



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
MARCH 25, 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
March 25, 2024
4:30 P.M.

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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

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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
FEBRUARY 26, 2024**

A. CALL TO ORDER

The February 26, 2024, Regular Board Meeting of the University Place Community Development District (the “District”) was called to order at 4:30 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	Absent
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 was a consensus of the Board to add a No Mow Zone and Flower Baskets Discussions under New Business.

E. PUBLIC COMMENT

There was no public comment at this time.

F. APPROVAL OF MINUTES

1. January 22, 2024, Regular Board Meeting

The minutes of the January 22, 2024, 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 January 22, 2024, Regular Board Meeting, as presented.

2. February 7, 2024, Workshop Meeting

The minutes of the February 7, 2024, Workshop were presented for consideration.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously approving the minutes of the February 7, 2024, Workshop, as presented.

G. OLD BUSINESS

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

It was reported that all pumps were working with the exception of #5, which has been down for approximately two weeks. Two techs are expected to inspect it from a boat tomorrow.

Vice Chairman William Poole arrived at the meeting at approximately 4:45 pm.

The Brazilian pepper has been removed from around Pump #5, making pump replacement possible. A proposal was presented from Hoover to replace Pump #5 with May or June as the projected installation period.

A **motion** was made by Mr. Meyers, seconded by Ms. Kupiec and passed unanimously authorizing Mr. Meyers to work with District staff to negotiate and execute a contract with Hoover in the amount of \$74,799.58 to replace Pump #5.

During the removal of the Brazilian peppers, the fence was damaged.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously approving the quote from Freedom Fence in the amount of \$1,169 to replace the fence.

Mr. Meyers asked about the possibility of hiring another employee for the District. This would be a task that the current employee does not provide. Mr. Meyers would like to train the employee to monitor the pond levels, well pumps and filtration systems. Mr. Meyers anticipates this taking 3-8 hours per week. A discussion ensued and Ms. Krizen suggested that the Board look at the current workload and see if two part-time or one full-time employee would be a better fit. The Board asked the requirements to pay someone as a 1099 employee. Ms. Krizen informed the Board that insurance would be required and would confirm the coverage amount and report back to the Board. This item was tabled until the next Workshop and Board Meeting.

The Coates Row irrigation controller was sent by FedEx for repairs and was lost during transit. TLC has offered a “try before you buy” replacement for the controller. TLC is willing to install the controller now with \$100 down and the District paying \$6,900 in December. Mr. Meyers has sent a list of 12 questions he wanted answered before installation. A discussion ensued. Ms. Cashi volunteered to speak with Rich Lutley of TLC.

A **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill authorizing Ms. Cashi to work with TLC to have the new irrigation controller installed. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Broyhill dissenting.

Mr. Meyers shared a proposal from Sprinkler Solutions of Florida, Inc., a specialist in configuration with a certificate in irrigation auditing. The proposal would provide third party oversight in the decommissioning and programming of a new NLP controller. The hourly rate is \$150 with 20-40 hours expected to be needed in order to complete the project. Mr. Meyers strongly urged the Board to consider this proposal if the data does not convert properly. Tucor is planning to work with TLC to help with the conversion. Mr. Meyers is concerned that TLC does not have the technology to properly facilitate the conversion. There was a consensus of the Board to revisit this matter if an IT problem occurs.

2. Update on Mainline Connectors

There was no update at this time.

3. Update on Meeting Street Turnaround

It was reported that the Bollards and Calusa had been installed. As the plants mature, the Calusa might get crowded. Ms. Kupiec will follow up on this matter.

The curbing proposal was within the limits set at the last meeting and the proposal was accepted and the work was scheduled.

4. Discussion Regarding Planters Knoll Drainage

Mr. Dvorak reported that he had only received one proposal for the survey. The Board consensus was to seek additional proposals.

5. Update on Gates and Securitas

The internet has been upgraded for faster service and a Spanish-speaking option is now available on the kiosk. The pedestrian gate as well as the clickers for the Fire Marshal are being double checked. Mr. Poole will request a quote to rewire the electric panel.

Mr. Meyers requested an update on two issues: the delivery of the new water resistant enclosure and the kiosk bolts on the pedestal. Mr. Poole reported that Securitas was working on the issues and Greg Smith was aware of the issue.

H. NEW BUSINESS

1. Consider Acceptance of Inspection Report

Mr. Dvorak reported that the inspection had been completed in order to comply with SWFWMD requirements. The District has two separate permits and only the areas pertaining to this permit were inspected at this time. There were no findings that were critical or out of compliance. The Brazilian pepper referenced was removed after the inspection. Mr. Dvorak was onsite prior to the meeting and recommended that some additional roots be removed.

2. No Mow Discussion

Susan Lerman, the HOA president, requested that the District Board direct TLC to institute a “no mow zone” as recommended by experts, to allow a natural buffer for the lake banks. The request is that two feet out from the lake bank be allowed to grow to 18-24 inches. The HOA would send an e-blast to make the community aware of the buffer and alligators. Ms. Kupiec will follow up with TLC.

3. Flower Baskets

The HOA has requested something in writing to confirm the water schedule as well as the CDD irrigation responsibilities. The Board requested a copy of the TLC invoice for the installation, which Ms. Krizen will provide. There was a consensus of the Board to have something drawn up with a not to exceed amount to provide to the HOA.

4. Workshop Items, as Required

There were no Workshop Items at this time.

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 March 13, 2024. The next Regular Board Meeting is scheduled for March 25, 2024.

The Board was reminded of the State required 4 hours of ethics training annually.

2. Engineer’s Report

Mr. Dvorak had nothing further to report at this time.

J. BOARD MEMBER COMMENTS

A discussion regarding the rock occurred. No action was taken regarding this matter.

Ms. Broyhill and Ms. Krizen will follow up regarding the credit card acceptance status.

Ms. Krizen will coordinate with Doug about the gate signpost.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Cashi, seconded by Mr. Poole and passed unanimously adjourning the meeting at 6:12 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD workshop minutes 3/13/24

4 board members present: Tami Cashi, Bill Poole, David Meyers, Denise Broyhill

Resident comments:

Lorraine Allen said that a large truck drove over the new clusia that we just planted on her side of the Meeting Street turnaround. She recommended that a post be placed there like was done to protect her backflow. Denise mentioned that the wrong type of sign/pole was purchased for the Cooper Creek median and perhaps we can repurpose that in that spot. Tami will contact TLC about repairing the clusia.

Four other residents were present to make the board aware of problems that they are having with TLC response. Mike and Natalie Milliron on 7605 Alston have had multiple communication problems (see attached documentation. Jim McCullough on Alston and Tom Bercal have had the same issues (see Jim's documentation attached).

Updates from Sarah - the rocks on Cooper Creek have been removed. Robert is in the process of getting a survey for the Spring Marsh/Planters Knoll ditches. She hopes to have a second quote on removing the lustrum in the center median off of the Cooper Creek entrance in the next few days (as requested by David).

Denise updated that the median strip at the Cooper Creek gate area has been shortened. The pole for the Residents/Guests sign is the wrong kind and we will need to order a breakaway one like on Cattleman. But this pole can be repurposed on Meeting Street as mentioned above.

David said that the Planters Knoll and Spring Marsh ditch areas are not the CDD's responsibility, it is the HOA's responsibility. He feels that the CDD should not pay 50% of the engineering quote and related efforts since it is not our property.

Regarding the gate areas, Bill presented a quote to go wireless for the wiring box(s). The new reader at the pedestrian gate got fried and will be replaced. The kiosk will be screwed down. Also, the BAI laser reader at the back gate will need to be replaced at some point. They are approximately \$6000.

He mentioned that we need a workflow for reporting gate strikes to the police.

It was discussed that perhaps SDS sending out a letter for the first incident could be implemented.

David gave updates on irrigation. Approximately 200 homes are without water. Two of the controllers are out. TLC is hand watering at a cost of about \$3200/week. Unfortunately, the old system was not backed up before it crashed.

Tami is working with Rich Lutley from TLC on these issues.

Adjourned 5:40

Milliron - 7605 Alston Ct.

Nov. 12th

- Emailed TLC support - 2 broken sprinklers - attached pictures
 - back right riser spraying to gutter
 - back right corner sprinkler not rotating

No Response

Nov. 14th

- Emailed Terri separately to follow up on Nov. 12th email
- Called HOA (Nicole) to confirm TLC was still responsible for irrigation
- Nicole advised to send another email to support and copy her

Nov. 15th

- Received response that tech would stop by to check issue

Nov. 29th

- Emailed support and Terri (copied HOA as well) for update on the service repair request

No Response

Dec. 13th

- TLC sent proposal to fix the 2 sprinklers
- Confirmed Proposal to move forward

Dec. 27th

- Received invoice for payment (for original proposal) but only 1 sprinkler had been fixed which did not match original proposal. The sprinkler that was repaired was not replaced with a riser style sprinkler but a different one. 2nd sprinkler that was on proposal was also not repaired. Invoice that was sent was not adjusted to match the work completed

Jan. 1st 2024

- Sent email to support and Terri asking about the invoice and for clarification on the work that was completed (pictures attached)

No Response

Feb. 26th

- Emailed support about sprinklers in the back right zone of property - they were running all morning and did not shut off until after 1:30pm (this was only the one zone)

No Response

Feb. 27th

- Emailed support at 3:00pm as sprinklers were running and several broken
 - one riser on left side of house spraying to gutter
 - same sprinkler from Nov. 2023 still not repaired (not rotating)
- Emailed support again at 7:15pm because sprinklers in the same back right zone still spraying and beginning to have standing water in the side yard (now affecting our neighbors yard)
- Also called Theresa twice with no response
- Also message and email were left with HOA for help to figure out how to stop the zone from spraying all night
- David was able to help us find the main shut off valve at 9:00pm and advised to send another email to support and copy him

Feb. 28th

- email sent to support in the morning about possible stuck zone valve and broken sprinklers

March 1st

- TLC finally responded that a service sheet was created for a tech to stop by to check issue

March 4th

- Sent email to support also asking for clarification regarding the follow up for the invoice from December 2023

March 13th

- No estimate for repairs and no communication from TLC

Only 1 irrigation inspection report over the last 6 months

To: University Place CDD Board Members

From: Tom Bercal, 7432 Green Street

TJB

Subject: TLC Irrigation: Lack of Monthly Reports; Unresponsiveness to Request for Same

Date: 13 March 2024

In June 2023 I realized that I had not been receiving monthly irrigation reports from TLC since February 2023 and contacted Terri who managed to get one to me the following month. After that they again stopped. I have not had an irrigation report since July 2023.

I called Terri again in January of this year only to be directed to call Terrissa at 941/705-1938, which I did. She indicated that she would look into it and get back to me. After waiting three weeks I again called and was again promised that it would be looked into. Being ignored a second time, I called Bill Poole who directed me to contact David Meyers.

It appears that David has had the same experience that I have had.

My history of irrigation repairs since 2021 is that I have had repairs in June 2021, July and September 2022 and January and February 2023. Given this history, it would seem logical that something would have gone wrong in the last thirteen months.

In addition to not receiving reports, I have not seen a TLC vehicle in the area, nor anyone checking my irrigation system.

I find it inconceivable that a contractor can get away with treating customers with such arrogance and am requesting the Board to bring TLC into compliance with its contract and/or find a new contractor.

AGREEMENT BETWEEN UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT AND UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC. REGARDING COMMUNITY LANDSCAPE BASKET MAINTENANCE

THIS AGREEMENT is made and entered between University Place Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Manatee County, Florida, whose address is c/o Special District Services, Inc., The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410, hereinafter referred to as the “District” or “CDD”, and University Place Neighborhood Association, Inc., a Florida not-for-profit corporation, whose address is c/o Sunstate Association Management Group, Inc., 5602 Marquesas Circle, #103, Sarasota, Florida 34233, hereinafter referred to as the "HOA."

WHEREAS, the District is a local unit of special purpose government established by ordinance of the Board of County Commissioners of Manatee County, Florida, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure improvements; and

WHEREAS, the HOA is a private not-for-profit corporation serving as an association of certain property owners within the boundaries of the District, with a purpose of management of certain common property and amenities in the University Place community: and

WHEREAS, there are sixteen (16) landscape/flower baskets (hereinafter “Baskets”) located within the community (in the locations specified in **Exhibit “A”**) and the HOA through the use of volunteers and HOA committee members has agreed to manage and maintain the Baskets subject to the CDD’s agreement to provide sufficient irrigation; and

WHEREAS, HOA and the CDD have a mutual interest in insuring that the Baskets are managed and maintained to the highest standards in accordance with this Agreement in order to support the beautification of the community as a whole; and

NOW THEREFORE, for and in consideration of the mutual promises set forth above and the covenants, obligations, duties, and benefits set forth below, CDD and HOA agree as follows:

SECTION 1. RECITALS; PURPOSE

The Recitals set forth above are hereby adopted and incorporated into this Agreement as if more fully set forth herein. The purpose of this Agreement is to set forth the covenants and conditions under which HOA will manage and maintain the Baskets and CDD will provide the irrigation to accomplish the objectives set forth in the Recitals.

SECTION 2. GENERAL PROJECT DESCRIPTION

The HOA shall manage and maintain the Baskets at no cost to the CDD and the CDD shall provide irrigation at no cost to the HOA as long as the costs to the CDD of provision of irrigation (including but not limited to repairs to irrigation lines etc..) do not exceed the total sum of One Thousand Dollars (\$1,000.00) in an annual period.

SECTION 3. HOA'S OBLIGATIONS

HOA shall, in a satisfactory and proper manner, as determined by CDD and HOA, perform all tasks necessary to maintain the Baskets including but not limited to the following:

1. HOA shall provide, and/or pay for all labor, materials, services, and equipment and all other facilities and services necessary for proper maintenance and management of the Baskets
2. HOA shall ensure all individuals working on the Baskets comply with all laws and ordinances, and the rules, regulations, or orders of all authorities relating to performance of the work.
3. HOA shall be solely responsible for all maintenance services referenced under this Agreement, including the techniques, sequences, procedures, and means, and for coordination of all work, as well as adherence to this Agreement. It shall supervise and direct all individuals working on maintaining and managing the Baskets to the best of its ability and give all attention necessary for such proper supervision and direction.
4. HOA shall maintain and manage the Baskets in the same fashion and to the same standards or better than is currently being maintained and managed.
5. HOA shall communicate in writing, electronic or hard copy, with the CDD regarding any changes to the management and maintenance standards. The CDD shall respond in writing, electronic or hard copy, within five (5) business days and state whether it has any objections to the changes and, if so, specify the objections and actions that must be taken by HOA. HOA shall notify the CDD in writing within two (2) business days if HOA disputes the CDD's objections, in which event HOA and the CDD agree to meet and confer within five (5) business days of HOA's written dispute notice to the CDD.

SECTION 4. CDD OBLIGATIONS

Subject to HOA's compliance with the requirements set forth herein, CDD agrees to provide irrigation water to the Baskets as follows:

Hanging Baskets 1-7 from CDD pump station 5 (common area pump station)

Hanging Baskets 8-10 from CDD pump station 3 (Tabbystone pump station)

Hanging Baskets 11-16 from CDD pump station 5 (common area pump station)

All Baskets will be on zones scheduled with turf watering – 9AM 8 minutes M-W-F for the Winter months ([REDACTED]). During the Summer months ([REDACTED]), schedule will be 30-40 minutes all zones twice per week.

SECTION 5. TERM

The term of this Agreement shall be one year from execution by the last of both parties to this Agreement. This Agreement renews automatically for one (1) year periods unless terminated or modified as referenced herein. Either party may terminate this Agreement for any reason in its sole and absolute discretion with or without cause with thirty (30) days’ written notice. The notice shall be sent to the parties at the address as set forth in this Agreement or such other address provided in writing by each party.

SECTION 6. INSURANCE

Before performing any services related to this Agreement, the HOA shall assure that it has insurance in place to cover volunteers and that contractors and subcontractors, if any, performing the work have secured insurance for the performance of their services with limits of liability not less than the following:

Workers Compensation: Statutory

General Liability

Bodily Injury \$1,000,000/\$2,000,000

Property Damage \$1,000,000/\$2,000,000

Vehicle Insurance \$500,000 per claim with annual aggregate of not less than \$1,000,000

The CDD, its supervisors, officers, agents, employees, and volunteers shall be named as additional insureds on any HOA or contractor/subcontractor policy. At no time shall an individual or company performing work pursuant to this Agreement be without insurance as referenced herein. Any agreement to perform services shall further provide that no policy may be cancelled without written notice to the CDD. Insurance shall be from a reputable insurance carrier subject to the reasonable approval of the CDD. If at any time the HOA or a vendor fails to adhere to the referenced insurance requirements, the CDD has the authority to terminate this Agreement immediately.

SECTION 7. REPRESENTATIVES

CDD designates its District Manager to act as the CDD’s representative with respect to this Agreement. The District Manager shall have complete authority to transmit decisions, receive information, interpret, and define the District’s policies and decisions with respect to the Agreement and the HOA may rely on such authority. The HOA and CDD will also each identify

an individual who will be designated as the liaison for their respective boards for the purposes of this Agreement.

SECTION 8. EFFECTIVE DATE.

The Effective Date of this Agreement shall be the date on which it has been fully executed by both CDD and HOA.

SECTION 9. AUTHORIZATION

The execution of this Agreement has been duly authorized by the appropriate body or official of the CDD and the HOA and both the CDD and HOA have the full power and authority to comply with the terms and provisions of this Agreement.

SECTION 10. ATTORNEY'S FEES.

If any litigation occurs between the parties as a result of this Agreement or any document or act required by this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and all court costs including attorney's fees and court costs incurred in any appellate and/or bankruptcy proceedings as well as proceedings to determine entitlement to and reasonableness of fees and costs.

SECTION 11. THIRD PARTY BENEFICIARIES

This Agreement is solely for the benefit of the CDD, and the HOA and no right or cause of action shall accrue upon or by reason to or for the benefit of any third party not a formal party to this Agreement.

SECTION 12. SEVERABILITY

The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

SECTION 13. LIMITATIONS ON GOVERNMENT LIABILITY

Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

SECTION 14. COUNTERPARTS.

This Agreement may be executed in any number of counterparts each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one same instrument.

SECTION 15. ENTIRE AGREEMENT

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace, and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

SECTION 16. APPLICABLE LAW, VENUE, JURY TRIAL

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for any party to initiate legal action regarding this Agreement, venue shall lie in Manatee County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

SECTION 17. PUBLIC RECORDS

HOA understands that by virtue of this Agreement, all of its documents, records, and materials of any kind, relating to the relationship created hereby, shall be open to the public for inspection in accordance with Florida law.

SECTION 18. INDEMNIFICATION

HOA agrees to be liable for any and all damages, losses, and expenses incurred by CDD caused by the negligent or willful acts and/or omissions of HOA or any of their employees, agents, sub-contractors, and/or representatives related to this Agreement. HOA agrees to indemnify, defend, and hold CDD harmless for any and all claims, suits, judgments or damages, losses, and expenses, including but not limited to court costs, expert witnesses, consultation services, and attorney's fees, arising from any and all acts and/or omissions of HOA or any of their employees, volunteers, agents, sub-contractors and/or representatives related to this Agreement.

SECTION 19. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and/or assigns.

SECTION 20. WAIVER

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement, or to exercise any right or option herein contained,

shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, condition, or right of election, but same shall remain in full force and effect.

SECTION 21. NOTICE

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to CDD and HOA. All notices required and/or made pursuant to this Agreement to be given to CDD and HOA, shall be in writing and given by means of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

CDD:

University Place Community Development District

c/o Special District Services, Inc.

The Oaks Center, 2501A Burns Road

Palm Beach Gardens, Florida 33410

Attn: District Manager

With a Copy to:

Andrew H. Cohen, Esq.

6853 Energy Court

Lakewood Ranch, FL 34240

HOA:

University Place Neighborhood Association, Inc.

c/o Sunstate Association Management Group, Inc.

5602 Marquesas Circle, #103

Sarasota, FL 34233

SECTION 22. MODIFICATION

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the

covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 23. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY)

HOA must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility of individuals to work in the United States, and 48 CFR 52.222-54 (as amended) is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, HOA must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment eligibility of all new hires working in the United States; (3) use E-Verify to verify the employment eligibility of all employees assigned to the Agreement; and (4) include these requirements in certain subcontracts. Information on registration for and use of the E-Verify Program can be obtained via the internet at the Department of Homeland Security website: <http://www.dhs.gov/E-Verify>.

IN WITNESS WHEREOF, CDD and HOA do hereby authorize and have executed this Agreement as of the dates written.

ATTEST:

University Place Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

Date: _____

University Place Neighborhood Association, Inc.

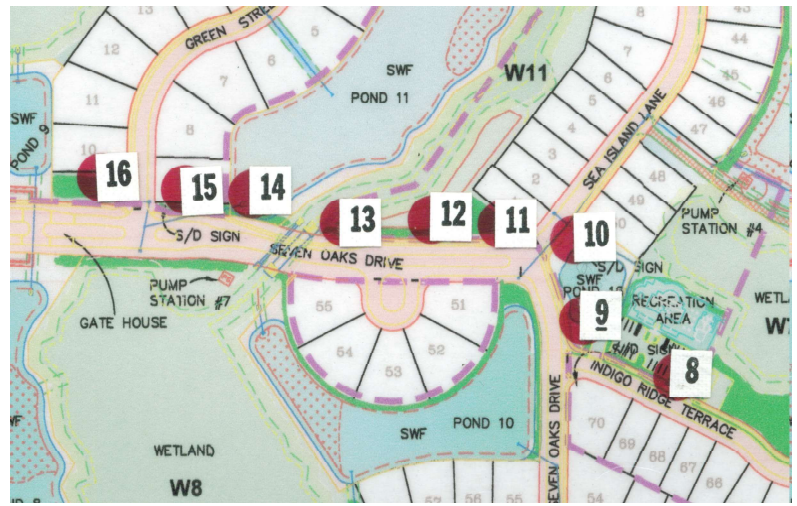
Signature of Witness

Signature of Witness

Print Name: _____

Its: _____

Date _____



- Hanging Baskets 1-7 are on PS5
- Hanging Baskets 8-10 are on PS3
- Hanging Baskets 11-16 are on PS5
- PS3 Tabbystone pump station
- PS5 Common Area pump station

All baskets are on zones scheduled with turf watering - 9AM 8 minutes M-W-F for the winter. During the summer, schedule will be 30 - 40 minutes all zones twice a week.

University Place
Community Development District

**Financial Report For
February 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
REVENUES			
O&M Assessments	782,494	10,110	744,038
Debt Assessments	290,016	3,897	276,930
Other Revenue	0	0	1,003
Interest Income	9,500	0	26,887
Total Revenues	\$ 1,082,010	\$ 14,007	\$ 1,048,858
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	800	7,400
FICA Taxes	1,530	61	566
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	20,000	2,100	12,995
Management Fees	36,000	3,000	15,000
Website Fee	1,500	125	625
Legal Fees	20,000	1,249	3,940
Field Operations Management	6,000	500	2,500
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	971	3,213
Postage and Delivery	600	88	239
Office Supplies	400	37	79
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	4,041	4,041
Cable/Internet/Phone	7,000	702	4,234
Paymaster - Processing fee	0	74	554
Bank Service Charges	0	28	110
Administrative Contingency	1,000	0	0
Signs	0	0	540
Other Public Safety			
Electricity	13,000	0	804
Security	75,600	0	3,592
Roving Patrols	0	0	0
Utility - Water & Sewer	486	0	1,726
R&M - Gatehouse	5,000	0	0
Gate - Contingency/Reserve	7,326	0	7,804
Miscellaneous Maintenance	1,000	1,003	21,483
Insurance - Other Public Safety	0	0	0

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

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
Landscape			
Contracts - Landscape Maintenance	84,050	6,800	34,384
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	32,415
Utility - Irrigation Water	24,000	2,732	11,096
R&M - Irrigation	40,000	955	18,019
R&M - Pump Station	35,000	0	48,955
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,233	781	6,363
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	845	60	487
Workers Comp - Irrigation	0	803	803
Roads and Street Facilities			
R&M - Roads & Alleyways	20,000	0	0
R&M - Street Sweeping	720	0	0
Roadways - Contingency/Reserve	101,571	2,250	29,699
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	\$ 35,643	\$ 285,214
REVENUES LESS EXPENDITURES	\$ 344,791	\$ (21,636)	\$ 763,644
Bond Payments	(269,715)	(3,705)	(258,287)
Balance	\$ 75,076	\$ (25,341)	\$ 505,357
County Appraiser & Tax Collector Fee	(32,283)	(412)	(29,403)
Discounts For Early Payments	(42,793)	(280)	(39,359)
EXCESS/SHORTFALL	0	(26,033)	436,595
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (26,033)	\$ 436,595

Bank Balance As Of 2/29/24*	\$ 2,172,841.40
Accounts Payable As Of 2/29/24	\$ 37,159.26
Reserves As Of 2/29/24	\$ 1,620,823.99
Other Current Liabilities As Of 2/29/24	\$ -
Other Assets As Of 2/29/24	\$ -
Accounts Receivable As Of 2/29/24	\$ 443.39
Available Funds As Of 2/29/24	\$ 515,301.54

*Bank Balance includes Money Market Account.

<u>Reserves As Of 2/29/24</u>	
Operating	\$ 57,636.00
Culverts	\$ 51,434.00
Fence/Monuments	\$ 228,714.20
Gate	\$ -
Irrigation System	\$ 262,046.85
Ponds	\$ 138,500.00
Roadways	\$ 864,796.95
Streetlights	\$ 17,695.99
	\$ 1,620,823.99

University Place Community Development District
Expenditures
October 2023 through February 2024

	<u>Date</u>	<u>Num</u>	<u>Name</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
	12/11/2023	PR 12/15/23			0.00
	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	2,000.00
	02/20/2024	PR 02/09/24		Supervisor payroll meeting 02/07/24 check date 02/23/24	800.00
Total 01-1301 · Payroll - Board of Supervisors					<u>7,400.00</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
	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	512.50
	02/05/2024	PR 02/09/24		Operations staff 01/20/24 thru 02/02/24	618.75
	02/20/2024	PR 02/09/24		Operations staff 02/03/24 - 02/16/24	162.50
Total 01-1302 · Payroll - Irrigation Staff					<u>6,362.50</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
	12/11/2023	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	153.00
	02/20/2024	PR 02/09/24		Payroll tax 02/23/24	61.20
Total 01-1303 · FICA Taxes					<u>566.10</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
	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	42.45
	02/05/2024	PR 02/09/24		payroll processing fee 02/09/24	33.20
	02/20/2024	PR 02/09/24		payroll processing fee 02/23/24	40.60

University Place Community Development District
Expenditures
October 2023 through February 2024

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1304 · Paymaster - Processing fee					554.25
01-1310 · Engineering					
	10/27/2023	1272	Brietic Dvorak, Inc	Oct 2023 Project Manager [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]	3,005.00
	02/29/2024	1400	Brietic Dvorak, Inc	Services Jan 2024 [Feb 1 - Feb 29]	2,100.00
Total 01-1310 · Engineering					<u>12,995.00</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
	01/31/2024	2024-0103	Special District Services	Management Fee Jan 2024	3,000.00
	02/29/2024	2024-0227	Special District Services	Management Fee Feb 2024	3,000.00
Total 01-1311 · Management Fees					<u>15,000.00</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
	01/31/2024	2024-0103	Special District Services	Website Fee Jan 2024	125.00
	02/29/2024	2024-0227	Special District Services	Website Fee Feb 2024	125.00
Total 01-1313 · Website Fee					<u>625.00</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
	01/12/2024	4693	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Jan 2024	147.00
	02/28/2024	4813	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- Feb 2024	1,249.50
Total 01-1315 · Legal Fees					<u>3,939.60</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
	01/31/2024	2024-0103	Special District Services	Field Operations Management	500.00
	02/29/2024	2024-0227	Special District Services	Field Operations Management	500.00
Total 01-1316 · Field Operations Management					<u>2,500.00</u>
01-1333 · FICA Taxes - Irrigation Srvc					
	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	39.21

University Place Community Development District
Expenditures
October 2023 through February 2024

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	02/05/2024	PR 02/09/24		operations payroll taxes 02/09/24	47.33
	02/20/2024	PR 02/09/24		operations payroll taxes 02/23/24	12.43
Total 01-1333 · FICA Taxes - Irrigation Svcs					486.73
01-1335 · Workers Comp Irri Svcs					
	02/05/2024	16950991	Markel	Policy Number MWC0101543-08 10/01/23 - 10/19/23 MWC0101543-07	803.00
Total 01-1335 · Workers Comp Irri Svcs					803.00
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					11,323.00
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
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	27.94
Total 01-1511 · Bank Service Charges					109.80
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
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-21.26
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	8.99
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	32.94
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	14.97
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	SMARTSIGN	461.90
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	RECONYX	10.00
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HAMPTON INN	200.00
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	STARTECH	45.02

University Place Community Development District
Expenditures
October 2023 through February 2024

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HELENA CHEM	162.50
	02/29/2024	2024-0227	Special District Services	Travel Jan 2024	56.28
Total 01-1512 · Miscellaneous					<u>3,213.30</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
	02/29/2024	2024-0227	Special District Services	FedEx Jan 2024	76.52
	02/29/2024	2024-0227	Special District Services	Postage Jan 2024	11.34
Total 01-1513 · Postage and Delivery					<u>238.54</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
	02/29/2024	2024-0227	Special District Services	Copier Jan 2024	28.95
	02/29/2024	2024-0227	Special District Services	Meeting Books Jan 2024	8.00
Total 01-1514 · Office Supplies					<u>78.55</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
Total 01-1540 · Dues, License & Subscriptions					<u>175.00</u>
01-1550 · Trustee Fees (GF)					
	02/23/2024	7233881	U.S. Bank (Trustee Fees)	Subtotal Administration Fees - In Advance 02/01/2024 - 01/31/2025	4,040.63
Total 01-1550 · Trustee Fees (GF)					<u>4,040.63</u>
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
	02/01/2024	202424	Total Landscape Care Inc.	Monthly Landscape Maintenance	6,800.00
Total 01-1802 · Contracts-Landscape Maintenance					<u>34,384.00</u>
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
	02/01/2024	202424	Total Landscape Care Inc.	Monthly Irrigation Management	6,483.00

University Place Community Development District
Expenditures
October 2023 through February 2024

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1806 · Contracts-Irrigation					32,415.00
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 andtested operation.	329.10
	10/24/2023	16377	Total Landscape Care Irrigation Inc.	Check irrigation along Honore. Installedadditional drip line for better coverage	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 Creekmedian 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 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 for 3 ho...	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 (Note: The labor in this proposalincludes the...	1,736.12
	12/31/2023	16554	Total Landscape Care Irrigation Inc.	Performed November monthly irrigation inspection. Made necessary repairs to provide optimal cove...	281.02
	01/09/2024	23398	Water Equipment Technologies	Field service to check pump station #3 not shutting down.Adjusted the minimum speed of the VFD t...	312.50
	01/31/2024	16596	Total Landscape Care Irrigation Inc.	Repair leak in common area at the Cooper Creek entrance	97.70
	01/31/2024	16638	Total Landscape Care Irrigation Inc.	Performed January irrigation inspection.Made necessary repairs to provide optimalcoverage.	644.01
	01/31/2024	16639	Total Landscape Care Irrigation Inc.	Manually water zones in area where irrigation is not working	3,105.00
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	TRIPLE K IRR1	346.37
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	13.14
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	LOWES	8.54
	02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	1.25
	02/26/2024	16601	Total Landscape Care Irrigation Inc.	Replace nine PGP rotors along the southernside of the Cooper Creek Medium	585.93
Total 01-1808 · R&M Irrigation					18,018.98
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

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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 Lic	25% Deposit Community Sidewalks - Cleaned throughout the 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
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

University Place Community Development District
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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
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-11.46
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	ELECDIRECT COM LLC	35.29
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	73.12
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	54.85
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	28.02
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	13.94
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	2.46
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	40.25
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	2.76
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	2.12
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	12.11
02/02/2024	17000286	Owens Electric Inc	75-150W Fixture Retrofit with LED Lamp, MEDIUM BASE 1 Labor Hour	750.00
Total 01-1815 · Miscellaneous Maintenance				21,482.77
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
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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
02/01/2024	28184-53512	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	159.31
02/01/2024	53322-87308	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	650.41
02/01/2024	23503-29302	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	705.24
02/01/2024	61184-59301	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	922.81
02/01/2024	10125-44514	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	28.24
02/01/2024	80884-58453	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	82.83
02/01/2024	28666-94512	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	134.03
02/01/2024	85676-20409	FPL	For: Jan 2, 2024 to Feb 1, 2024 (30 days)	49.14
Total 01-1817 · Utility - Irrigation				11,096.37
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 PN 15998-43632	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 PAST DUE- (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

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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
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
01/28/2024	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5 Local Service from 01/28/24 to 02/27/24	161.50
02/02/2024	94135933040131245	Frontier Communication Acct#0131245	Local Service from 02/02/24 to 03/01/24	90.98
02/13/2024	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 02/13/24 to 03/12/24	167.24
02/17/2024	2098578021724	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 02/17/24 through 03/16/24	113.94
02/17/2024	2062830021724	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 02/17/24 through 03/16/24	113.94
02/19/2024	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 02/13/24 to 03/12/24	215.56
Total 01-1826 · Cable / Internet / Phone				4,234.22
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
02/27/2024	022724-1	Site Masters of Florida, LLC	Entrance Traffic Separator 50% deposit	2,250.00
Total 01-1832 · Roadways - Contingency/Reserve				29,700.00
01-1833 · Gate - Contingency/Reserve				
10/27/2023	23-2138	Sarasota Gate Access	REMOUNT THE BARRIER ARM TOWERS	4,450.00
10/31/2023	11490968	Securitas Security Services USA, Inc.	TS-PKG1 University Place - Key Fobs - Bradenton, FL - ACS-10/06/2023--10/12/2023	1,520.56
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				7,804.06
Total Expenditures				285,214.05

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

	Annual Budget 10/1/23 - 9/30/24	Actual Feb-24	Year To Date Actual 10/1/23 - 2/29/24
Revenues			
Interest Income	100	1,200	3,128
NAV Tax Collection	269,715	3,705	258,287
Bond Prepayments	0	0	0
Total Revenues	\$ 269,815	\$ 4,905	\$ 261,415
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)	\$ -	\$ 4,905	\$ 234,008

Debt Service Fund Balance As Of 9/30/23	\$ 121,611.92
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Revenue Fund Balance As Of 2/29/24	\$ 324,944.00
Reserve Fund Balance As Of 2/29/24	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 2/29/24	\$ 3,704.66
Total Debt Service Fund Balance As Of 2/29/24	\$ 355,620.16

Series 2022 Bond Balance As Of 2/29/24	\$ 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	6	Manatee County Tax Collector	02/13/24	NAV Taxes	\$ 14,007.55		\$ (411.82)	\$ (280.15)	\$ 13,315.58	\$ 10,110.35	\$ 3,897.20	\$ 9,610.92	\$ 3,704.66	\$ 3,704.66
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
					\$ 1,019,442.96	\$ 1,524.91	\$ (29,402.52)	\$ (39,359.44)	\$ 952,205.91	\$ 744,038.05	\$ 276,929.82	\$ 693,918.53	\$ 258,287.38	\$ 258,287.38

**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.

\$ 1,019,442.96	
\$ 1,524.91	\$ 952,205.91
\$ (744,038.05)	\$ (693,918.53)
\$ (276,929.82)	\$ (258,287.38)
\$ -	\$ -