



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
FEBRUARY 26, 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
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 - 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. Discussion Regarding Planters Knoll Drainage
- H. New Business
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 - 3. Consider Approval to Enter into an Agreement with TLC to Replace Irrigation Controller
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- 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

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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
JANUARY 22, 2024**

A. CALL TO ORDER

The January 22, 2024, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:31 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 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

There was no public comment at this time.

F. APPROVAL OF MINUTES

1. November 27, 2023, Regular Board Meeting

The minutes of the November 27, 2023, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Cashi, seconded by Ms. Broyhill and passed unanimously approving the minutes of the November 27, 2023, Regular Board Meeting, as presented.

2. December 13, 2023, Workshop Meeting

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

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously approving the minutes of the December 13, 2023, Workshop, as presented.

3. January 10, 2024, Workshop Meeting

The minutes of the January 10, 2024, Workshop were presented for consideration.

A **motion** was made by Ms. Broyhill, seconded by Ms. Cashi and passed unanimously approving the minutes of the January 10, 2024, Workshop, as presented.

G. OLD BUSINESS

1. Update on Gates and Securitas

Googlesheet for reporting gate/access issues has slowed down. The internet will be upgraded January 31. Mr. Poole requested the addition of the Spanish language as an option. The gate response time is 90 seconds or less 93% of the time.

Mr. Meyers presented a report of items that Securitas needs to address, including missing equipment (two 350 VAC Uninterruptible Power Supplies (UPS) and a new NEMA Box with 2000 BTU AC unit). Mr. Meyers also would like to have copies of manufacturers warranties, operation and installation manuals, wiring diagrams and system level written descriptions. Mr. Meyers is also concerned that there are not proper labels matching each sensor input wire with sensor device; each camera wire with each input on the network video recorder, each communication device wire with its related input or output on the TekWave controller, etc.

Ms. Broyhill is willing to meet with Securitas to label on Thursday. Mr. Poole stated the schematics were available online but will confirm.

Ms. Broyhill noted that front gate issues often cause backups onto the main road. Ms. Broyhill asked Mr. Dvorak to look at the gate. A concern Ms. Broyhill noticed was the entryway did not have enough space if a person had to change lanes. Ms. Broyhill asked Mr. Dvorak to look at the possibility of shortening the median near the entrance. This would shorten the distance required to back up to change lanes. Mr. Dvorak commented that he watched the gate and was able to observe the issue. Mr. Dvorak agrees that shortening the median is a viable option and would cost less than \$5,000.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec authorizing Mr. Dvorak with a not to exceed amount of \$5,000 to have the pavers removed and new pavers installed to shorten the median.

A **motion** was then made by Mr. Meyers, seconded by Ms. Kupiec authorizing a not to exceed amount of \$650 to purchase a bending sign for the entrance.

Ms. Broyhill and Susan Lerman, HOA, discussed creating a “cheat sheet” to share with the community with tips if there are gate issues.

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

Mr. Meyers reported that there have been very few repairs needed since the last meeting. Mr. Meyers presented 4 projects totaling \$5,057.10. The projects presented were stump grinding at pump station 1 (\$200), Amiad spare parts for filtration units (\$1051.10), repair of the Meeting Street irrigation (\$2,942), and determining the size of the irrigation mainline along Charleston (\$864).

A **motion** was made by Mr. Meyers, seconded by Ms. Cashi and passed unanimously authorizing a not to exceed amount of \$5,057.10 to complete the projects listed above.

3. Update on Mainline Connectors

It was noted that the proposal from TLC in the amount of \$864 was just approved to determine the size of the pipe.

4. Update on Meeting Street Turnaround

Mr. Dvorak reported that after looking at the Meeting Street turnaround area, he recommends curbing be installed. Mr. Dvorak estimated that the cost would be less than \$1,000.

A **motion** was made by Ms. Broyhill, seconded by Ms. Cashi and passed unanimously authorizing Mr. Dvorak a not to exceed amount to have curbing installed.

A discussion occurred regarding the poles that are currently in place. There was a consensus of the Board that Doug could add Bollard covers to the existing poles.

5. Update on Cooper Creek Median

Ms. Krizen was able to receive funds from PLC in December. The work has been completed.

H. NEW BUSINESS

1. Consider Proposal for Accepting Credit Cards with Bank United

The presentation was previously shared with the Board. A brief discussion took place regarding the 3% user fee with the consensus of the Board being that the user pays the fee not the District.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously approving the proposal to accept credit cards with Bank United with the user paying the 3%

2. Discussion Regarding Planters Knoll Drainage

The only way to know the issues at Planters Knoll is to have a survey completed. The previous survey would not be applicable because the elevation changed over time. The high point should be 21.9 inches with a 2.4-foot fall to allow drainage. Mr. Dvorak will bring a proposal to the next meeting. The HOA is willing to share costs on this project.

3. Discussion Regarding Shared Cost with HOA Regarding Brazilian Pepper Cutting

A **motion** was made by Mr. Meyers, seconded by Ms. Kupiec and passed unanimously authorizing a not to exceed \$10,000 amount to be split with the HOA to remove the Brazilian Peppers.

4. Discussion Regarding Landscaping Baskets

The irrigation is in place and labeled, ready for planting. The initial planting is \$1,600, which the HOA is willing to split the cost. Mr. Meyers stated his opposition to authorizing the funds.

A **motion** was made by Ms. Cashi, seconded by Ms. Kupiec to split the \$1,600 planting cost with the HOA. Upon being put to a vote, the **motion FAILED** on a vote of 2 to 3 with Mr. Meyers, Mr. Poole, and Ms. Broyhill dissenting.

5. Discussion Regarding Landscaping Proposal

A proposal from TLC in the amount of \$3,058.50 was presented by Ms. Kupiec for the Cooper Creek entrance. Mr. Meyers requested a second quote.

A **motion** was made by Ms. Kupiec, seconded by Ms. Cashi and passed unanimously authorizing \$1,555 for TLC to plant Clusia at the Meeting Street turnaround.

6. Workshop Items, as Required

TLC has requested that the Christmas light be removed for tree trimming. Ms. Krizen will follow-up with Doug to confirm the timing.

I. ADMINISTRATIVE MATTERS

1. Financials

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

The next Workshop Meeting is scheduled for February 7, 2024. The next Regular Board Meeting is scheduled for February 26, 2024.

The Board was advised that Form 1 needs to be electronically submitted this year. They were also advised that Board Members are now required to take 4 hours of ethics training annually.

2. Engineer's Report

Mr. Dvorak completed the SWFWMD recertification. There was nothing out of compliance. The complete report will be shared with the Board later.

J. BOARD MEMBER COMMENTS

Ms. Lerman of the HOA confirmed that if the HOA purchased the plants, the CDD would take on the cost of irrigation.

The rocks will not work on pond 7. Further discussion will take place regarding rock usage.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Cashi, seconded by Ms. Kupiec and passed unanimously adjourning the meeting at 6:35 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD workshop minutes 2/07/2024

4 board members present: David Meyers, Sarah (Kupiec) Hartz, Denise Broyhill, Bill Poole

Rich Lutley from TLC made a presentation about our irrigation computer issues. It is extremely old and should be replaced. The cost is \$7000. The parts for the current system are in short supply and are no longer being manufactured.

A new system would give us the benefits of having ethernet connectivity, cellular connection, reporting (we have no access now), availability to look at flow, etc. It would tell us when something is not working instead of manually troubleshooting.

Bill gave updates on the gates. The iron gate controller is still an issue. The pedestrian gate on Honore has been fixed.

Denise and David presented Gate Access Instructions and a FAQs sheet for review to the other members and eventual distribution to the neighborhood.

David updated on pumps - there was a pump failure at pump station 5. The contractor has been notified and is coming out soon.

There was also a major failure with the controller. The package has been lost in transit by FedEx. We are tracking it but may have to replace the order.

The massive Brazilian pepper tree has been removed by Apex.

The TLC PC went down (as discussed in the presentation by TLC) and caused the irrigation management to be down for 3 weeks. It also caused some residents' irrigation to run more than scheduled. David wants to look at a better disaster recovery plan for irrigation.

Updates on Meeting Street - David said the irrigation will cost \$2800. We discussed the possibility of putting the unwanted rocks on the right side of the Meeting Street turnaround to avoid having to redo the irrigation there. Some board members have to go look at it.

Denise reported that Robert said Tim had not formalized the proposal in writing yet, but shortening the median strip at the Cooper Creek entrance would cost \$4500. We had approved up to \$5000 for that project. Denise asked Robert if they could include reflectors on the end or possibly reflective paint.

INSPECTION REPORT

University Place CDD

University Place Phase A A1-B/Cooper Creek

PERMIT/REVISION NUMBER: 492.104

ATTN: Michelle Krizen

27499 Riverview Center Blvd, #253

Bonita Springs, Florida 34134

Prepared By:



Brletic Dvorak, Inc.

536 4th Ave. S. Unit #4

St. Petersburg, FL 33701

813-361-1466

CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	309 ft
POND NUMBER:	UP5	POND AREA:	6,777 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	Yes	Water Quality:	Above Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

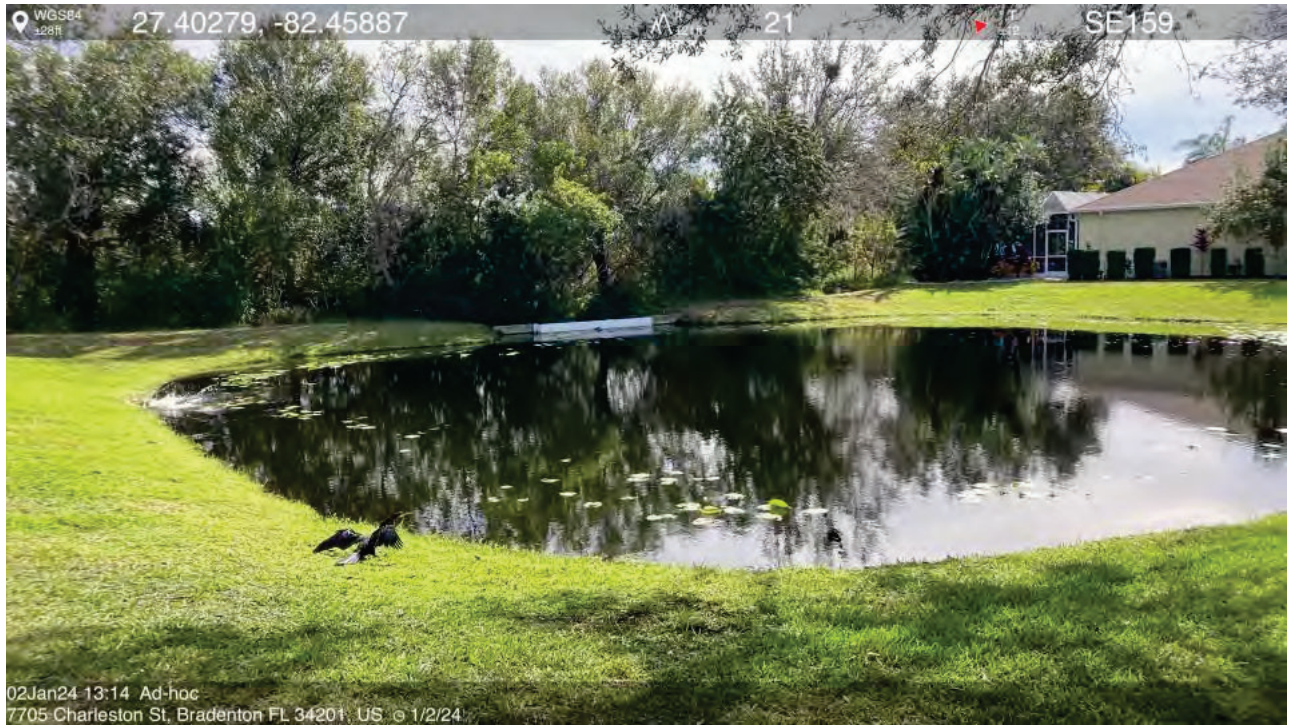
SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosions or shoreline defects observed.

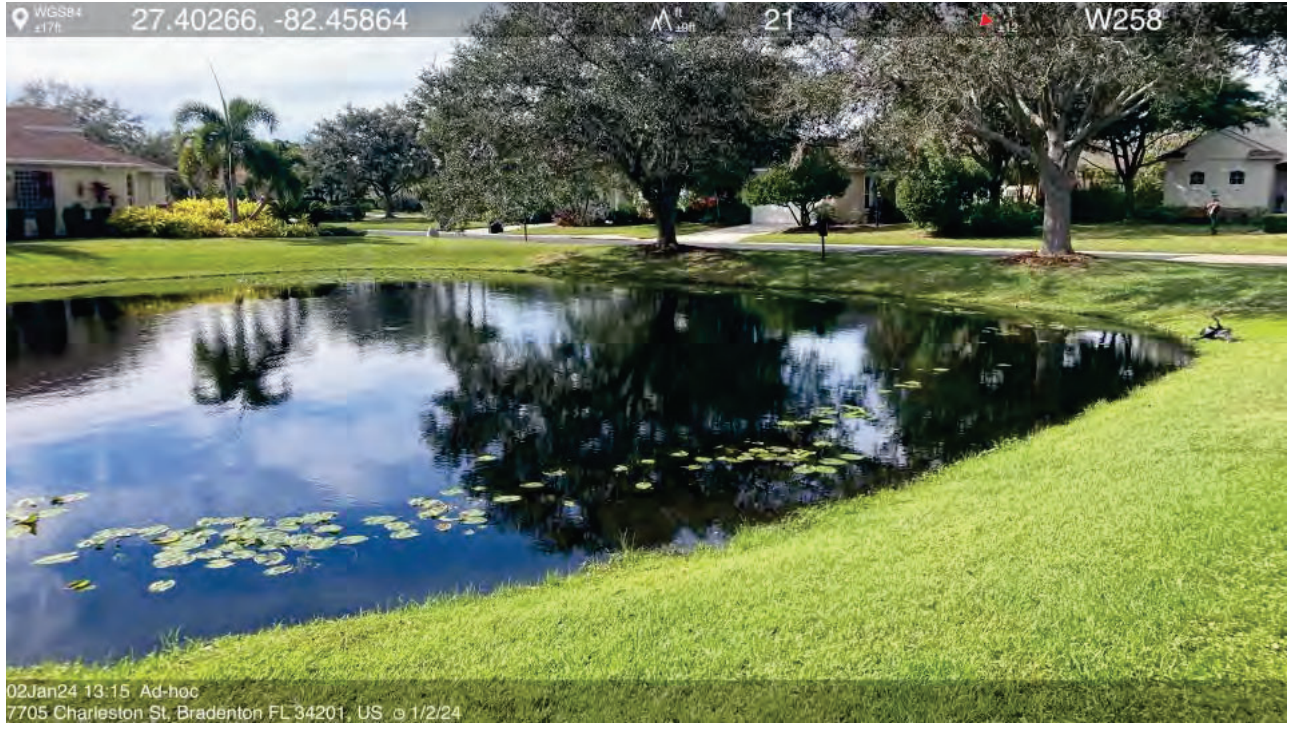
CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: One weir with skimmer observed to be in operational condition with no defects.







CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	525 ft
POND NUMBER:	UP6	POND AREA:	14,509 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	No	Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

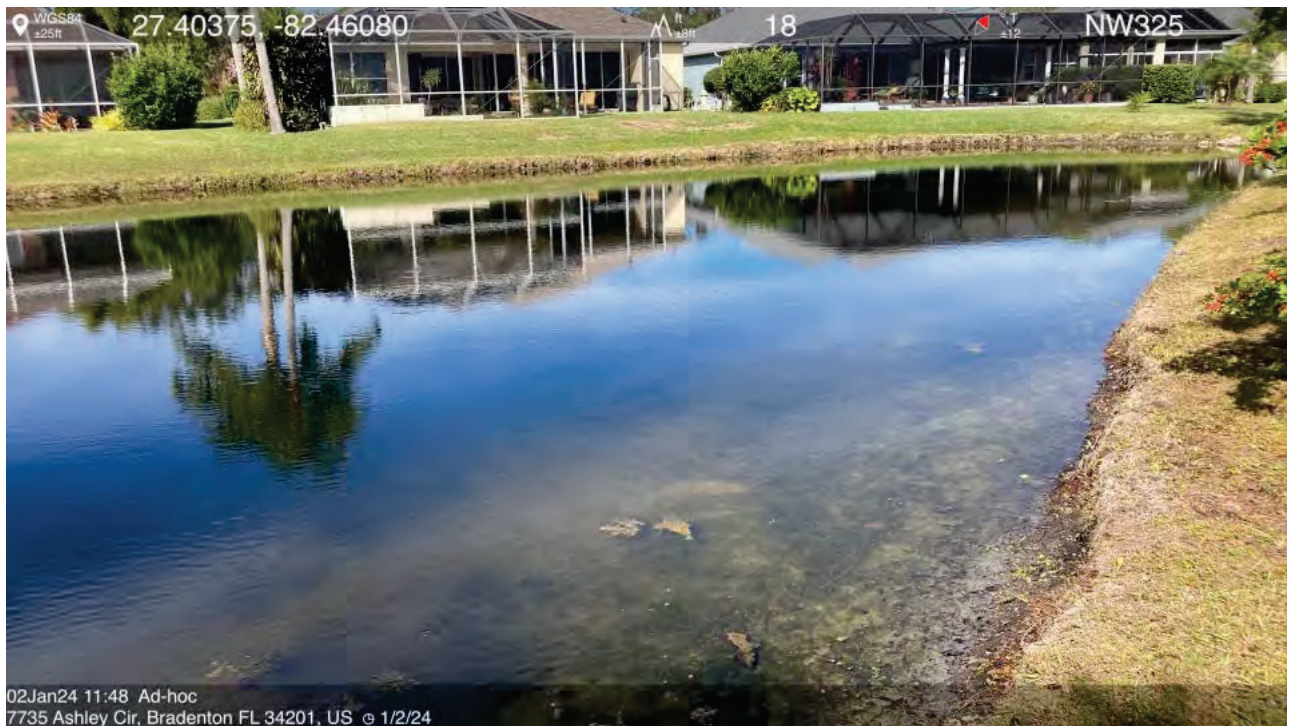
INSPECTOR NOTES: No erosion or shoreline defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	Minor
TYPE OF DAMAGE:	Weir wingwalls washing out.

INSPECTOR NOTES: One weir with skimmer observed to be in operational condition. Wing walls of weir have some washout starting.







CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,186 ft
POND NUMBER:	UP7	POND AREA:	65,131 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	No	Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

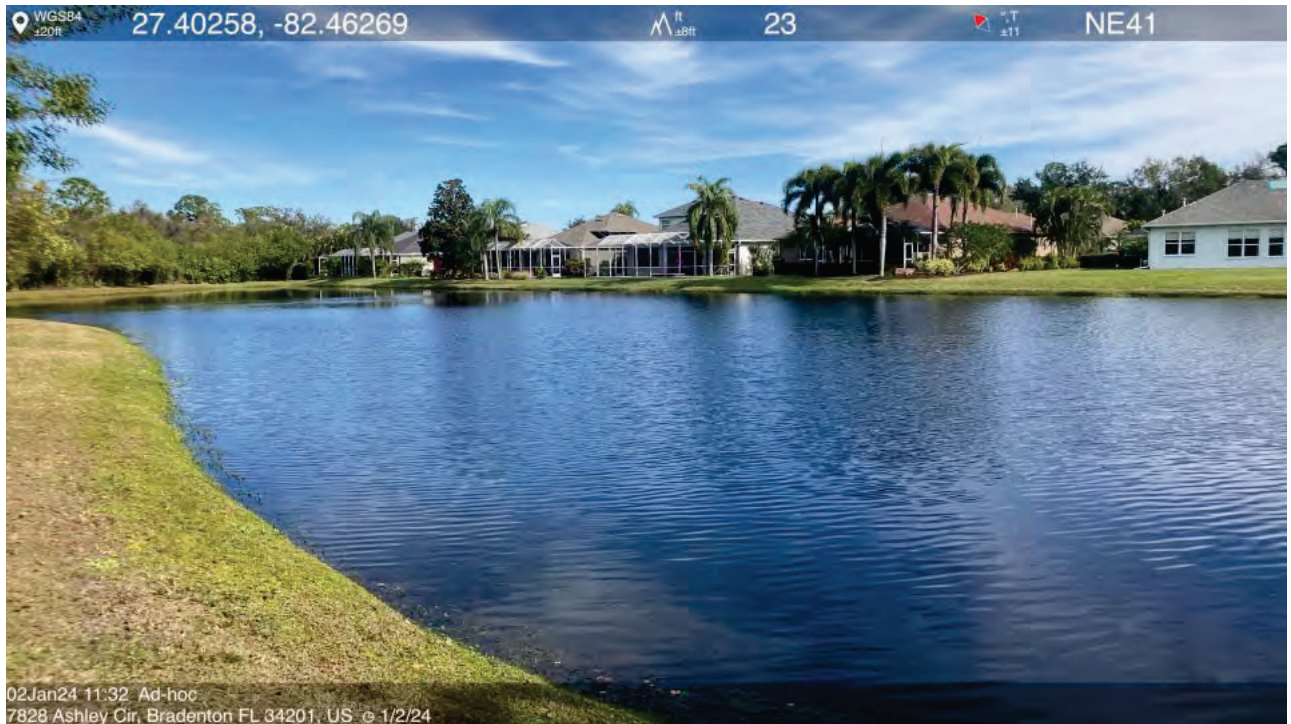
INSPECTOR NOTES: No erosion or pond bank defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	Minor
TYPE OF DAMAGE:	Vegetation Overgrowth

INSPECTOR NOTES: One MEP observed fully submerged with no defects observed. One control structure with skimmers observed to be in operational condition with no defects. There are pipes running South/North under the adjacent street Alston Ct. The area is overgrown with vegetation in front of the pipes.











CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,102 ft
POND NUMBER:	Pond UP8	POND AREA:	45,090 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Benifitial Vegetaion Present:	Yes	Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	Some Surface Algae

BANK EROSION AND SCOUR

SEVERITY RANKING:	Monitor
TYPE OF EROSION:	Wild Hogs

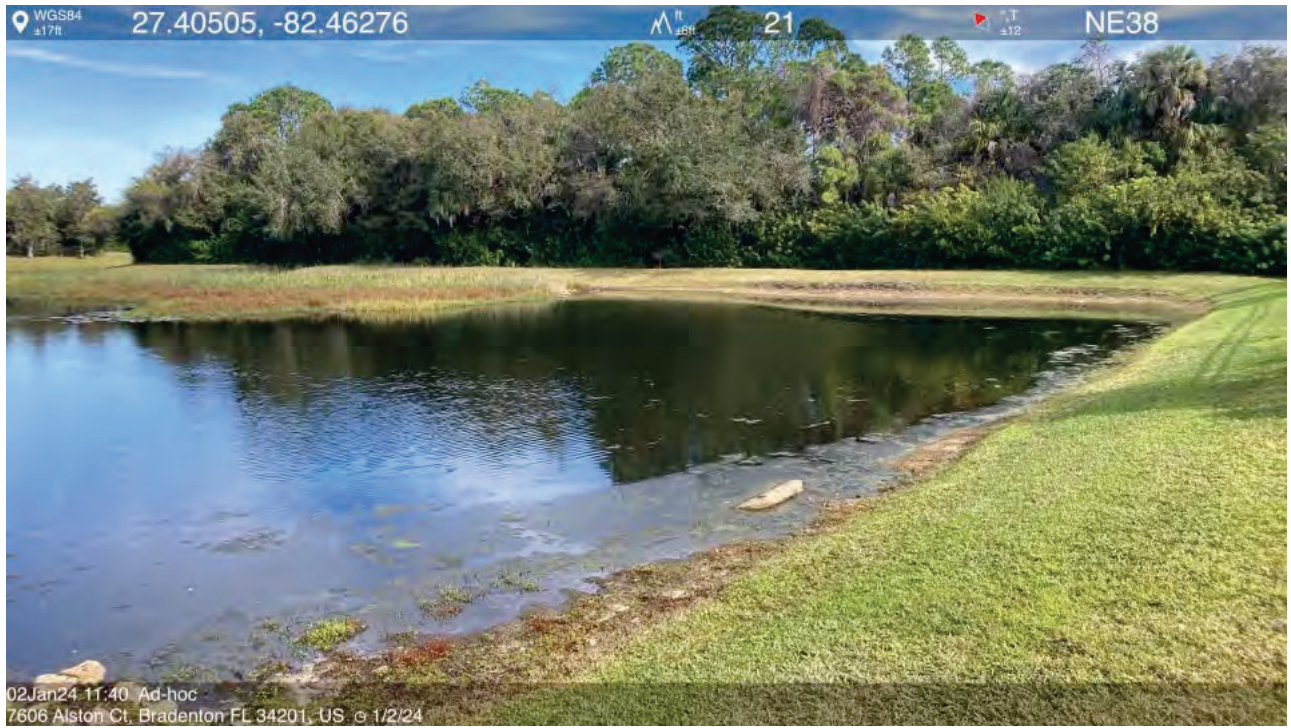
INSPECTOR NOTES: Evidence of feral hogs rooting up an area near the weir on the NW side of the pond. Activity should be monitored and consider trapping.

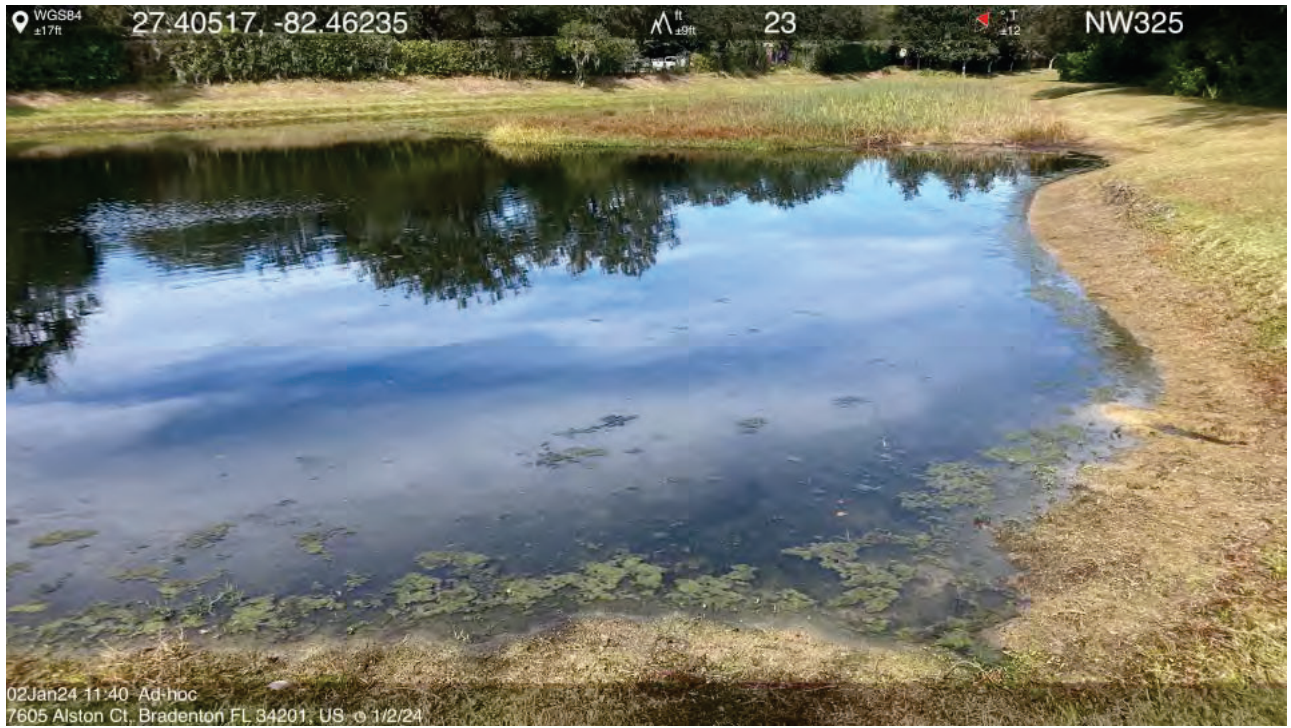
CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: 3 MES's and one weir with skimmer all observed to be in operational condition with no defects.







Hogs Rooting







CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	467 ft
POND NUMBER:	UP9	POND AREA:	12,036 sq ft
Full Pond Access:	Yes	Trash Observed:	Yes
Beneficial Vegetaion Present:	Yes	Water Quality:	Below Average
Tailwater Issue Observed:	No	Water Quality Notes:	Surface Algae & Trash

BANK EROSION AND SCOUR

SEVERITY RANKING: Minor

TYPE OF EROSION: Water level fluctuation

INSPECTOR NOTES: Minor water level fluctuation related shoreline erosion observed. MES is undermined as well.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING: Minor

TYPE OF DAMAGE: MES Undermined

INSPECTOR NOTES: 2 Control Structures observed to be in operational condition with no defects. 1 MES observed to be completely undermined, but has retained structural integrity.











CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,556 ft
POND NUMBER:	UP10	POND AREA:	59,318 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	Yes	Water Quality:	Below Average
Tailwater Issue Observed:	No	Water Quality Notes:	Algae

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shoreline defects observed.

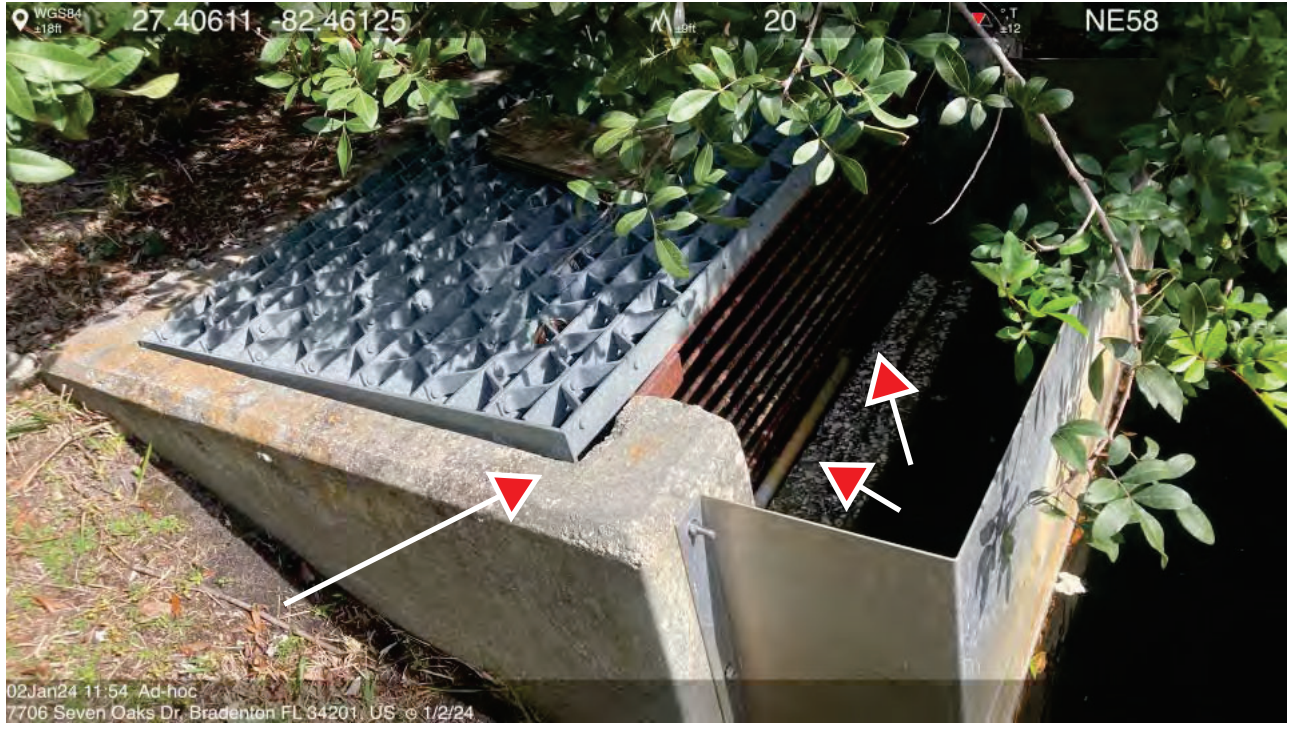
CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	Average
TYPE OF DAMAGE:	Control Structure Repair

INSPECTOR NOTES: 1 MEP completely submerged with no defects observed. 1 control structure observed to have a damaged grate. Vegetation needs to be cut back from the control structure.









Vegetation encroaching on control structure.



A couple of these bars in the side grate are broken off.

Top grate is wedged up due to the broken side grate and maybe tampering.





CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,685 ft
POND NUMBER:	UP11	POND AREA:	110,676 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	Yes	Water Quality:	Above Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shoreline defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: 2 MES's and 1 control structure with 4 skimmers observed all to be in operational condition with no defects.











CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,363 ft
POND NUMBER:	UP12	POND AREA:	66,305 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	Yes	Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shoreline defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

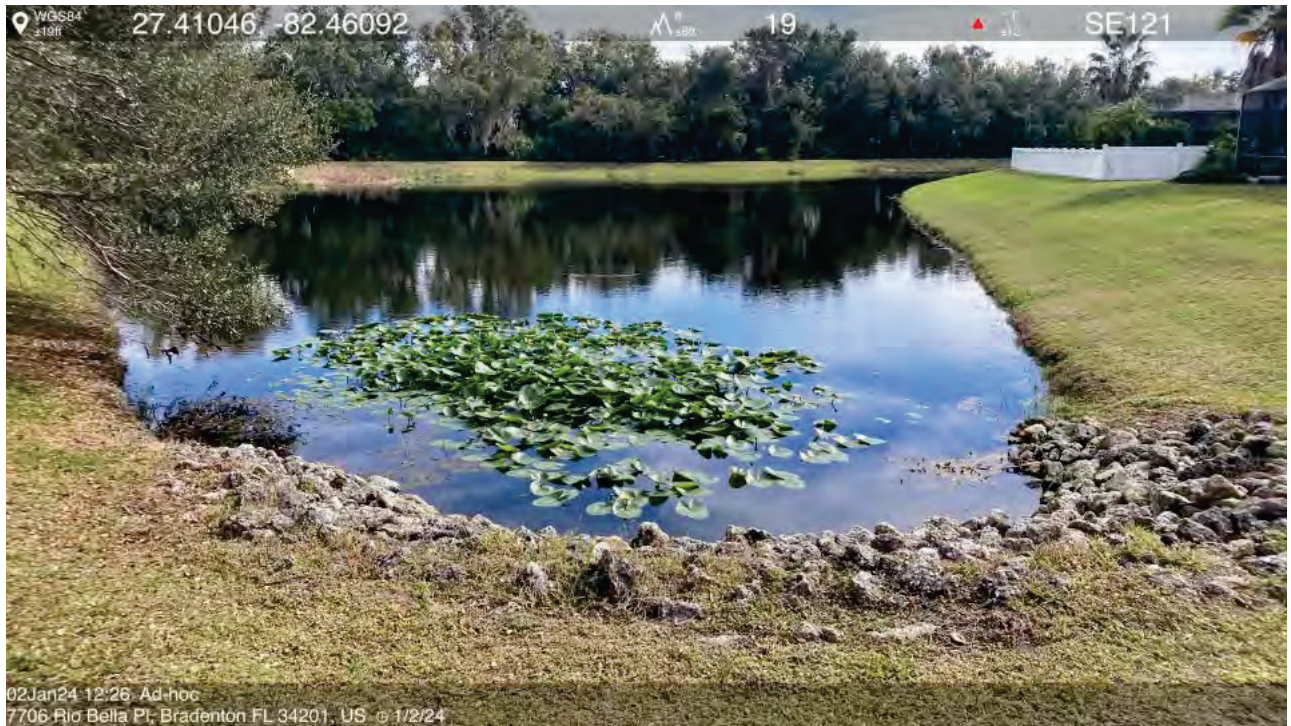
INSPECTOR NOTES: 1 MEP observed completely submerged and in operational condition with no defects. 1 control structure with 1 skimmer observed to be in operational condition with no defects.











CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.012
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,428 ft
POND NUMBER:	UP13	POND AREA:	126,976 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	Yes	Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shoreline defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: 1 MEP and 1 control structure with 4 skimmer obereved to be in operational condition with no defects.









CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	4,056 ft
POND NUMBER:	UP14	POND AREA:	845,314 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Beneficial Vegetaion Present:	Yes	Water Quality:	Above Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

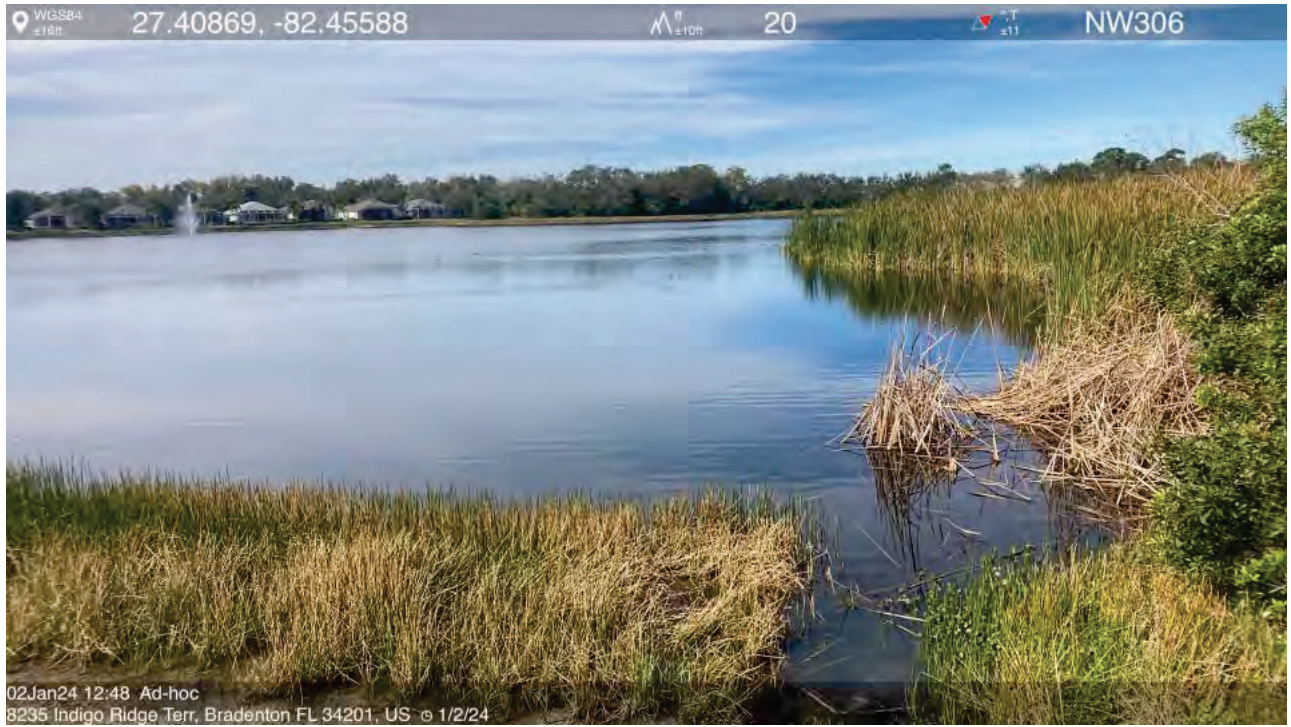
SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shoreline defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: 1 MEP & 3 MES's observed to be in operational condition with no defects.















CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.014
INSPECTED BY:	Jerry Whited	POND PERIMETER:	1,275 ft
POND NUMBER:	UP15	POND AREA:	82,653 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Benifitial Vegetaion Present:		Water Quality:	Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shoreline defects observed.

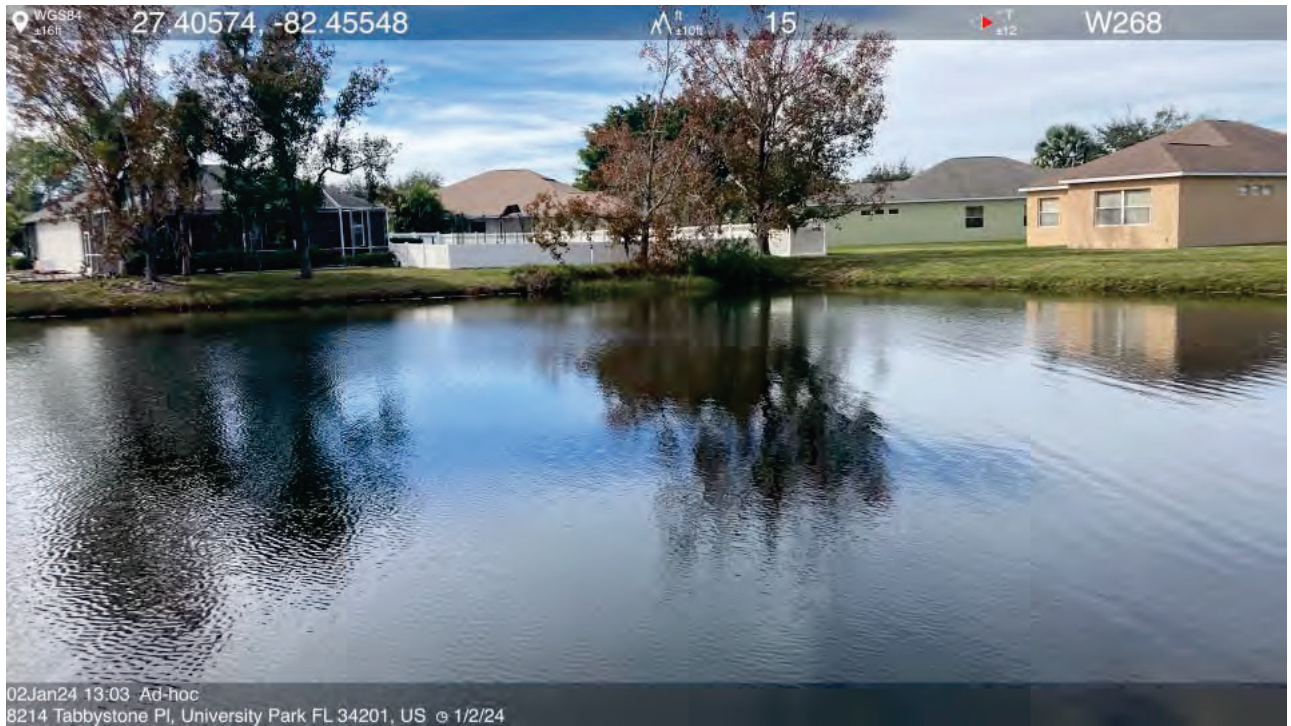
CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: 1 control structure with 3 skimmers observed to be in operational condition with no defects.







CDD POND EVALUATION

INSPECTION DATE:	1/2/2024	PERMIT NUMBER:	492.104
INSPECTED BY:	Jerry Whited	POND PERIMETER:	413 ft
POND NUMBER:	Pond1	POND AREA:	11,028 sq ft
Full Pond Access:	Yes	Trash Observed:	No
Benifitial Vegetaion Present:	Yes	Water Quality:	Abover Average
Tailwater Issue Observed:	No	Water Quality Notes:	NA

BANK EROSION AND SCOUR

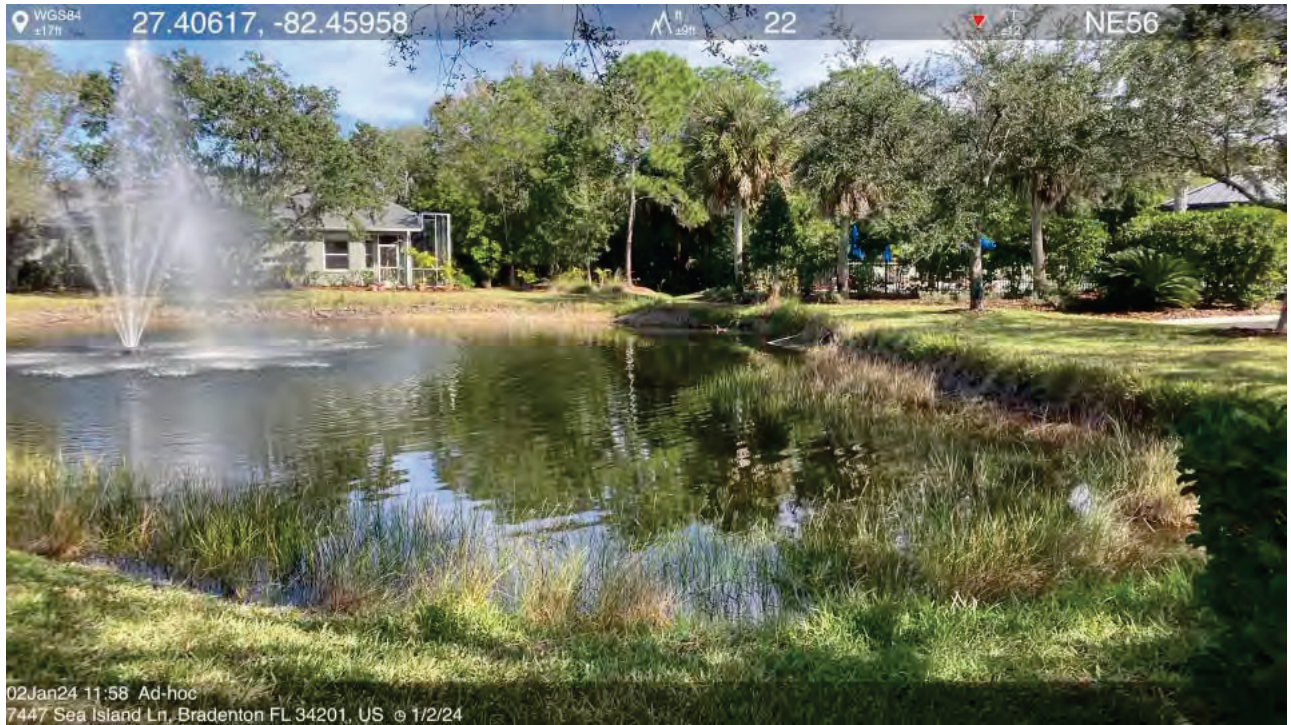
SEVERITY RANKING:	NA
TYPE OF EROSION:	None

INSPECTOR NOTES: No erosion or shorline defects observed.

CONDITION OF POND STRUCTURES (CONTROL STRUCTURES, MITERED END SECTIONS, INLETS)

SEVERITY RANKING:	N/A
TYPE OF DAMAGE:	None

INSPECTOR NOTES: One drain observed to be in operational condition with no defects.







University Place
Community Development District

**Financial Report For
January 2024**

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**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Jan-24	Year To Date Actual 10/1/23 - 1/31/24
REVENUES			
O&M Assessments	782,494	83,339	733,928
Debt Assessments	290,016	31,999	273,033
Other Revenue	0	0	1,003
Interest Income	9,500	6,805	26,887
Total Revenues	\$ 1,082,010	\$ 122,143	\$ 1,034,851
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	2,000	6,600
FICA Taxes	1,530	153	505
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	20,000	3,005	10,895
Management Fees	36,000	3,000	12,000
Website Fee	1,500	125	500
Legal Fees	20,000	147	2,690
Field Operations Management	6,000	500	2,000
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	1,261	2,242
Postage and Delivery	600	29	151
Office Supplies	400	5	42
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	552	3,371
Paymaster - Processing fee	0	76	480
Bank Service Charges	0	2	82
Administrative Contingency	1,000	0	0
Signs	0	0	540
Other Public Safety			
Electricity	13,000	284	804
Security	75,600	-3,093	3,592
Roving Patrols	0	0	0
Utility - Water & Sewer	486	688	1,726
R&M - Gatehouse	5,000	0	0
Gate - Contingency/Reserve	7,326	526	6,284
Miscellaneous Maintenance	1,000	280	20,479
Insurance - Other Public Safety	0	0	0

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Jan-24	Year To Date Actual 10/1/23 - 1/31/24
Landscape			
Contracts - Landscape Maintenance	84,050	6,896	27,584
R&M - General Landscape	10,000	0	0
R&M - Renewal & Replacement	2,500	0	0
R&M - Streetlights	500	0	50
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	25,932
Utility - Irrigation Water	24,000	2,381	8,364
R&M - Irrigation	40,000	313	13,217
R&M - Pump Station	35,000	0	48,955
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,233	913	5,581
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	845	70	427
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	27,450
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	\$ 26,596	\$ 244,041
REVENUES LESS EXPENDITURES	\$ 344,791	\$ 95,547	\$ 790,810
Bond Payments	(269,715)	(30,132)	(254,583)
Balance	\$ 75,076	\$ 65,415	\$ 536,227
County Appraiser & Tax Collector Fee	(32,283)	(3,312)	(28,991)
Discounts For Early Payments	(42,793)	(3,414)	(39,079)
EXCESS/SHORTFALL	0	58,689	468,157
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 58,689	\$ 468,157

Bank Balance As Of 1/31/24*	\$ 2,221,164.17
Accounts Payable As Of 1/31/24	\$ 53,790.60
Reserves As Of 1/31/24	\$ 1,620,953.98
Other Current Liabilities As Of 1/31/24	\$ -
Other Assets As Of 1/31/24	\$ -
Accounts Receivable As Of 1/31/24	\$ 443.39
Available Funds As Of 1/31/24	\$ 546,862.98

*Bank Balance includes Money Market Account.

<u>Reserves As Of 1/31/24</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

University Place Community Development District
Expenditures
October 2023 through January 2024

	<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
	01/23/2024	PR 01-12-24		Supervisor fees 1/10 & 1/22 meetings	<u>2,000.00</u>
Total 01-1301 · Payroll - Board of Supervisors					6,600.00
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
	01/08/2024	PR 01-12-24		Operations staff 12/23/23 thru 01/05/24	400.00
	01/23/2024	PR 01-12-24		Operations staff 01/06/24 thru 01/19/24	<u>512.50</u>
Total 01-1302 · Payroll - Irrigation Staff					5,581.25
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
	12/11/2023	PR 12/15/23			0.00
	12/26/2023	PR 12/29/23		Supervisor payroll taxes 12/29/23	76.50
	01/23/2024	PR 01-12-24		supervisor payroll taxes 01/26/24	<u>153.00</u>
Total 01-1303 · FICA Taxes					504.90
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
	01/08/2024	PR 01-12-24		payroll processing fee 01/12/24	33.10
	01/23/2024	PR 01-12-24		payroll processing fee 01/26/24	<u>42.45</u>
Total 01-1304 · Paymaster - Processing fee					480.45
01-1310 · Engineering					

University Place Community Development District
Expenditures
October 2023 through January 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	10/27/2023	1272	Brietic Dvorak, Inc	Oct 2023 Project Mgr [Oct 6 - Oct 27] Senior Inspector [Oct 10 - Oct 27]	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
	12/29/2023	1323	Brietic Dvorak, Inc	Services Dec 2023[Dec 7 - Dec 29][Dec 7 - Dec 30]	1,635.00
	01/31/2024	1377	Brietic Dvorak, Inc	Services Jan 2024 [Jan 4 - Jan 15] [Jan 11 - Jan 31]	<u>3,005.00</u>
Total 01-1310 · Engineering					10,895.00
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
	01/31/2024	2024-0103	Special District Services	Management Fee Jan 2024	<u>3,000.00</u>
Total 01-1311 · Management Fees					12,000.00
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
	01/31/2024	2024-0103	Special District Services	Website Fee Jan 2024	<u>125.00</u>
Total 01-1313 · Website Fee					500.00
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
	01/12/2024	4693	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Jan 2024	<u>147.00</u>
Total 01-1315 · Legal Fees					2,690.10
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
	01/31/2024	2024-0103	Special District Services	Field Operations Management	<u>500.00</u>
Total 01-1316 · Field Operations Management					2,000.00
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
	01/08/2024	PR 01-12-24		operations payroll taxes 01/12/24	30.60
	01/23/2024	PR 01-12-24		operations payroll taxes 01/26/24	<u>39.21</u>
Total 01-1333 · FICA Taxes - Irrigation Svcs					426.97
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	<u>850.00</u>
Total 01-1450 · Insurance					11,323.00

University Place Community Development District
Expenditures
October 2023 through January 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
01-1511 · Bank Service Charges					
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	LATE FEE	39.00
	12/04/2023	4798 5103 7719 0281	Bank United Credit Card	LATE FEE	40.81
	01/03/2024	4798510377190281	Bank United Credit Card	LATE FEE	2.05
Total 01-1511 · Bank Service Charges					<u>81.86</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
	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
	01/03/2024	4798510377190281	Bank United Credit Card	HAMPTON INN	888.75
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	7.49
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	89.46
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	84.60
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	8.60
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	78.80
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	18.99
	01/03/2024	4798510377190281	Bank United Credit Card	Open Date: 12/05/2023 Closing Date: 01/03/2024	84.23
Total 01-1512 · Miscellaneous					<u>2,241.96</u>
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
	01/31/2024	2024-0103	Special District Services	FedEx Dec 2023	29.19
Total 01-1513 · Postage and Delivery					<u>150.68</u>
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
	01/31/2024	2024-0103	Special District Services	Copier Dec 2023	5.10
Total 01-1514 · Office Supplies					<u>41.60</u>
01-1540 · Dues, License & Subscriptions					
	10/02/2023	88506	Department of Economic Opportunity	Fiscal Year 2023 2024 Special District State Fee Invoice	175.00

University Place Community Development District
Expenditures
October 2023 through January 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
	01/01/2024	202401	Total Landscape Care Inc.	Monthly Landscape Maintenance	6,800.00
	01/02/2024	INV00437598	Plant Parents	January 2024 Horticultural Services - Exterior	96.00
Total 01-1802 · Contracts-Landscape Maintenance					27,584.00
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
	01/01/2024	202401	Total Landscape Care Inc.	Monthly Irrigation Management	6,483.00
Total 01-1806 · Contracts-Irrigation					25,932.00
01-1808 · R&M Irrigation					
	10/17/2023	16429	Total Landscape Care Irrigation Inc.	Performed October irrigation inspection.Made necessary repairs to provide optim	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 andtested operation.	329.10
	10/24/2023	16377	Total Landscape Care Irrigation Inc.	Check irrigation along Honore. Installedadditional 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 in the cooper creek median	27.00
	10/31/2023	16385	Total Landscape Care Irrigation Inc.	Irrigation repairs in the Cooper Creekmmedian island. Added additional heads for	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	356.24
	11/22/2023	16436	Total Landscape Care Irrigation Inc.	Trouble shoot zones 19 & 20 in commonarea. 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 incommon area by Edmonstron Circle11/9/23: 2 men	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 station d...	438.50
	11/24/2023	16476	Total Landscape Care Irrigation Inc.	Irrigation support for flower install11/20/23: 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. Req...	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 for repairs Tucor ...	438.50
	12/07/2023	23243	Water Equipment Technologies	Irrigation System PS1	250.00
	12/20/2023	16518	Total Landscape Care Irrigation Inc.	Reconnect two wire path at the Charleston pump #1	207.86
	12/26/2023	16537	Total Landscape Care Irrigation Inc.	Replaced bad decoder	438.50
	12/26/2023	16534	Total Landscape Care Irrigation Inc.	Irrigation repairs in median island on CooperCreek	1,736.12
	12/31/2023	16554	Total Landscape Care Irrigation Inc.	Performed November monthly irrigation inspection. Made necessary repairs	281.02
	01/09/2024	23398	Water Equipment Technologies	Field service to check pump station #3 not shutting down.	312.50
Total 01-1808 · R&M Irrigation					13,217.04
01-1812 · Signs					

University Place Community Development District
Expenditures
October 2023 through January 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1812 · Signs	10/17/2023	1496	Signature Signs and Shapes	(2) 24" x 18" Custom signs - "EMERGENCY ACCESS".	540.00
01-1814 · Electricity					540.00
	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
	01/02/2024	10125-44514	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	29.99
	01/02/2024	80884-58453	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	103.61
	01/02/2024	28666-94512	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	150.60
Total 01-1814 · Electricity					804.17
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 community.	4,260.00
	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

University Place Community Development District
Expenditures
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<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	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 Llc	Commercial Services - Sidewalks cleaned throughout 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
12/29/2023	16351743	Owens Electric Inc	BT-Retro-Pole-150W MED 75-150W Fixture Retrofit with LED Lamp	525.00
01/03/2024	4798510377190281	Bank United Credit Card	RECONYX	10.00
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	-16.93
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	69.99
01/03/2024	4798510377190281	Bank United Credit Card	1000BULBS.COM,	59.68
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	15.39
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	27.87
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	64.31
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	8.84
01/03/2024	4798510377190281	Bank United Credit Card	HOME DEPOT	20.25
01/03/2024	4798510377190281	Bank United Credit Card	LOUIS PRYOR SUPPLY INC	9.49
01/03/2024	4798510377190281	Bank United Credit Card	GRAND HYATT	10.70
Total 01-1815 · Miscellaneous Maintenance				20,479.31
01-1816 · Security				
10/06/2023	733532	Envera Systems	Virtual Gate Guard Monitoring 09/01/2023-10/02/2023	6,684.80
01/19/2024	17647	Envera Systems	Overpayment (services canceled)	-3,092.50
Total 01-1816 · Security				3,592.30
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 2023 through January 2024

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
01/02/2024	28184-53512	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	197.92
01/02/2024	85676-20409	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	112.85
01/02/2024	61184-59301	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	870.50
01/02/2024	23503-29302	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	1,200.13
Total 01-1817 · Utility - Irrigation				8,364.36
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
01/02/2024	53322-87308	FPL	For: Dec 1, 2023 to Jan 2, 2024 (32 days)	688.44
Total 01-1818 · Utility - Water & Sewer				1,726.13
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, found...	375.00
10/31/2023	23069	Water Equipment Technologies	Pump Station #3 Field service to check out pump station #3. Pressure wasfluctuating while runnin...	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
12/06/2023	176282	Hoover Pumping Systems Corporation	Manufacture and Install Hoover Pumping Systems per terms of contract	47,208.00
Total 01-1824 · R&M - Pump Station				48,955.05
01-1825 · R&M - Streetlights				
12/22/2023	618243829	Turner Pest Control LLC	TURNERSHIELD PEST PREVENTION - QUARTERLY SERVICE Dec 2023	50.00
Total 01-1825 · R&M - Streetlights				50.00
01-1826 · Cable / Internet / Phone				
10/04/2023	94135801721231085	Frontier Communication Acct#1231085	Account Number 941-358-0172-123108-5NOTICE OF ACCOUNT	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

University Place Community Development District
Expenditures
October 2023 through January 2024

<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
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
12/28/2023	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5Local Service from 12/28/23 to 01/27/24	161.48
01/13/2024	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 01/13/24 to 02/12/24	118.32
01/17/2024	2062830011724	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 01/17/24 through 02/16/24	108.94
01/17/2024	2098578011724	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 01/17/24 through 02/16/24	108.94
01/19/2024	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0009-111611-5 Local Service from 01/19/24 to 02/18/24	215.56
Total 01-1826 · Cable / Internet / Phone				3,371.06
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
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 01-1832 · Roadways - Contingency/Reserve				27,450.00
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 and found wiring issue. Repa...	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 bac...	360.00
12/15/2023	23-2317	Sarasota Gate Access	Client states the LEDs are not working on the CooperCreek visitor arm. Also, the red/green light...	587.00
01/05/2024	24-2380	Sarasota Gate Access	Installed EMS receiver and fixed LED strip at Main Gate.Tested and working as designed. NOTE: Fo...	526.50
Total 01-1833 · Gate - Contingency/Reserve				6,283.50
Total Expenditures				244,041.69

**University Place CDD
Debt Service (Series 2022) Profit & Loss Report January 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Jan-24	Year To Date Actual 10/1/23 - 1/31/24
Revenues			
Interest Income	100	429	1,928
NAV Tax Collection	269,715	30,132	254,583
Bond Prepayments	0	0	0
Total Revenues	\$ 269,815	\$ 30,561	\$ 256,511
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)	\$ -	\$ 30,561	\$ 229,104

Debt Service Fund Balance As Of 9/30/23	\$ 121,611.92
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Revenue Fund Balance As Of 1/31/24	\$ 293,611.92
Reserve Fund Balance As Of 1/31/24	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 1/31/24	\$ 30,132.05
Total Debt Service Fund Balance As Of 1/31/24	\$ 350,715.47

Series 2022 Bond Balance As Of 1/31/24	\$ 2,175,200
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**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	5	Manatee County Tax Collector	01/29/24	NAV Taxes/Interest	\$ 113,813.20	\$ 1,524.91	\$ (3,311.97)	\$ (3,414.40)	\$ 108,611.74	\$ 83,339.30	\$ 31,998.81	\$ 78,479.69	\$ 30,132.05	\$ 30,132.05
6									\$ -					\$ -
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
					\$ 1,005,435.41	\$ 1,524.91	\$ (28,990.70)	\$ (39,079.29)	\$ 938,890.33	\$ 733,927.70	\$ 273,032.62	\$ 684,307.61	\$ 254,582.72	\$ 254,582.72

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.

\$ 1,005,435.41	
\$ 1,524.91	\$ 938,890.33
\$ (733,927.70)	\$ (684,307.61)
\$ (273,032.62)	\$ (254,582.72)
\$ -	\$ -