



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
JANUARY 22, 2024
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
January 22, 2024
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. November 27, 2023 Regular Board Meeting.....Page 2
 - 2. December 13, 2023 Workshop Board Meeting.....Page 6
 - 3. January 10, 2024 Workshop Board Meeting.....Page 8
- 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.....Page 9
 - 5. Update on Cooper Creek Median
- H. New Business
 - 1. Consider Approval of Proposal for Accepting Credit Cards with Bank United.....Page 11
 - 2. Discussion Regarding Planters Knoll Drainage.....Page 22
 - 3. Discussion Regarding Shared Cost with HOA Regarding Brazilian Pepper Cutting
 - 4. Discussion Regarding the Landscaping Baskets
 - 5. Discussion Regarding Landscape Proposal.....Page 23
 - 6. Workshop Items as Required
- I. Administrative Matters
 - 1. Financials.....Page 24
 - 2. Legal Report
 - 3. Engineer Report
- J. Board Members Comments
- K. Adjourn

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Herald-Tribune, published in Sarasota County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Sarasota County, Florida, or in a newspaper by print in the issues of, on:

09/15/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/15/2023

Legal Clerk

Notary, State of WI, County of Brown

3/17/27

My commission expires

Publication Cost: \$214.50

Order No: 9268686

Customer No: 892694

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT
REVISED FISCAL YEAR 2022/2023
and FISCAL YEAR 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 Hampton Inn Suites-Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201 at 4:30 p.m. on the following dates:

- September 27, 2023
- October 23, 2023
- November 27, 2023
- January 22, 2024
- February 26, 2024
- March 25, 2024
- April 22, 2024
- June 24, 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
Pub: Sept 15, 2023; #9268686

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

A. CALL TO ORDER

The November 27, 2023, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:35 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 part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

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

Staff in attendance included the following:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Andrew Cohen	Persson & Cohen
District Engineer	Robert Dvorak	BDI Engineering

Also present were those indicated on the attendance sign-in sheet.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. PUBLIC COMMENT

A resident asked about the results of the wall survey. It was noted that between 8 and 9% were in favor of a wall. The Board will not take any action regarding a wall at this time.

F. APPROVAL OF MINUTES

1. October 23, 2023, Regular Board Meeting

The minutes of the October 23, 2023, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously approving the minutes of the October 23, 2023, Regular Board Meeting, as presented.

2. November 8, 2023, Workshop Meeting

The minutes of the November 8, 2023, Workshop were presented for consideration.

A **motion** was made by Mr. Meyers, seconded by Ms. Broyhill and passed unanimously approving the minutes of the November 8, 2023, Workshop, as amended.

In the updates on pumps there was an error with the cost of the replacement controller. It reads “*David updated on pumps - there was an outage on pump station 4. The cost of a controller is about \$100.*” Please revise the above line as follows: The cost of the replacement controller is \$600.

The following discussion took place at the workshop and needs to be added to the workshop minutes.

David spoke about the need to complete the removal of the rocks partially surrounding the Oak trees from the gate house to Honore Avenue. It's been six months since some of the rocks have been moved and placed around the new Seven Oaks landscape at the half circle.

The remaining rocks give the appearance that the community is unkempt and disregards the landscape. Given this is such a highly visible location, David suggested the Board form a tiger team to decide where to store the remaining rocks in the next month. David remarked it's time for action.

G. OLD BUSINESS

1. Update on Gates and Securitas

We are moving into Phase 2 of the installation, working on the controller to work the gate arms. There are multiple organizations involved with the gates. Tek Wave is in charge of storing the data; SRQ gate and access maintenance the physical structure; Securitas is handling the monitoring. The HOA was previously in charge of the stickers to allow access. The CDD is working to transition that back to the CDD. Mr. Cohen explained that the \$25 fee would be allowed since it is a pass-through and just covers the expenses, not creating a profit for the District.

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

Mr. **Meyers** reported that Hoover would be installing a new pump at Pump Station 1 on December 5. W.E.T. will be out on December 4th to decommission Pump 1 for spare parts.

There was significantly less rain this year and Mr. Meyers is closely monitoring the ponds. Pump 3 and Pond 15 are of the greatest concern and could run out of water. Mr. Meyers is recommending a staff gauge be installed to monitor water usage. The HOA asked if the fountain should be turned off to help. Mr. Meyers will monitor and let the HOA know if that is necessary.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously authorizing \$1,000 to decommission the pump and install staff gauges for \$90 plus labor.

3. Update on Mainline Connectors

There were no updates regarding this item.

4. Update on Meeting Street Turnaround

The project has been completed and is ready for tree trimming to allow better truck access. Mr. Allen, a resident who lives adjacent to the turnaround, reported that several trucks had already used the turnaround successfully. A discussion ensued regarding the drop-off and the concern of parking in the area. Mr. Dvorak will get a quote regarding curbing with the possibility of “No Parking” being painted to the curb.

5. Update on Cooper Creek Median

Ms. Krizen spoke with PCL two weeks ago and presented a proposal for adjusting the current system instead of replacing the previous lines. PCL called Ms. Krizen today with a few follow-up questions.

H. NEW BUSINESS

1. Consider TLC Irrigation and Landscaping Contract Addendums

This information was shared with the Board at the Workshop and previously discussed. There were no additional questions or concerns.

A **motion** was made by Mr. Poole, seconded by Ms. Kupiec and passed unanimously approving the TLC irrigation and landscaping contract addendums, as presented.

2. Discussion Regarding Gorilla Kleen

Ms. Krizen shared that the supervisor was in contact and would be out to touch up the areas identified as well as a few additional areas. The supervisor plans to be onsite next year during the work as well as have a Board Member review the daily work.

Ms. Kupiec asked if we had received other quotes. For next year she would like to see additional quotes. Ms. Cashi would like to have the option for the homeowners to have their driveway done at that time at the homeowner’s cost on a voluntary basis.

3. Workshop Items, as Required

Ms. Kupiec went over all the current proposals from TLC. She will request quotes for Meeting Street trimming and the Planters Knoll’s drainage issue. A discussion on Planters Knoll ensued, as there is a possibility that it is an HOA issue. The HOA and CDD will further discuss this issue.

I. ADMINISTRATIVE MATTERS

1. Financials

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

The next Workshop Meetings are scheduled for December 13, 2023, and January 10, 2024.

The next Regular Board Meeting is scheduled for January 22, 2024.

2. Legal Report

There was no Legal Report at this time.

3. Engineer's Report

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

J. BOARD MEMBER COMMENTS

The HOA has put out a request for volunteers for the baskets. The CDD and HOA will coordinate and possibly discontinue Plant Parents.

Ms. Cashi noted that the rocks around the trees needed to be adjusted and/or stored someplace. The HOA will take a look and see if a mutually agreed storage location can be found or move the rocks to the entrances.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Broyhill, seconded by Ms. Cashi and passed unanimously adjourning the meeting at 5:49 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD Workshop 12/13/2023

All members present

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

plus 3 residents

David updated on irrigation - not all leaks are being repaired by residents. There are two substantial leaks. He presented a proposal to be vetted by the attorney - see attachment.

Pump station 1 is almost completed. Five to six viburnum had to be removed and the remaining stumps are dangerous for tripping over. David recommended having the stumped ground and Sarah is helping to look into quotes.

David talked about the replacement pump station for pump station 5. He met with the Hoover installation group. The old pump station and new pump station can be lifted over the Honore fence, but the HOA will have to cut back the brazilian pepper(s) in the way of this access. We will coordinate with the HOA to get the brazilian peppers trimmed/removed.

Regarding the main line interconnect between PS1 & PS2 mainlines, he hopes to have an estimate from TLC by January for determining the exact route for the leg between the existing interconnect valve and the PS2 mainline.

David has bills (TLC \$1736.12) for a substantial leak repair in the Cooper Creek medium as well as the removal of re-useable parts from the old pump station 1(WET \$250). He also has a bill for adjusting the float and water level at pond 4 used as the water source for pump station 5 (WET \$250).

In January, he will seek funding for replacement of the piping and nozzles at the Meeting Street turnaround (TLC \$2942).

PLC has agreed to pay the costs of reimbursing the (TLC \$585.93) for the Cooper creek medium irrigation rotors and nozzles, and that work will be scheduled in January.

The approved staff gauge for pond 13, the source of water for PS3, should be installed in December.

Bill updated on gates - 90% of the issues are user based and are being worked out. Residents with gate issues need to fill out the form. We hope to put the link for that on the website. Denise also discussed possibly putting a FAQ page on the website for gate issues, but we might have to send that via email or put it on flyers at the pool.

The Meeting Street resident landscaping needs to be approved at the next public meeting.

We agreed to give the rocks on Cooper Creek to the HOA/landscaping committee.

David mentioned that the area behind Alston Court along pond 7 is worn down by the mowing equipment and utility vehicles that need to go through there for access. He is working with the Pond committee of the HOA on releveling the area so that vehicles can safely traverse that section of the path. The area affected is between 20 and 40 ft in length. Brazilian peppers have not been cut back sufficiently in recent years, forcing mowers, and pond maintenance vehicles to drive too close to the pond edge. Will work with the HOA to have the brazilian peppers removed from that area.

Tami updated that the HOA's' basket committee is taking over maintenance of the flower baskets. We will look at costs for the filling materials and plants and consider partnering to get them started.

University Place CDD Workshop 1/10/24

All board members present.

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

Residents: Armand Houze, Susan Lerman, David Pere, Colleen Lynch

Armand asked if 2 trees on Honore could be trimmed - Sarah said she will get a bid but it is not budgeted.

There was discussion regarding the rocks on Cooper Creek. Removal was already paid for, so Sarah will check with the HOA pond committee to see if they can be used to help stop erosion, otherwise they will be given to TLC. Some may be moved more to the center/entrance of the neighborhood.

There is a property on Drayton with no barrier to Honore. Sarah is looking into costs of putting some clusia there.

Regarding the property on Planters Knoll that needs the swale dug out (as well as possibly the Spring Marsh property), we will get Robert to look at it and decide if he can fix it or recommend someone who can.

David got an estimate for \$200 from Mr Bones Stump Grinding to grind the stumps around where the new pump was installed. That area needs grass or some sort of ground cover also. David presented an Expenditures Repair and Maintenance report by pump station.

David recommended a review of emergency conditions concerns.

Right now there is only one irrigation tech who also works for several other communities, with no weekend or evening support.

David discussed new GPS technology that can detect shutoff valves. We could possibly rent it and make a map of all of them - rental cost TBD.

Regarding pumps, the priority is to replace pump station 5. David presented quotes to clear access (Brazilian Pepper trees) to get the replacement pump lifted to that location. Tami is checking the budget. Susan said that the HOA board has agreed in principle to split the cost.

David still wants to pursue the mainline connection between pump station 1 and 2.

There is no remote monitoring for pump stations 2, 3, and 4. He is monitoring now and will evaluate alternative monitoring.

60%-70% of the work has been completed by TLC to irrigate the baskets.

Bill said that a majority of the gate problems have been addressed and there are far less resident issues. The new internet will be installed 1/12/24 so camera footage of gate strikes can be viewed.

The issue to get the iron gates to operate on a separate interval s scheduled to be completed by February. The pedestrian gates need to be repaired before they can be locked.

The part has been ordered for the back gate to read the resident window stickers better.

Total Landscape Care Irrigation, Inc.

4007 45th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number: 2572
Proposal Date: Nov 13, 2023
Complete By:
Page: 1

To:
University Place CDD SDS - The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

Ship To:
University Place CDD University Park, FL 34201

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	Shipping Method	Payment Terms
Sylvia Bethal	Airborne	Net Due

Quantity	Item	Description	Unit Price	Amount
		Re- Install irrigation in the common area in Meeting Street where the new sod was installed. Requested by David		
22.00	IMPOP6	pop up spray head 6"	10.45	229.90
24.00	IMNZRB	Rainbird Nozzle	2.15	51.60
22.00	IMPPNP.5	poly nipple 1/2"	1.00	22.00
22.00	IM90ST.5SE	1/2 90 Degree Male thread X Slip	1.00	22.00
7.00	IMT1X.5	slip tee 1" X 1/2"	1.50	10.50
8.00	IMT.75X.5	slip tee 3/4" X 1/2"	1.00	8.00
120.00	1 PVC	PVC 1"	0.80	96.00
100.00	0.75 PVC	pvc 3/4"	0.60	60.00
80.00	0.5 PVC	PVC 1/2"	0.40	32.00
100.00	IMFLEX.5	1/2" Flex Pipe	1.00	100.00
40.00	LABOR-INSTALL	Hours at \$54.00 per hour for irrigation installation	54.00	2,160.00
1.00		Day trencher rental	150.00	150.00
Subtotal				2,942.00
Sales Tax				
Freight				0.00
TOTAL PROPOSAL AMOUNT				2,942.00

Total Landscape Care South, Inc

4007 45th St E
 Bradenton, FL 34208

Voice: 941-752-6388
 Fax: 941-752-6389

PROPOSAL

Proposal Number: 10692
 Proposal Date: Nov 27, 2023
 Complete By: Nov 27, 2023
 Page: 1

To:
University Place CDD SDS - The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

Ship To:
University Place CDD

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	Shipping Method	Payment Terms
Sylvia Bethel	Open	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
15.00		Landscape Enhancement for Meeting Street, tear out existing debris left behind from tear out. Requested by Sarah Skupiec.		
	7g Big leaf Clusias		45.00	675.00
10.00	Bags of Cocobrown mulch		4.00	40.00
20.00	Tear out & Prep area for new install		42.00	840.00
Subtotal				1,555.00
Sales Tax				
Freight				0.00
TOTAL PROPOSAL AMOUNT				1,555.00

University Place

DATE December 19,2023

Global Leader in Payments and Fintech

Strength in Numbers

#1

Global merchant acquirer

Global issuer processor

U.S. core account processing provider

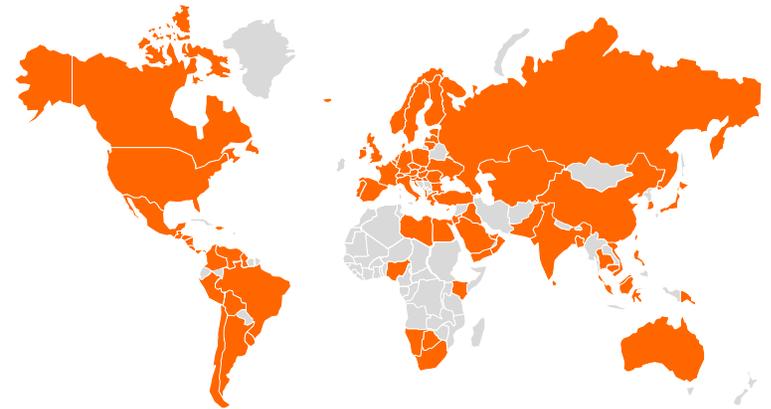
U.S. ACH, bill payment and presentment provider

7,200 peak transactions per second

Nearly **6 Million** merchant locations

+100 countries with processing services

Over **40,000** associates globally



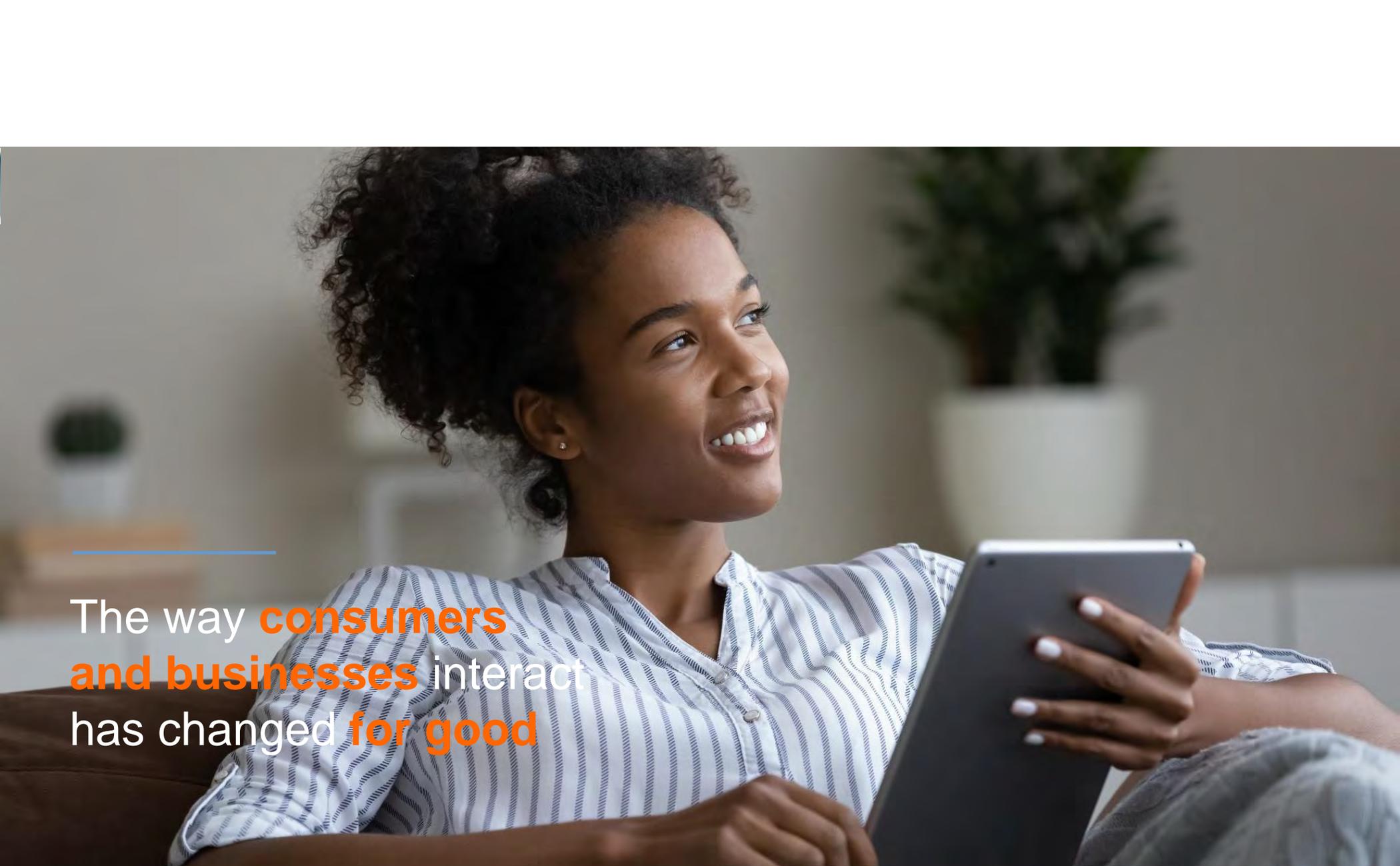
Fiserv Named a **2021 World's Most Innovative Company** by Fast Company



Omnichannel Provider of the Year – TSG's Payments Excellence Awards



FORTUNE® World's Most Admired Companies® 2014, 2015, 2016, 2017, 2018, 2019, 2020, **2021**



The way **consumers**
and businesses interact
has changed **for good**

The Pace of Change Is Relentless and Is Impacting How Consumers Buy and Pay

Contactless Is Here to Stay

46% growth in contactless usage globally in 2020 per Forbes. And in the post-pandemic world, the transition to contactless will only become more widespread.²

Cloud Technology

will have a positive impact on payment trends by offering high security, automatic systems, and faster and flexible cash flow. It could possibly free the problems of late payments¹

B2B Payment System

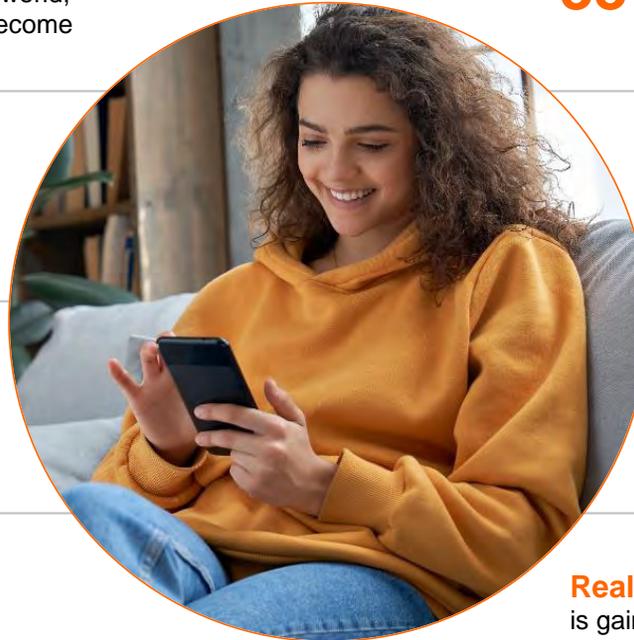
provides integrated digital payments and payment scheduling, and invoicing that fulfills the demands of corporate clients for a personalized, customized and quick payment system¹

Social Commerce

global market is expected to reach \$604.5 Billion by 2027⁴

Buy Now Pay Later

~33% of shoppers 18 to 37 say that the option to pay in installments has influenced their decision to complete a purchase¹



Diversification of Payment Methods

is now crucial as the demand increases for new digital payment methods capable of meeting safety and security concerns of consumers³

Omnichannel – Unified Commerce

as more shoppers prefer the convenience, they no longer see separate online and physical presence²

Real-Time Payment System

is gaining popularity with merchants and consumers due to its speed, accuracy, security and transparency¹

1. What Are the five Popular Payment Trends of 2021?, PaymentsJournal, December 9, 2020
2. These Six Payments Trends Once Seemed Revolutionary. In 2021, They'll Become The Norm – Forbes, January 11, 2021
3. Four Digital Payment Trends for 2021, Entrepreneur via BPC Banking Technologies., January 22, 2021
4. Social Commerce – Global Market Trajectory & Analytics – Research and Markets, Sept 2020

Fiserv helps Streamline Payment Acceptance and Elevate Payment Experiences

Innovative commerce solutions to help grow your business with integrated, seamless payments in-person and online



Accept Payments

From credit, debit and checks to contactless cards and mobile wallets, we help you accept payments seamlessly, however and wherever your customers want to pay.

Acquiring Solutions
Contactless Payments
Point-of-Sale (POS)
Global Currency Solution
Electronic Check
Acceptance

Drive More Sales

Encourage interested shoppers to become purchasers by breaking down their barriers to buying, whether it's in-store or online.

Split Payments
Gift Cards
Insights and Analytics

Reduce Cost

Increase your transaction approval rates and offset credit processing fees to help lower your payment costs.

Surcharging
Interchange Optimization
Authorization Optimization

Secure Commerce

Help protect customer information and reduce fraud losses. Remove sensitive data from your environment to help reduce PCI compliance scope.

Chargeback Management
Security and Fraud Tools

Digitize Operations

Streamline B2B payment processes and business management tasks with digital tools to improve overall efficiency and back-office operations.

B2B Payments
Invoice Presentment & Payment
Customer Payment Portal
Electronic Payroll Delivery
Digital Disbursements
Incentive Disbursements

Our Consultative Model Is Focused on Service and Communication



Sales Executive

Understands your business strategy and identifies solutions that can help address operational challenges while helping your business grow



Relationship Manager

Dedicated point-of-contact who has ultimate responsibility for the relationship and who ensures ownership and accountability



Account Manager

Timely management of day-to-day operational needs administered by an assigned associate who understands your business

Pricing over Interchange

Card Type	Authorization Transaction Fee*	Settlement Transaction Fee**
Visa/MasterCard/Discover	\$0.10 per transaction	0.75% Over Interchange
American Express OptBlue	Discount Fee	Network Fee
American Express	0.75% per transaction	\$0.10 per transaction
<p>*Authorization transaction fee is charged for each transaction billable under applicable Card Organization Rules, including but not limited to authorization inquiries (regardless of whether the transaction is approved or declined), purchases, returns, credits, and reversals.</p> <p>**Pricing is based on Daily Net Settlement with settlement provided daily net of all fees.</p>		

Interchange Plus Pricing

Interchange, Assessments & Association Fees	Fee Frequency	Transaction Fee
Visa/MasterCard Interchange	Per Transaction	Pass Through
Visa Dues & Assessments	Per Transaction	Pass Through
MasterCard Dues & Assessments	Per Transaction	Pass Through
Visa Access Fee per item	Per Transaction	Pass Through
MasterCard Access Fee per Item	Per Transaction	Pass Through
Pricing is based on Daily Net Settlement with settlement provided daily net of all fees.		

Additional Fees

Additional Fees	Rate
Implementation Fee – One Time	Waived
Application Fee – One Time	Waived
Monthly Maintenance Fee	\$0
Merchant ID Set-Up Fee – Per MID	Waived
Merchant ID Monthly Fee – Per MID	Waived
PCI Compliance Program Fee – Per location Clover Security	\$9.95/ Monthly
PCI Non-Compliance Fee - Per MID**	\$49.95/Month
ACH Deposit Fee	Waived
Clover VT Monthly Fee	\$27.95
Chargeback Fee	\$30.00
Paper Statement Fee Free email WAIVED IF ELECTRONIC	\$10.00
Voice Authorization Fee	\$0.75
IVR Authorization Fee	\$0.25
AVS (Address Verification System) Fee	\$0.10
On-Line Reporting Tool (ClientLine) Fee	Waived
Daily Gross Settlement – Monthly Fee Invoicing	0.03%
*Cost of PCI Compliance Program; Not Applicable for PCI Level I & Level Merchants	
**Cost of PCI Non-Compliance	

Clover Virtual Terminal Gateway

No point-of-sale? **No problem.**

Clover Virtual Terminal makes it easy to get paid virtually anytime, anywhere – all you need is your smartphone, tablet, or computer and an internet connection. No extra equipment or software required.



Fast, Easy Payments

Simply enter order and payment information from your web browser and accept all major credit and debit* cards. It's that easy.



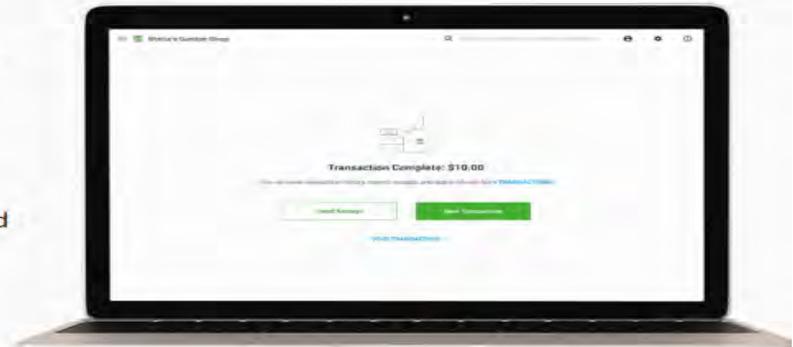
No Additional Cost

Not only is it easy to use, but also there's no additional monthly fee to use Virtual Terminal. Transactions processed through Virtual Terminal are priced at the keyed-in rate.



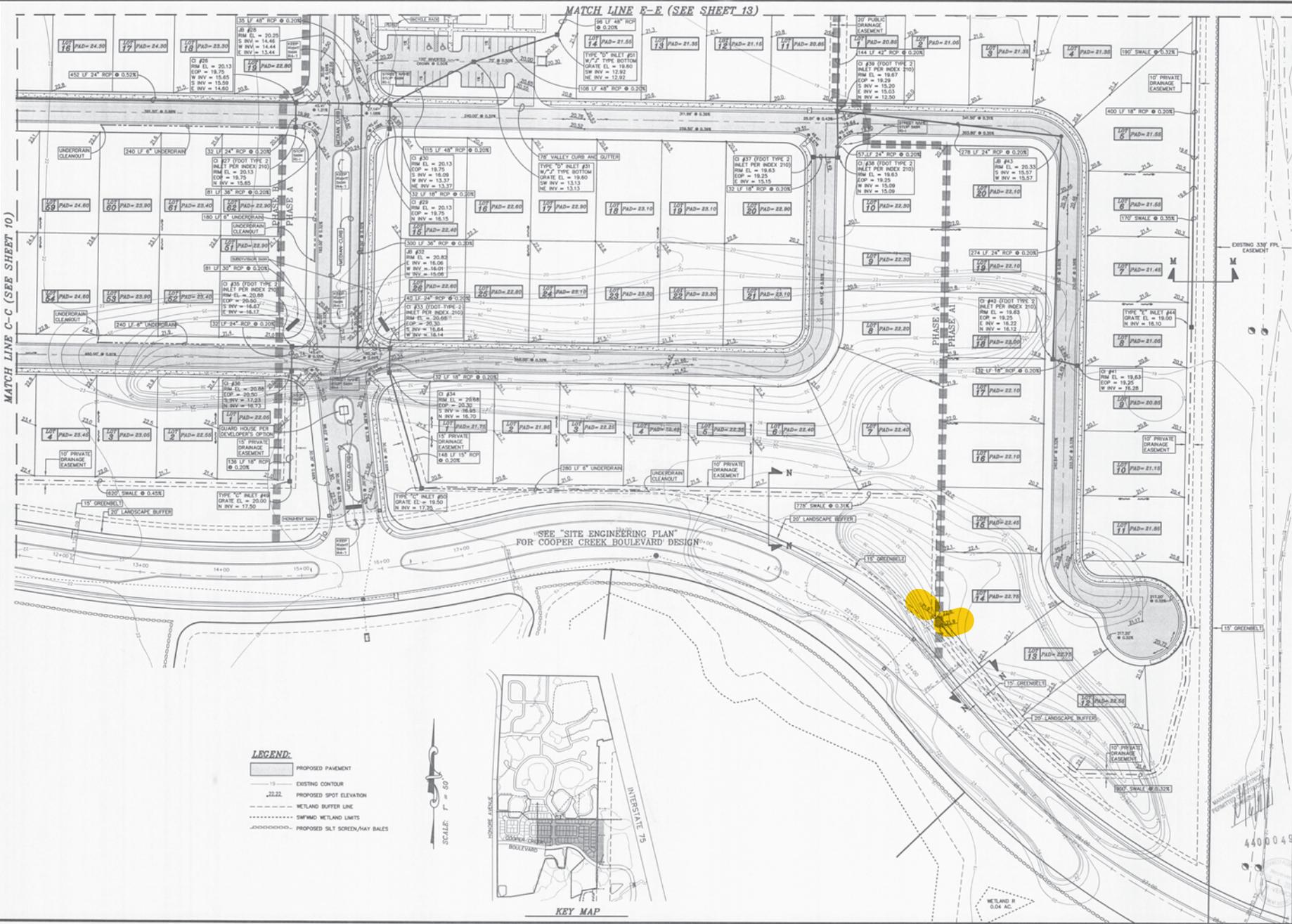
End-to-End Security

Each Virtual Terminal transaction is encrypted and tokenized to ensure that each payment is secure, for your business and your customers.



Thank You!

DATE: 05/20/03
PROJECT: 2003-0001
DRAWN: J. B. SHRYVER
CHECKED: J. B. SHRYVER
SCALE: 1" = 40'



- LEGEND:**
- PROPOSED PAVEMENT
 - - - - - EXISTING CONTOUR
 - 22.22 PROPOSED SPOT ELEVATION
 - - - - - WETLAND BUFFER LINE
 - SWFMO WETLAND LIMITS
 - PROPOSED SILT SCREEN/MAY SALES



JUNE 1, 2001

Soller, Major & Shroyer, L.C.
 Engineers, Planners, Surveyors
 1400 N. University Blvd., Suite 200
 Gainesville, FL 32609
 Phone: 352-339-1111
 Fax: 352-339-1112
 Website: www.soller.com

DESIGNED: J.B.S. DATE: 05/14/03 SCALE: 1" = 40'
 DRAWN: J.B.S. FILE NO.: 03001
 CHECKED: J.B.S.

REVISIONS:
 1. 05/14/03: INITIAL DESIGN
 2. 05/20/03: REVISED DESIGN

DRAINAGE AND GRADING PLAN
 FOR
UNIVERSITY PLACE
 PHASES A, AT & B AND COOPER CREEK BOULEVARD
 SECTION 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

44000482.012

SMS
 P.E.P. #3
 SHEET: 11

Imaged As Is

Total Landscape Care, Inc.

4007 45th St E
 Bradenton, FL 34208

Voice: 941-752-6388
 Fax: 941-752-6389

PROPOSAL

Proposal Number: 10690
 Proposal Date: Nov 14, 2023
 Complete By: Nov 14, 2023
 Page: 1

To:
University Place CDD SDS - The Oaks Center 2501A Burns Rd Palm Beach Gardens, FL 33410

Ship To:
University Place CDD

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	Shipping Method	Payment Terms
Sylvia Bethel	Open	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
46.00	LABOR	At Cooper Creek entrance; cust down and remove stumps for 6 Ligustrum trees. Grade area and install sod.		
1.00		Hours @ \$42 per hour	42.00	1,932.00
800.00		Day Loader Rental	402.50	402.50
1.00		sq. ft. St. Augustine sod	0.78	624.00
		Delivery Fees	100.00	100.00
Subtotal				3,058.50
Sales Tax				
Freight				0.00
TOTAL PROPOSAL AMOUNT				3,058.50

University Place
Community Development District

**Financial Report For
December 2023**

CONTENTS

TABLE OF CONTENTS

1 & 2	General Fund Monthly Financial Report - December 2023
3 - 9	Expenditures: October 2023 - December 2023
10	Debt Service Fund Monthly Financial Report - December 2023
11	Tax Collections - Fiscal Year 2023/2024

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

	Annual Budget 10/1/23 - 9/30/24	Actual Dec-23	Year To Date Actual 10/1/23 - 12/31/23
REVENUES			
O&M Assessments	782,494	628,814	650,588
Debt Assessments	290,016	232,856	241,034
Other Revenue	0	1,003	1,003
Interest Income	9,500	0	6,738
Total Revenues	\$ 1,082,010	\$ 862,673	\$ 899,363
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	1,000	4,600
FICA Taxes	1,530	76	352
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	20,000	0	6,255
Management Fees	36,000	3,000	9,000
Website Fee	1,500	125	375
Legal Fees	20,000	0	2,543
Field Operations Management	6,000	500	1,500
Assessment Roll	4,000	0	0
Audit Fees	6,800	0	0
Insurance	10,900	0	11,323
Legal Advertisements	2,000	0	0
Miscellaneous	5,000	311	981
Postage and Delivery	600	38	121
Office Supplies	400	21	37
Printing & Binding	0	0	0
Dues, Licenses & Subscriptions	500	0	175
Annual District Filing Fee	0	0	0
Conference & Seminars	1,960	0	0
Trustee Fee	4,865	0	0
Cable/Internet/Phone	7,000	218	2,658
Paymaster - Processing fee	0	167	405
Bank Service Charges	0	41	80
Administrative Contingency	1,000	0	0
Water Management & Drain	0	0	16,890
Signs	0	0	540
Other Public Safety			
Electricity	13,000	70	520
Security	75,600	0	6,685
Roving Patrols	0	0	0
Utility - Water & Sewer	486	0	1,038
R&M - Gatehouse	5,000	0	0
Gate - Contingency/Reserve	7,326	948	5,757
Miscellaneous Maintenance	1,000	883	19,675
Insurance - Other Public Safety	0	0	0

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

	Annual Budget 10/1/23 - 9/30/24	Actual Dec-23	Year To Date Actual 10/1/23 - 12/31/23
Landscape			
Contracts - Landscape Maintenance	84,050	6,896	20,688
R&M - General Landscape	10,000	0	0
R&M - Renewal & Replacement	2,500	0	0
R&M - Streetlights	500	0	0
R&M - Wetland	500	0	0
Reserve - Culverts	3,664	0	0
Reserve - Ponds	10,988	0	0
Irrigation Services			
Contracts - Irrigation	80,130	6,483	19,449
Utility - Irrigation Water	24,000	2,525	5,983
R&M - Irrigation	40,000	0	9,991
R&M - Pump Station	35,000	0	1,747
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,233	1,237	4,669
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	845	94	357
Workers Comp - Irrigation	0	0	0
Roads and Street Facilities			
R&M - Roads & Alleyways	20,000	0	0
R&M - Street Sweeping	720	0	0
Roadways - Contingency/Reserve	101,571	0	10,559
Reserve - Streetlights	1,832	0	0
Common Area			
R&M - General Common Area	13,000	0	0
Reserve - Fence/Monuments	18,311	0	0
Holiday Décor	1,000	0	0
TOTAL EXPENDITURES	\$ 737,219	\$ 24,633	\$ 164,953
REVENUES LESS EXPENDITURES	\$ 344,791	\$ 838,040	\$ 734,410
Bond Payments	(269,715)	(216,835)	(224,451)
Balance	\$ 75,076	\$ 621,205	\$ 509,959
County Appraiser & Tax Collector Fee	(32,283)	(24,816)	(25,679)
Discounts For Early Payments	(42,793)	(34,467)	(3,566)
EXCESS/SHORTFALL	0	561,922	480,714
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 561,922	\$ 480,714

Bank Balance As Of 12/31/23*	\$ 2,392,231.25
Accounts Payable As Of 12/31/23	\$ 245,400.91
Reserves As Of 12/31/23	\$ 1,620,953.98
Other Current Liabilities As Of 12/31/23	\$ -
Other Assets As Of 12/31/23	\$ -
Accounts Receivable As Of 12/31/23	\$ 1,446.78
Available Funds As Of 12/31/23	\$ 527,323.14

<u>Reserves As Of 12/31/23</u>	
Operating	\$ 57,636.00
Culverts	\$ 51,434.00
Fence/Monuments	\$ 228,714.20
Gate	\$ -
Irrigation System	\$ 262,176.84
Ponds	\$ 138,500.00
Roadways	\$ 864,796.95
Streetlights	\$ 17,695.99
	\$ 1,620,953.98

*Bank Balance includes Money Market Account.

University Place Community Development District
Expenditures
October through December 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
01-1301 · Payroll - Board of Supervisors					
	10/17/2023	PR 10/20/23		Supervisor payroll meeting 10/11/23	1,000.00
	10/31/2023	PR 11/03/23		Supervisor payroll meeting 10/23/23	1,000.00
	11/13/2023	PR 11/17/23		Supervisor payroll meeting 11/08/23	600.00
	11/27/2023	PR 12/1/23		Supervisor payroll meeting 11/27/23	1,000.00
	12/26/2023	PR 12/29/23		Supervisor payroll meeting 12/13/23	1,000.00
Total 01-1301 · Payroll - Board of Supervisors					<u>4,600.00</u>
01-1302 · Payroll - Irrigation Staff					
	10/17/2023	PR 10/20/23		Operations staff 9/30/23 - 10/13/23	1,200.00
	10/31/2023	PR 11/03/23		Operations staff 10/14/23 - 10/27/23	668.75
	11/13/2023	PR 11/17/23		Operations staff 10/30/23 - 11/12/23	1,106.25
	11/27/2023	PR 12/1/23		Operations staff 11/11/23 - 11/24/23	456.25
	12/11/2023	PR 12/15/23		Operations staff 11/25/23 - 12/08/23	818.75
	12/26/2023	PR 12/29/23		Operations staff 12/09/23 - 12/22/23	418.75
Total 01-1302 · Payroll - Irrigation Staff					<u>4,668.75</u>
01-1303 · FICA Taxes					
	10/17/2023	PR 10/20/23		Supervisor payroll taxes 10/20/23	76.50
	10/31/2023	PR 11/03/23		Supervisor payroll taxes 11/03/23	76.50
	11/13/2023	PR 11/17/23		Supervisor payroll taxes 11/17/23	45.90
	11/27/2023	PR 12/1/23		Supervisor payroll taxes 12/1/23	76.50
	12/26/2023	PR 12/29/23		Supervisor payroll taxes 12/29/23	76.50
Total 01-1303 · FICA Taxes					<u>351.90</u>
01-1304 · Paymaster - Processing fee					
	10/17/2023	PR 10/20/23		payroll processing fee 10/20/23	62.40
	10/31/2023	PR 11/03/23		payroll processing fee 11/03/23	68.25
	11/13/2023	PR 11/17/23		payroll processing fee 11/17/23	64.75
	11/27/2023	PR 12/1/23		payroll processing fee 12/1/23	41.85
	12/11/2023	PR 12/15/23		payroll processing fee 12/15/23 (includes W-2s)	125.80
	12/26/2023	PR 12/29/23		payroll processing fee 12/29/23	41.85
Total 01-1304 · Paymaster - Processing fee					<u>404.90</u>
01-1310 · Engineering					
	10/27/2023	1272	Brietic Dvorak, Inc	Oct 2023 Project Manager [Oct 6 - Oct 27] Senior Inspector	3,535.00
	11/30/2023	1285	Brietic Dvorak, Inc	Senior Inspector [Oct 30 - Nov 21] Project Manager [Nov 1 - Nov 30]	2,720.00
Total 01-1310 · Engineering					<u>6,255.00</u>
01-1311 · Management Fees					
	10/31/2023	2023-1329	Special District Services	Management Fee Oct 2023	3,000.00
	11/30/2023	2023-1667	Special District Services	Management Fee Nov 2023	3,000.00
	12/31/2023	2023-1917	Special District Services	Management Fee Dec 2023	3,000.00
Total 01-1311 · Management Fees					<u>9,000.00</u>

University Place Community Development District
Expenditures
October through December 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1313 · Website Fee					
	10/31/2023	2023-1329	Special District Services	Website Fee Oct 2023	125.00
	11/30/2023	2023-1667	Special District Services	Website Fee Nov 2023	125.00
	12/31/2023	2023-1917	Special District Services	Website Fee Dec 2023	125.00
Total 01-1313 · Website Fee					<u>375.00</u>
01-1315 · Legal Fees					
	10/30/2023	4324	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Oct 2023	1,514.10
	11/27/2023	4457	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Nov 2023	1,029.00
Total 01-1315 · Legal Fees					<u>2,543.10</u>
01-1316 · Field Operations Management					
	10/31/2023	2023-1329	Special District Services	Field Operations Management	500.00
	11/30/2023	2023-1667	Special District Services	Field Operations Management	500.00
	12/31/2023	2023-1917	Special District Services	Field Operations Management	500.00
Total 01-1316 · Field Operations Management					<u>1,500.00</u>
01-1333 · FICA Taxes - Irrigation Svcs					
	10/17/2023	PR 10/20/23		operations payroll taxes 10/20/23	91.80
	10/31/2023	PR 11/03/23		operations payroll taxes 11/03/23	51.16
	11/13/2023	PR 11/17/23		operations payroll taxes 11/17/23	84.62
	11/27/2023	PR 12/1/23		operations payroll taxes 12/1/23	34.91
	12/11/2023	PR 12/15/23		operations payroll taxes 12/15/23	62.63
	12/26/2023	PR 12/29/23		operations payroll taxes 12/29/23	32.04
Total 01-1333 · FICA Taxes - Irrigation Svcs					<u>357.16</u>
01-1450 · Insurance					
	10/01/2023	20019	Egis Insurance Advisors	Renew Policy #100123943 10/01/2023-10/01/2024	10,473.00
	10/01/2023	20020	Egis Insurance Advisors	Policy #WC100123943 10/01/2023-10/01/2024 FIA WC Workers Comp	850.00
Total 01-1450 · Insurance					<u>11,323.00</u>
01-1511 · Bank Service Charges					
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	FEE	39.00
	12/04/2023	4798 5103 7719 0281	Bank United Credit Card	FEE	40.81
Total 01-1511 · Bank Service Charges					<u>79.81</u>
01-1512 · Miscellaneous					
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	Meeting Room Fee HAMPTON INN	200.00
	10/31/2023	2023-1329	Special District Services	Travel Sept 2023	104.80
	11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HAMPTON INN	-214.00
	11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HAMPTON INN	200.00
	11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HAMPTON INN	214.00
	11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	41.96
	11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	12.27
	11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	6.51
	11/30/2023	2023-1667	Special District Services	Travel Oct 2023	104.80

University Place Community Development District
Expenditures
October through December 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HAMPTON INN	200.00
	12/31/2023	2023-1917	Special District Services	Travel Nov 2023	110.70
Total 01-1512 · Miscellaneous					981.04
01-1513 · Postage and Delivery					
	10/31/2023	2023-1329	Special District Services	FedEx Sept 2023	25.76
	11/30/2023	2023-1667	Special District Services	FedEx Oct 2023	48.84
	11/30/2023	2023-1667	Special District Services	Postage Oct 2023	8.53
	12/31/2023	2023-1917	Special District Services	FedEx Nov 2023	38.36
Total 01-1513 · Postage and Delivery					121.49
01-1514 · Office Supplies					
	10/31/2023	2023-1329	Special District Services	Copier Sept 2023	6.30
	11/30/2023	2023-1667	Special District Services	Copier Oct 2023	9.15
	12/31/2023	2023-1917	Special District Services	Copier Nov 2023	13.05
	12/31/2023	2023-1917	Special District Services	Meeting Books Nov 2023	8.00
Total 01-1514 · Office Supplies					36.50
01-1540 · Dues, License & Subscriptions					
	10/02/2023	88506	Department of Economic Opportunity	Fiscal Year 2023 2024 Special District State Fee Invoice	175.00
Total 01-1540 · Dues, License & Subscriptions					175.00
01-1802 · Contracts-Landscape Maintenance					
	10/01/2023	202330	Total Landscape Care Inc.	Monthly Landscape Maintenance	6,800.00
	10/02/2023	INV00426558	Plant Parents	October 2023 Horticultural Services - Exterior	96.00
	11/01/2023	202331	Total Landscape Care Inc.	Monthly Landscape Maintenance	6,800.00
	11/02/2023	INV00429972	Plant Parents	November 2023 Horticultural Services - Exterior	96.00
	12/01/2023	202332	Total Landscape Care Inc.	Monthly Landscape Maintenance	6,800.00
	12/02/2023	INV00434335	Plant Parents	Dec 2023 Horticultural Services - Exterior	96.00
Total 01-1802 · Contracts-Landscape Maintenance					20,688.00
01-1804 · Water Management & Drain (GF)					
	10/30/2023	103023-1	Site Masters of Florida, LLC	Meeting Street- Turnaround	15,840.00
	11/28/2023	112823-1	Site Masters of Florida, LLC	Meeting Street - Turnaround	1,050.00
Total 01-1804 · Water Management & Drain (GF)					16,890.00
01-1806 · Contracts-Irrigation					
	10/01/2023	202330	Total Landscape Care Inc.	Monthly Irrigation Management	6,483.00
	11/01/2023	202331	Total Landscape Care Inc.	Monthly Irrigation Management	6,483.00
	12/01/2023	202332	Total Landscape Care Inc.	Monthly Irrigation Management	6,483.00
Total 01-1806 · Contracts-Irrigation					19,449.00
01-1808 · R&M Irrigation					
	10/17/2023	16429	Total Landscape Care Irrigation Inc.	Performed October irrigation inspection.Made necessary repairs	418.53
	10/19/2023	16361	Total Landscape Care Irrigation Inc.	Replace broken rotor in the median island on Cooper Creek	108.00
	10/19/2023	23507	Ballenger Irrigation	Irrigation Repairs Gate Valve Locating	2,484.00
	10/23/2023	16366	Total Landscape Care Irrigation Inc.	Replace bad decoder	253.59
	10/24/2023	16376	Total Landscape Care Irrigation Inc.	Check for leak at Charleston Pool. Foundvalve stuck open. Replaced valve	329.10

University Place Community Development District
Expenditures
October through December 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	10/24/2023	16377	Total Landscape Care Irrigation Inc.	Check irrigation along Honore. Installed additional drip line for better coverage. 10/19/23	185.73
	10/31/2023	16383	Total Landscape Care Irrigation Inc.	Meet w/Dave Meyers to review proposal for irrigation needs	27.00
	10/31/2023	16385	Total Landscape Care Irrigation Inc.	Irrigation repairs in the Cooper Creek median island. Added additional heads	417.46
	10/31/2023	16384	Total Landscape Care Irrigation Inc.	Replace broken rotor in the Cooper Creek median island	108.00
	11/22/2023	16441	Total Landscape Care Irrigation Inc.	Irrigation support for landscaping at the Charleston Pool 11/3/23: 2 men for a total of 5 hours	356.24
	11/22/2023	16436	Total Landscape Care Irrigation Inc.	Trouble shoot zones 19 & 20 in common area. Found 2 wire path damaged by treero ots	1,017.40
	11/23/2023	16454	Total Landscape Care Irrigation Inc.	Irrigation support for new landscaping in common area by Edmonstron Circle 11/9/23	256.99
	11/23/2023	16449	Total Landscape Care Irrigation Inc.	Replaced bad decoder 11/7/23: 1 man for a hours at \$54.00 per hour for repairs Tucor 4	438.50
	11/24/2023	16476	Total Landscape Care Irrigation Inc.	Irrigation support for flower install 11/20/23: 1 man for 2 hours at \$54.00 perhour for Irrigatio...	210.00
	11/24/2023	16465	Total Landscape Care Irrigation Inc.	Re- Install irrigation in the common area in Meeting Street where the new sod was installed	2,942.00
	11/25/2023	16481	Total Landscape Care Irrigation Inc.	Replace bad decoder 11/23/23: 1 man for a total of 1 hours at \$54.00 per hour	438.50
Total 01-1808 · R&M Irrigation					9,991.04
01-1812 · Signs					
	10/17/2023	1496	Signature Signs and Shapes	(2) 24" x 18" Custom signs - "EMERGENCY ACCESS". Each sign is \$270.00.	540.00
Total 01-1812 · Signs					540.00
01-1814 · Electricity					
	10/02/2023	10125-44514	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	28.28
	10/02/2023	28666-94512	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	154.23
	10/02/2023	80884-58453	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	76.30
	10/02/2023	10125-44514	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	28.50
	10/02/2023	28666-94512	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	160.20
	11/01/2023	28666-94512	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	2.32
	11/01/2023	10125-44514	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	0.34
	12/01/2023	80884-58453	FPL	For: Nov 1, 2023 to Dec 1, 2023 (30 days)	69.80
Total 01-1814 · Electricity					519.97
01-1815 · Miscellaneous Maintenance					
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	Rocnyx	10.00
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	Return cord for pylons	-6.66
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	GRAINGER	-28.30
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	GRAINGER	-28.30
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	GRAINGER	-6.93
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	MANATEE COUNTY LANDFIL BRADENTON FL	30.50
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	GRAINGER	448.40
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	THE HOME DEPOT	41.92
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	GRAINGER	6.93
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	LOWES	36.48
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	GRAINGER	6.48
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	AMZN Mktp US*T13QX1XD2 Amzn.com/bill WA	101.97
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	IN *AMERICAN PRIDE ELE 941-9200875 FL	475.00
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	SOUTHWES 5262203900281 800-435-9792 TX	311.96
	11/01/2023	27211	Gorilla Kleen Llc	25% Deposit Community Sidewalks - Cleaned throughout the community.	4,260.00

University Place Community Development District
Expenditures
October through December 2023

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	RECONYX	10.00
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-3.97
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-51.99
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-11.97
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	11.44
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	5.00
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	17.00
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	51.99
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	6.51
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	13.02
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	11.97
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	19.97
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	16.97
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	75.81
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	165.97
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	14.98
11/16/2023	27211-REMAINING PMT	Gorilla Kleen Lic	Commercial Services - Community Sidewalks cleaned throughout the community	12,780.00
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	RECONYX	10.00
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	5.52
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	94.88
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	1000BULBS.COM,	143.09
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	39.92
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	25.97
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	95.34
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	39.92
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	26.48
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	LOUIS PRYOR SUPPLY INC	29.82
12/04/2023	4798 5103 7719 0281	Bank United Credit Card	GRAND HYATT	273.70
12/07/2023	Dec2023	Douglas Pewterbaugh- Reimbursement	Dec Reimbursement	97.93
Total 01-1815 · Miscellaneous Maintenance				19,674.72
01-1816 · Security				
10/06/2023	733532	Envera Systems	Virtual Gate Guard Monitoring 09/01/2023-10/02/2023	6,684.80
Total 01-1816 · Security				6,684.80
01-1817 · Utility - Irrigation				
10/02/2023	28184-53512	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	196.61
10/02/2023	23503-29302	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	955.73
10/02/2023	61184-59301	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	915.48
10/02/2023	85676-20409	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	25.66
10/02/2023	61184-59301	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	1,053.94
11/01/2023	61184-59301	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	51.21
11/01/2023	23503-29302	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	84.20
11/01/2023	28184-53512	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	83.51

University Place Community Development District
Expenditures
October through December 2023

Date	Invoice #	Vendor	Memo	Amount
11/01/2023	85676-20409	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	91.92
12/01/2023	10125-44514	FPL	For: Nov 1, 2023 to Dec 1, 2023 (30 days)	1.36
12/01/2023	28184-53512	FPL	For: Nov 1, 2023 to Dec 1, 2023 (30 days)	151.20
12/01/2023	85676-20409	FPL	For: Nov 1, 2023 to Dec 1, 2023 (30 days)	228.63
12/01/2023	23503-29302	FPL	For: Nov 1, 2023 to Dec 1, 2023 (30 days)	1,313.08
12/01/2023	53322-87308	FPL	For: Nov 1, 2023 to Dec 1, 2023 (30 days)	830.43
Total 01-1817 · Utility - Irrigation				5,982.96
01-1818 · Utility - Water & Sewer				
10/02/2023	53322-87308	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	492.65
10/02/2023	28184-53512	FPL	For: Sep 1, 2023 to Oct 2, 2023 (31 days)	218.79
11/01/2023	53322-87308	FPL	For: Oct 2 2023 to Nov 1, 2023 (310days)	168.83
11/16/2023	188583-112606	Manatee County Utilities Department	Account #188583-112606BILLING DATE: 16-NOV-2023	157.42
Total 01-1818 · Utility - Water & Sewer				1,037.69
01-1824 · R&M - Pump Station				
10/06/2023	22863	Water Equipment Technologies	Pump Station #5	500.00
10/31/2023	23076	Water Equipment Technologies	Pump Station #4 Field service to check out pressure issues with the VFD at pumpstation #4	375.00
10/31/2023	23069	Water Equipment Technologies	Pump Station #3 Field service to check out pump station #3. Pressure was fluctuating	125.00
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	72.15
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	IN*JOSLIN INDUSTRIAL	75.00
11/02/2023	4798 5103 7719 0281	Bank United Credit Card	DRIP DEPOT	599.90
Total 01-1824 · R&M - Pump Station				1,747.05
01-1826 · Cable / Internet / Phone				
10/04/2023	94135801721231085	Frontier Communication Acct#1231085	Account Number 941-358-0172-123108-5 (Paying on Behalf of HOA ...)	467.82
10/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 10/13/23 to 11/12/23	194.51
10/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 10/19/23 to 11/18/23	215.51
10/28/2023	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5 Local Service from 10/28/23 to 11/27/23	145.06
11/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 11/13/23 to 12/12/23	194.51
11/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 11/13/23 to 12/12/23	194.51
11/16/2023	2098578101723	Spectrum Acct#8578	Service from 10/17/23 through 11/16/23 Account Number: 8337 12 013 2098578	108.94
11/16/2023	2062830101723	Spectrum Acct#2830	Service from 10/17/23 through 11/16/23 Account Number: 8337 12 013 2062830	108.94
11/17/2023	2098578111723	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 11/17/23 through 12/16/23	108.94
11/17/2023	2062830111723	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 11/17/23 through 12/16/23	108.94
11/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 11/19/23 to 12/18/23	215.51
11/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 11/19/23 to 12/18/23	215.51
11/28/2023	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5 Local Service from 11/28/23 to 12/27/23	161.24
12/17/2023	2062830121723	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 12/17/23 through 01/16/24	108.94
12/17/2023	2098578121723	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 12/17/23 through 01/16/24	108.94
Total 01-1826 · Cable / Internet / Phone				2,657.82
01-1832 · Roadways - Contingency/Reserve				
10/12/2023	101223-1	Site Masters of Florida, LLC	Meeting Street - Turnaround - Work Commenced 10/9/23	10,560.00
Total 01-1832 · Roadways - Contingency/Reserve				10,560.00

University Place Community Development District
Expenditures
October through December 2023

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1833 · Gate - Contingency/Reserve					
	10/27/2023	23-2138	Sarasota Gate Access	REMOUNT THE BARRIER ARM TOWERS	4,450.00
	11/29/2023	23-2234	Sarasota Gate Access	Client states the Honore gates barrier arm not lighting.Troubleshoot - found wiring issue	360.00
	12/11/2023	23-2291	Sarasota Gate Access	Client states Honore back gate reader not working properly,states client has to move vehicle	360.00
	12/15/2023	23-2317	Sarasota Gate Access	Client states the LEDs are not working on the CooperCreek visitor arm.	587.00
Total 01-1833 · Gate - Contingency/Reserve					<u>5,757.00</u>
Total Expenditures					<u>164,952.70</u>

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

	Annual Budget 10/1/23 - 9/30/24	Actual Dec-23	Year To Date Actual 10/1/23 - 12/31/23
Revenues			
Interest Income	100	415	1,498
NAV Tax Collection	269,715	216,835	224,451
Bond Prepayments	0	0	0
Total Revenues	\$ 269,815	\$ 217,250	\$ 225,949
Expenditures			
Principal Payments	214,900	0	0
Interest Payments	52,107	0	27,407
Bond Redemption	2,808	0	0
Total Expenditures	\$ 269,815	\$ -	\$ 27,407
Excess/ (Shortfall)	\$ -	\$ 217,250	\$ 198,542

Debt Service Fund Balance As Of 9/30/23	\$ 121,611.92
---	---------------

Revenue Fund Balance As Of 12/31/23	\$ 68,732.02
Reserve Fund Balance As Of 12/31/23	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 12/31/23	\$ 224,450.67
Total Debt Service Fund Balance As Of 12/31/23	\$ 320,154.19

Series 2022 Bond Balance As Of 12/31/23	\$ 2,175,200
---	--------------

**UNIVERSITY PLACE CDD
TAX COLLECTIONS
2023-2024**

#	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
									\$ 1,072,510.00	\$782,494.00	\$ 290,016.00	\$782,494.00	\$ 290,016.00	
									\$ 997,434.00	\$727,719.00	\$269,715.00	\$727,719.00	\$ 269,715.00	\$ 269,715.00
1	1	Manatee County Tax Collector	11/09/23	NAV Taxes	\$ 3,254.39		\$ (93.73)	\$ (130.18)	\$ 3,030.48	\$ 2,348.95	\$ 905.44	\$ 2,187.34	\$ 843.14	\$ 843.14
2	2	Manatee County Tax Collector	11/22/23	NAV Taxes	\$ 26,697.93		\$ (768.90)	\$ (1,067.92)	\$ 24,861.11	\$ 19,425.28	\$ 7,272.65	\$ 18,088.82	\$ 6,772.29	\$ 6,772.29
3	3	Manatee County Tax Collector	12/07/23	NAV Taxes	\$ 234,188.60		\$ (6,744.63)	\$ (9,367.54)	\$ 218,076.43	\$ 173,293.84	\$ 60,894.76	\$ 161,371.23	\$ 56,705.20	\$ 56,705.20
4	4	Manatee County Tax Collector	12/14/23	NAV Taxes	\$ 627,481.29		\$ (18,071.47)	\$ (25,099.25)	\$ 584,310.57	\$ 455,520.33	\$ 171,960.96	\$ 424,180.53	\$ 160,130.04	\$ 160,130.04
5									\$ -					\$ -
6									\$ -					\$ -
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
					\$ 891,622.21	\$ -	\$ (25,678.73)	\$ (35,664.89)	\$ 830,278.59	\$ 650,588.40	\$ 241,033.81	\$ 605,827.92	\$ 224,450.67	\$ 224,450.67

Assessment Roll Total:
\$1,072,511.13

O&M Assessment
Roll Total:
\$782,494.02

Debt Assessment
Roll Total:
\$290,017.11

Note: \$1,072,510, \$782,494 and \$290,016 are 2023/2024 Budgeted assessments before discounts and fees.
\$997,434, \$727,719 and \$269,715 are 2023/2024 Budgeted assessments after discounts and fees.

\$ 891,622.21	
\$ -	\$ 830,278.59
\$ (650,588.40)	\$ (605,827.92)
\$ (241,033.81)	\$ (224,450.67)
\$ -	\$ -