

University Place  
Community Development District

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

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

	<b>FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23</b>	<b>AMENDED FINAL BUDGET 10/1/22 - 9/30/23</b>	<b>YEAR TO DATE ACTUAL 10/1/22 - 9/29/23</b>
<b>REVENUES</b>			
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
<b>Total Revenues</b>	<b>\$ 1,063,641</b>	<b>\$ 1,093,831</b>	<b>\$ 1,093,731</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
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 Advertisments	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
<b>Other Public Safety</b>			
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
<b>Landscape</b>			
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
<b>Irrigation Services</b>			
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
<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	70,000	63,697
Reserve - Streetlights	1,832	0	0
<b>Common Area</b>			
R&M - General Common Area	18,000	4,147	4,147
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,500	0	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 720,136</b>	<b>\$ 821,966</b>	<b>\$ 771,901</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 343,505</b>	<b>\$ 271,865</b>	<b>\$ 321,830</b>
Bond Payments	(269,715)	(271,014)	(271,014)
<b>Balance</b>	<b>\$ 73,790</b>	<b>\$ 851</b>	<b>\$ 50,816</b>
County Appraiser & Tax Collector Fee	(31,730)	(30,553)	(30,553)
Discounts For Early Payments	(42,060)	(38,525)	(38,525)
<b>EXCESS/SHORTFALL</b>	<b>0</b>	<b>(68,227)</b>	<b>(18,262)</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (68,227)</b>	<b>\$ (18,262)</b>

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

<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
	<b>\$ 1,625,722.55</b>

**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**

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

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	