



**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

**MANATEE COUNTY
REGULAR BOARD MEETING
APRIL 22, 2024
4:30 P.M.**

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.universityplacecdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

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AGENDA
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
Hampton Inn Suites – Sarasota/Lakewood Ranch
8565 Cooper Creek Boulevard
Sarasota, Florida 34201
REGULAR BOARD MEETING
April 22, 2024
4:30 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Public Comments
- F. Approval of Minutes
 - 1. March 25, 2024 Regular Board Meeting.....Page 2
 - 2. April 10, 2024 Workshop Board Meeting.....Page 8
- G. Old Business
 - 1. Update on Entry Median
 - 2. Update on Gates and Securitas
 - 3. Update on Meeting Street Turn Around
 - 4. Discussion Regarding Planters Knoll Drainage
 - 5. Status on Irrigation Pump Stations, Well Pumps and Main Line, Pump Replacement
 - 6. Update on Mainline Connectors
- H. New Business
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 - 2. Workshop Items as Required
- I. Administrative Matters
 - 1. Financials.....Page 20
 - 2. Legal Report
 - 3. Engineer Report
- J. Board Members Comments
- K. Adjourn

LOCALiQ

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

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

09/15/2023

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

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

Legal Clerk

Notary, State of WI, County of Brown

3/17/27

My commission expires

Publication Cost: \$214.50

Order No: 9268686

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Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT
REVISED FISCAL YEAR 2022/2023
and FISCAL YEAR 2023/2024
REGULAR MEETING
SCHEDULES

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the University Place Community Development District will hold Regular Meetings In Hampton Inn Suites-Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201 at 4:30 p.m. on the following dates:

- September 27, 2023
- October 23, 2023
- November 27, 2023
- January 22, 2024
- February 26, 2024
- March 25, 2024
- April 22, 2024
- June 24, 2024
- July 22, 2024
- August 26, 2024
- September 23, 2024

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
www.universityplacecdd.org
Pub: Sept 15, 2023; #9268686

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 25, 2024**

A. CALL TO ORDER

The March 25, 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 – Sarasota/Lakewood Ranch 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	Absent
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 Counsel	Andrew Cohen	Persson & Cohen

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

In the absence of Chairperson Tamara Cashi, it was the consensus of the Board to appoint Ms. Krizen as the Chairperson for today’s meeting.

Ms. Kupiec advised that she had to leave the meeting by 6:00 p.m., which will end the meeting, since there are only 3 Board Members present.

D. ADDITIONS OR DELETIONS TO AGENDA

Mr. Meyers requested the addition of the Status of Irrigation Pump Stations, Well Pumps and Main Line Pump Replacement and a Discussion Regarding Second Handyman. Both of these items were added under Old Business.

E. PUBLIC COMMENT

Erust Ruppert noted that we live in a gated community, but the gate does not function. Lorraine Gawronski was concerned about the look with one arm up and one not.

Donna Mulio questioned the process of reclaiming funds if someone damages the gate.

Sarasota Gate was scheduled to repair the gates today. The District will follow up to have the repairs made.

The District collects damages from individuals or companies that damage the gates.

Armand Houze mentioned a top cap streetlight that needs to be repaired, some landscaping issues and a possible sink hole, similar to the one just repaired on Charleston Street. Ms. Kupiec and Ms. Krizen will follow up on these items.

Michele Gross was concerned with the parking on the main street, both for look and functionality. Several other members of the public agreed. Due to time constraints tonight, this issue was tabled.

F. APPROVAL OF MINUTES

1. February 16, 2024, Regular Board Meeting

The minutes of the February 16, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously approving the minutes of the February 16, 2024, Regular Board Meeting, as presented.

2. March 13, 2024, Workshop Meeting

The minutes of the March 13, 2024, Workshop were presented for consideration.

A **motion** was made by Ms. Broyhill, seconded by Mr. Meyers and passed unanimously approving the minutes of the March 13, 2024, Workshop, as presented.

Mr. Meyers provided County plat maps with notes related to Spring Marsh and Planters Knoll open space. The notes read that the open space should be maintained by HOA.

G. OLD BUSINESS

1. Update on Entry Median

All work has been completed. The pole will be replaced with a bendable pole, as intended.

2. Update on Gates and Securitas

This item was previously discussed under Public Comment.

3. Update on Meeting Street Turnaround

The recent plantings were damaged by a vehicle. A TLC proposal has been received to remove and replace the plantings in the amount of \$222 was discussed. The concern is that this could be an ongoing issue. If this happens again, alternative options will be considered.

A **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously approving the TLC proposal in the amount of \$222 with this being a onetime replacement.

4. Discussion Regarding Planters Knoll Drainage

The District Engineer provided a proposal in the amount of \$4,500 to survey the area. This is in line with his original estimates. Mr. Meyers provided the County plat maps and requested the attorney review the County recordings to determine what the notes reflect in open space in particular to ownership and maintenance. Mr. Meyers believes the maintenance should be provided by the HOA but that does not mean every possible service. Mr. Meyers asked Mr. Cohen what implications that could have. Mr. Cohen responded that he had received the plats just now and agreed that the HOA maintenance is noted. Mr. Cohen was unsure who owned the property. A discussion ensued regarding the cost of investigating the County recordings. Ms. Lerman noted that the HOA agreed to pay for half of the survey. Ms. Kupiec reminded the Board that the CDD had already agreed to pay and the legal cost could exceed the survey amount. Mr. Meyers wanted to determine the ownership prior to spending the money on a survey.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and unanimously passed approving the survey proposal from WRA in the amount of \$4,500, contingent upon the HOA paying half.

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

Ms. Krizen shared an update from Rich Lutley of TLC regarding the Coates Row controller. TLC tested the majority of the zones and controller with 80-90% working. TLC will run a 10-second per zone test program and will work with Tucor in the morning to analyze the data. Mr. Meyers shared that TLC had been working with Tucor and the new controller is much smarter than the old controller. The new controller has only been installed in a few places worldwide. The residents asked if there was a timeline with an anticipated date for the system to be fully operational. Mr. Meyers noted that we will have more information in the coming days.

Erust Ruppert requested the irrigation schedule. A discussion ensued and Ms. Krizen indicated she would share a copy of the map with the Board and District residents.

All pumps are working. Pump 3 was down for a few days and W.E.T. repaired. Pump 5 had an issue with the intake pipe.

The Hoover contract has been sent.

6. Update on Mainline Connectors

This project has been postponed until the irrigation controllers have been resolved.

7. Discussion Regarding Second Handyman

Mr. Meyers shared a list of duties that he would like to be performed weekly. The work would entail weekly checks, removal of Brazilian Peppers, cleaning and organizing spare parts, emergency shutdowns and other work, as necessary. The proposed salary is \$25 per hour for 8 hours a week or approximately \$10,000 per year. Ms. Kupiec questioned if the services should be checked by TLC. Mr. Cohen stated that the duty of the Board was to set policy and procedure and rely on staff and vendors to implement policy. While the work Mr. Meyers is doing is above and beyond, Mr. Cohen recommended looking at the vendors to handle these tasks. Hoover will not service or maintain pumps that are other brands. There is currently no contractor servicing the filtration system on a maintenance basis. W.E.T. is called out for repairs when an issue is detected. Ms. Broyhill and Ms. Kupiec stated that this topic requires more discussion and looking at other options. They were not comfortable hiring another employee. Ms. Kupiec mentioned that there was a maintenance side of Hoover. Mr. Romanoff noted that there was a company willing to provide this maintenance. Ms. Ruppert questioned the training required to complete the tasks. Ms. Krizen will follow up with W.E.T. to obtain a quote for monthly inspections.

Ms. Lerman cautioned the Board to not drive TLC away but to find ways to support them, such as with another contract, as discussed. Mr. Cohen added that it was helpful to all the vendors to not be contacted by 50 different places. Having a clear point of contact and direction will allow the vendor to get the work done more efficiently.

A discussion ensued regarding the inspections, which are currently on hold in exchange for hand watering as well as the availability of other contractors who are able to fix resident properties. The residents are able to have the contractor of their choosing complete work on their property.

H. NEW BUSINESS

1. Consider Gate Proposal

Mr. Meyers had some issues with ASE that have previously been shared with the Board. The air conditioned waterproof box has not been installed and the kiosk bolts need to be tightened. The waterproof box requires coordination with Frontier and an electrician. According to an email from Mr. Poole, this is in progress. This portion is not entirely in control of AIS. The work being performed will allow the gate to coordinate with the arms. Completing this work prior to authorizing this proposal would delay the function of the gates. Since the bolts on the kiosk are something that ASE is able to do, this proposal will be approved with payment contingent on the bolts for the kiosk being installed correctly.

A **motion** was made by Ms. Kupiec, seconded by Ms. Broyhill and passed unanimously approving the gate proposal from ASE in the amount of \$6,950, contingent on the bolts for the kiosk being installed correctly.

2. Consider Agreement between District and University Place Neighborhood Association, Inc. Regarding Community Landscape Basket Maintenance

Mr. Cohen presented the agreement, indicating that the winter/summer has a spot for dates to be filled in. The Board reached a consensus to remove the dates. Mr. Meyers is concerned about the word “sufficient.” Due to the way the system is designed, the plants will be watered on the same schedule that all the irrigation on that line is watered. The plants might require more frequent watering than the grass or other landscaping. A consensus of the Board was reached to remove the word “sufficient.”

A **motion** was made by MS. Kupiec, seconded by Mr. Meyers and passed unanimously approving the Agreement between the District and University Place Neighborhood Association, Inc. regarding Community Landscape Basket Maintenance, as amended.

3. Workshop Items, as Required

It was brought to the District's attention, and we subsequently confirmed, that a sidewalk panel was lifted causing a tripping hazard at 7820 Ashley. The District Engineer recommends replacing the panel as opposed to grinding it down, since there is 1.25 inches of lift. Tim from Sitemasters has advised that the total cost would be approximately \$800.

A **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously authorizing District staff and Sitemasters to replace the sidewalk panel for a not to exceed price of \$1,000.

Ms. Lerman, HOA president, requested that District split cost for the removal of the Brazilian Peppers cut by Mr. Meyers and Alexander. There are several piles that need to be removed. There are two vendors who have submitted proposals and there is a third vendor who will provide a bid shortly.

A **motion** was made by Ms. Broyhill, seconded Mr. Meyers and passed unanimously authorizing District staff to coordinate with the HOA for the removal of the Brazilian Peppers for a not to exceed price of \$1,400 to be split by the HOA and the CDD.

I. ADMINISTRATIVE MATTERS

1. Legal Report

Mr. Cohen reminded the Board of the 4 hours of ethics training requirement. The Board has been provided with several free options but is eligible for reimbursement if they take classes.

Mr. Cohen also advised that Form 1 – Statement of Financial Interests required from Board Members must be filed electronically beginning this year.

2. Engineer's Report

The District Engineer's information was shared previously during the meeting.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Broyhill, seconded by Ms. Kupiec and passed unanimously adjourning the meeting at 5:55 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

University Place CDD Workshop April 10, 2024

In attendance:

Tami Cashi
Bill Poole
Sarah Kupiec
David Meyers

Donna Mullig
Colleen Lynch
Stan Soloman

Called to order 4:33

Connie: a construction truck was trying to get through front gate. Took 7 rings, she stopped and let him in so traffic wouldn't back up.

An ambulance was unable to get through yesterday

An EMS was unable to get through

At 5 yesterday a QR code did not work

Donna: what is going on with Sea Island irrigation, residents are very concerned

Bill: Fire inspector and EMS need to get closer to the gate and their remote will work. Bill has put in a work request for an antenna that will boost the signal.

At 2:45 today the IP address was changed from Spectrum to Frontier, this fixed the QR code issue, Greg had service changed from 10 meg to 300 meg which should improve all as well.

Gate issues tend to be mechanical or technical, equipment is 20 years old. Plan is always to identify, diagnose, trouble shoot then update.

Iron Swing Gates, Honore gates are now working and are good to go.

Front, as of 7 today, visitor side will close 7P-7A.

Resident side, an internal part has been damaged from being hit. Repair is ordered.

Pedestrian gates are now locked from 11P-5A.

If a fob for the gates is required, if you have a pool fob, you can get one no charge. If you don't have a pool fob, \$25.

Kiosk has been tightened

Residents that live on the end of Spring Marsh say that the speaker on the kiosk is too loud. Bill is working with Securitas on correcting this.

Owens now worked through the electric/light caps/a/c box. Outlet has been moved onto pedestal with cover and is water proofed.

Frontier is to come 24th and will remove wires out of box and into their system.

After that the a/c will be addressed for the box, it's all a process and must go in order.

Red/green light will return at gate so people know when they can proceed.

Residents should remember to back date their QR codes because it can take 24 hours for them to process

Sarah will be putting together a 1 page with CDD responsibilities/HOA responsibilities and who to call for what. This doc will entail a Gate Access info sheet as well which Bill has provided. Tami to send her old version of the postcard.

Coates Row pump

110 homes...Charleston & Ashley are still experiencing issues per David and Geoff Winger, low pressure.

Tami reported that TLC has ordered a new controller for the Sea Island pump and it hopefully will be here by 4/19.

Tami/Michelle will request hand watering for Sea Island streets

David gave an overview of irrigation.

David feels he is not getting enough time from Doug. Doug does not want to do the pump checks that David wants someone to do.

Tami said she would ask Michelle to get a break down of how Doug's time has been spent. We have \$10,233 budgeted and have already used \$6,363 through February.

David would like at least 2 hours/week to check irrigation system, at \$25/hour that would be \$2600, at 3 hours, \$3900.

Sarah noted that Ric Romanoff said he may have someone who could do this job. Michelle, will reach out to him to see if this is accurate and what the cost would be?

David's wants for 2024/2025 budget (he would like these items pulled from reserves)

New well pumps: \$20,000

New floatronics: \$15,000

New Amiad filters: \$10,000

1 spare motor: \$8,000

1 spare well pump: \$4,000

4 Tucor controllers (2 of which we will already have installed, 2 to be installed): \$28,000

Surge protector for Seven Oaks: \$2,000

Budgeted irrigation items:

Hoover maintenance agreements: \$4580 for 2 pumps

Annual maintenance for pumps: \$40,000

Bill does not have anything other than regular Securitas contract that he foresees

Sarah is to put together a plan for landscape and bring to meeting, we can add as a line item at the meeting

Michelle will have her team put together the high water mark for the budget to present at the meeting on the 22nd.

Tami will not be present at the meeting but will call in.

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the University Place Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2024/2025 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for August 26, 2024 at 4:30 p.m. in the _____, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 22nd day of April, 2024.

ATTEST:

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

University Place
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- VI RESERVES RECAP**
- VII ASSESSMENT COMPARISON**

PROPOSED BUDGET
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Operations & Maintenance (O&M) Assessments	860,298
Debt Assessments - 2022 Refunding	290,016
Other Revenues	0
Interest Income	12,000
Total Revenues	\$ 1,162,314
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	20,000
Payroll Taxes (Employer)	1,530
Management	37,080
Legal	20,000
Engineering	30,000
Field Operations Management	6,000
Assessment Roll	4,000
Audit Fees	6,900
Arbitrage Rebate Fee	0
Insurance	11,625
Legal Advertisements	2,000
Miscellaneous	5,000
Postage	900
Office Supplies	550
Dues & Subscriptions	500
Trustee Fee	4,600
Continuing Disclosure Fee	350
Website Management	1,500
Cable/Internet/Phone	10,000
Conference & Seminars	1,960
Administrative Contingency	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 165,495
TOTAL MAINTENANCE EXPENDITURES	\$ 646,582
TOTAL EXPENDITURES	\$ 812,077
REVENUES LESS EXPENDITURES	\$ 350,237
2022 Bond Refinancing Payments	(269,715)
Balance	\$ 80,522
County Appraiser & Tax Collector Fee	(34,624)
Discounts For Early Payments	(45,898)
Excess/ (Shortfall)	\$ -
Carryover from Prior Year	0
Net Excess/ (Shortfall)	\$ -

PROPOSED MAINTENANCE BUDGET
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
MAINTENANCE EXPENDITURES	
Miscellaneous/Other Public Safety	
Electricity	13,000
Security	20,000
Utility - Water & Sewer	1,870
Repairs & Maintenance - Gatehouse	5,000
Gate - Contingency/Reserve	12,000
Miscellaneous Maintenance	65,000
Landscape Maintenance	
Contracts - Landscape Maintenance	88,000
Repairs & Maintenance - General Landscape	10,000
Repairs & Maintenance - Renewal & Replacement	2,500
Repairs & Maintenance - Streetlights	500
Repairs & Maintenance - Wetland	500
Culverts - Contingency/Reserve	3,664
Ponds - Contingency/Reserve	10,988
Irrigation Services	
Contracts - Irrigation	86,000
Utility - Electricity - Aerators, Fountains, Irrigation & Well Pumps	28,000
Repairs & Maintenance - Irrigation	50,000
Repairs & Maintenance - Pump Station	55,000
Irrigation - Contingency/Reserve	23,808
Payroll - Staff	12,000
Payroll - Bonus For Staff	500
FICA Taxes - Irrigation Staff	918
Workers Comp - Payroll	900
Roads & Street Facilities	
Repairs & Maintenance - Roads & Alleyways	20,000
Repairs & Maintenance - Street Sweeping	720
Roadways - Contingency/Reserve	101,571
Streetlights - Contingency/Reserve	1,832
Common Area	
Repairs & Maintenance - General Common Area	13,000
Fence/Monuments - Contingency/Reserve	18,311
Holiday Décor	1,000
TOTAL MAINTENANCE EXPENDITURES	\$ 646,582

DETAILED PROPOSED BUDGET
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2023/2024 EXPENDITURE AS OF 3/31/24	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES					
Operations & Maintenance (O&M) Assessments	764,033	782,494	749,676	860,298	Expenditures Less Interest & Carryover/.93
Debt Assessments - 2022 Refunding	289,994	290,016	279,103	290,016	Payment To Trustee/.93
Other Revenues	10,289	0	1,003	0	
Interest Income	42,155	9,500	33,280	12,000	Interest Projected At \$1,000 Per Month
Total Revenues	\$ 1,106,471	\$ 1,082,010	\$ 1,063,062	\$ 1,162,314	
ADMINISTRATIVE EXPENDITURES					
Supervisor Fees	20,000	20,000	9,200	20,000	No Change From 2023/2024 Budget
Payroll Taxes (Employer)	2,361	1,530	704	1,530	Projected At 7.65% Of Supervisor Fees
Management	42,937	36,000	18,000	37,080	CPI Adjustment (Capped At 3%)
Legal	33,753	20,000	6,512	20,000	No Change From 2023/2024 Budget
Engineering	32,518	20,000	16,458	30,000	\$10,000 Increase From 2023/2024 Budget
Field Operations Management	4,750	6,000	3,000	6,000	\$500 Per Month
Assessment Roll	4,000	4,000	0	4,000	As Per Contract
Audit Fees	6,600	6,800	0	6,900	\$100 Increase From 2023/2024 Budget
Arbitrage Rebate Fee	0	600	0	0	Bond Qualifies For The Small User Exception
Insurance	8,773	10,900	11,323	11,625	Insurance Estimate
Legal Advertisements	6,580	2,000	0	2,000	No Change From 2023/2024 Budget
Miscellaneous	4,764	5,000	6,491	5,000	No Change From 2023/2024 Budget
Postage	1,484	600	282	900	\$300 Increase From 2023/2024 Budget
Office Supplies	531	400	151	550	\$150 Increase From 2023/2024 Budget
Dues & Subscriptions	491	500	175	500	No Change From 2023/2024 Budget
Trustee Fee	4,041	4,865	4,041	4,600	\$265 Decrease From 2023/2024 Budget
Continuing Disclosure Fee	0	1,000	0	350	\$650 Decrease From 2023/2024 Budget
Website Management	1,188	1,500	750	1,500	\$125 Per Month
Cable/Internet/Phone	8,385	7,000	5,096	10,000	Cable/Internet/Phone - Frontier & Spectrum
Conference & Seminars	1,428	1,960	0	1,960	No Change From 2022/2023 Budget
Administrative Contingency	10,000	1,000	0	1,000	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 194,584	\$ 151,655	\$ 82,183	\$ 165,495	
TOTAL MAINTENANCE EXPENDITURES	\$ 606,019	\$ 585,564	\$ 246,567	\$ 646,582	
TOTAL EXPENDITURES	\$ 800,603	\$ 737,219	\$ 328,750	\$ 812,077	
REVENUES LESS EXPENDITURES	\$ 305,868	\$ 344,791	\$ 734,312	\$ 350,237	
2022 Bond Refinancing Payments	(271,014)	(269,715)	(260,374)	(269,715)	2025 Principal & Interest Payments
Balance	\$ 34,854	\$ 75,076	\$ 473,938	\$ 80,522	
County Appraiser & Tax Collector Fee	(24,513)	(32,283)	(29,634)	(34,624)	Three Percent Of Total Assessment Roll
Discounts For Early Payments	(38,525)	(42,793)	(39,438)	(45,898)	Four Percent Of Total Assessment Roll
Excess/ (Shortfall)	\$ (28,184)	\$ -	\$ 404,866	\$ -	
Carryover from Prior Year	0	0		0	Carryover From Prior Year
Net Excess/ (Shortfall)	\$ (28,184)	\$ -	\$ 404,866	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2022/2023 EXPENDITURE AS OF 3/31/24	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
Maintenance Expenditures					
Miscellaneous/Other Public Safety					
Electricity	8,560	13,000	804	13,000	No Change From 2023/2024 Budget
Security	74,456	75,600	3,592	20,000	Security Monitoring
Utility - Water & Sewer	2,855	486	1,870	1,870	Utility - Water & Sewer
Repairs & Maintenance - Gatehouse	10,423	5,000	0	5,000	\$2,500 Decrease From 2023/2024 Budget
Gate - Contingency/Reserve	11,913	7,326	8,299	12,000	\$4,674 Increase From 2023/2024 Budget
Miscellaneous Maintenance	79,167	1,000	22,154	65,000	FY 22/23 Actual Included Gate System/Security Monitoring
Landscape Maintenance					
Contracts - Landscape Maintenance	75,760	84,050	41,184	88,000	\$3,950 Increase From 2023/2024 Budget
Repairs & Maintenance - General Landscape	13,048	10,000	7,805	10,000	No Change From 2023/2024 Budget
Repairs & Maintenance - Renewal & Replacement	193	2,500	0	2,500	No Change From 2023/2024 Budget
Repairs & Maintenance - Streetlights	668	500	105	500	No Change From 2023/2024 Budget
Repairs & Maintenance - Wetland	0	500	0	500	No Change From 2023/2024 Budget
Culverts - Contingency/Reserve	0	3,664	0	3,664	No Change From 23/24 Budget - Unused Funds To Be Added To Reserve
Ponds - Contingency/Reserve	0	10,988	0	10,988	No Change From 23/24 Budget - Unused Funds To Be Added To Reserve
Irrigation Services					
Contracts - Irrigation	84,596	80,130	38,898	86,000	\$5,870 Increase From 2023/2024 Budget
Utility - Electricity - Aerators, Fountains, Irrigation & Well Pumps	25,802	24,000	13,427	28,000	\$4,000 Increase From 2023/2024 Budget
Repairs & Maintenance - Irrigation	55,596	40,000	18,912	50,000	\$10,000 Increase From 2023/2024 Budget
Repairs & Maintenance - Pump Station	58,729	35,000	49,330	55,000	\$20,000 Increase From 2023/2024 Budget
Irrigation - Contingency/Reserve	25,420	23,808	0	23,808	No Change From 2023/2024 Budget
Payroll - Staff	10,764	10,233	6,906	12,000	\$1,767 Increase From 2023/2024 Budget
Payroll - Bonus For Staff	0	500	0	500	No Change From 2023/2024 Budget
FICA Taxes - Irrigation Staff	224	845	528	918	Projected At 7.65% Of Payroll
Workers Comp - Payroll	0	0	803	900	Workers Comp - Payroll
Roads & Street Facilities					
Repairs & Maintenance - Roads & Alleyways	0	20,000	0	20,000	No Change From 2023/2024 Budget
Repairs & Maintenance - Street Sweeping	0	720	0	720	No Change From 2023/2024 Budget
Roadways - Contingency/Reserve	63,698	101,571	31,950	101,571	No Change From 23/24 Budget - Unused Funds To Be Added To Reserve
Streetlights - Contingency/Reserve	0	1,832	0	1,832	No Change From 23/24 Budget - Unused Funds To Be Added To Reserve
Common Area					
Repairs & Maintenance - General Common Area	4,147	13,000	0	13,000	No Change From 2023/2024 Budget
Fence/Monuments - Contingency/Reserve	0	18,311	0	18,311	No Change From 23/24 Budget - Unused Funds To Be Added To Reserve
Holiday Décor	0	1,000	0	1,000	No Change From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 606,019	\$ 585,564	\$ 246,567	\$ 646,582	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,527	100	400	Projected Interest For 2024/2025
NAV Tax Collection	271,014	269,715	269,715	Maximum Debt Service Collection
Total Revenues	\$ 274,541	\$ 269,815	\$ 270,115	
EXPENDITURES				
Principal Payments	207,700	214,900	217,000	Principal Payment Due In 2025
Interest Payments	60,049	52,107	46,665	Interest Payments Due In 2025
Bond Redemption	0	2,808	6,450	Estimated Excess Debt Collections
Total Expenditures	\$ 267,749	\$ 269,815	\$ 270,115	
Excess/ (Shortfall)	\$ 6,792	\$ -	\$ -	

Series 2022 Bond Refunding Information

Original Par Amount =	\$2,575,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.52%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2022		
Maturity Date =	May 2033		
Par Amount As Of 1/1/24 =	\$2,175,200		

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
RESERVES RECAP**

Assigned Reserve Fund Balances As Of 3/31/24

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

Reserve Fund Balances will be adjusted on 9/30/24, depending on whether Fiscal Year 2023/2024 Reserve Budgets were utilized

Potential Projects To Be Paid From Reserves

- Well Pumps: \$20,000
- Floatronics: \$15,000
- Amiad Filters: \$10,000
- Spare Motor: \$8,000
- Spare Well Pump: \$4,000
- 4 Tucor Controllers: \$28,000
- Surge Protector For Seven Oaks: \$2,000

University Place Community Development District Assessment Comparison

Lot Size		Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
52	O&M Assessment	\$ 1,526.82	\$ 1,678.63
	<u>Debt Assessment</u>	<u>\$ 588.52</u>	<u>\$ 588.52</u>
	Sub-Total For Lot Size 52 (Carriage & Indigo)	\$ 2,115.34	\$ 2,267.15
	O&M Assessment	\$ 1,526.82	\$ 1,678.63
	<u>Debt Assessment</u>	<u>\$ 152.74</u>	<u>\$ 152.74</u>
	Sub-Total For Lot Size 52 #2 (Carriage & Indigo)	\$ 1,679.56	\$ 1,831.37
65	O&M Assessment	\$ 1,908.52	\$ 2,098.29
	<u>Debt Assessment</u>	<u>\$ 735.67</u>	<u>\$ 735.67</u>
	Sub-Total For Lot Size 65 (Ashley)	\$ 2,644.19	\$ 2,833.96
	O&M Assessment	\$ 1,908.52	\$ 2,098.29
	<u>Debt Assessment</u>	<u>\$ 190.93</u>	<u>\$ 190.93</u>
	Sub-Total For Lot Size 65 #2 (Ashley)	\$ 2,099.45	\$ 2,289.22
75	O&M Assessment	\$ 2,202.14	\$ 2,421.10
	<u>Debt Assessment</u>	<u>\$ 848.85</u>	<u>\$ 848.85</u>
	Sub-Total For Lot Size 75 (Hampton)	\$ 3,050.99	\$ 3,269.95
	O&M Assessment	\$ 2,202.14	\$ 2,421.10
	<u>Debt Assessment</u>	<u>\$ 220.30</u>	<u>\$ 220.30</u>
	Sub-Total For Lot Size 75 #2 (Hampton)	\$ 2,422.44	\$ 2,641.40
80	O&M Assessment	\$ 2,348.95	\$ 2,582.51
	<u>Debt Assessment</u>	<u>\$ 905.44</u>	<u>\$ 905.44</u>
	Sub-Total For Lot Size 80 (Charlestown & Magnolia)	\$ 3,254.39	\$ 3,487.95
	O&M Assessment	\$ 2,348.95	\$ 2,582.51
	<u>Debt Assessment</u>	<u>\$ 234.98</u>	<u>\$ 234.98</u>
	Sub-Total For Lot Size 80 #2 (Charlestown & Magnolia)	\$ 2,583.93	\$ 2,817.49

4% Discount for Early Payments
3% County Tax Collector & Property Tax Fees

403 O&M Units
394 Debt Units

6 Sixty Five Foot Lots
Have Prepaid
Their Debt Assessment

Community Information (O&M Units):

Fifty Two Foot Lots	125
Sixty Five Foot Lots	116
Seventy Five Foot Lots	70
<u>Eighty Foot Lots</u>	<u>92</u>
Total Units	403

3 Eighty Foot Lots
Have Prepaid
Their Debt Assessment

Community Information (Debt Units):

Fifty Two Foot Lots	125
Sixty Five Foot Lots	110
Seventy Five Foot Lots	70
<u>Eighty Foot Lots</u>	<u>89</u>
Total Units	394

Lots With Lower Debt Assessments

Fifty Two Foot Lots	2
Sixty Five Foot Lots	3
Seventy Five Foot Lots	1
<u>Eighty Foot Lots</u>	<u>2</u>
Total Units	8

University Place
Community Development District

**Financial Report For
March 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
REVENUES			
O&M Assessments	782,494	5,637	749,676
Debt Assessments	290,016	2,173	279,103
Other Revenue	0	0	1,003
Interest Income	9,500	0	33,280
Total Revenues	\$ 1,082,010	\$ 7,810	\$ 1,063,062
EXPENDITURES			
Administrative			
Payroll - Board of Supervisors	20,000	1,800	9,200
FICA Taxes	1,530	138	704
Arbitrage Rebate	600	0	0
Continuing Disclosure	1,000	0	0
Engineering	20,000	3,463	16,458
Management Fees	36,000	3,000	18,000
Website Fee	1,500	125	750
Legal Fees	20,000	2,573	6,512
Field Operations Management	6,000	500	3,000
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	1,457	4,670
Postage and Delivery	600	44	282
Office Supplies	400	73	151
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	4,041
Cable/Internet/Phone	7,000	700	5,096
Paymaster - Processing fee	0	83	637
Bank Service Charges	0	534	644
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	143	1,870
R&M - Gatehouse	5,000	0	0
Gate - Contingency/Reserve	7,326	495	8,299
Miscellaneous Maintenance	1,000	671	22,154
Insurance - Other Public Safety	0	0	0

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

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
Landscape			
Contracts - Landscape Maintenance	84,050	6,800	41,184
R&M - General Landscape	10,000	2,655	7,805
R&M - Renewal & Replacement	2,500	0	0
R&M - Streetlights	500	55	105
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	38,898
Utility - Irrigation Water	24,000	2,330	13,427
R&M - Irrigation	40,000	0	18,912
R&M - Pump Station	35,000	0	49,330
Reserve - Irrigation	23,808	0	0
Payroll - Irrigation Staff	10,233	544	6,906
Payroll - Bonus Irrigation Staff	500	0	0
FICA Taxes - Irrigation Staff	845	42	528
Workers Comp - Irrigation	0	0	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	2,248	31,950
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	\$ 36,956	\$ 328,750
REVENUES LESS EXPENDITURES	\$ 344,791	\$ (29,146)	\$ 734,312
Bond Payments	(269,715)	(2,087)	(260,374)
Balance	\$ 75,076	\$ (31,233)	\$ 473,938
County Appraiser & Tax Collector Fee	(32,283)	(232)	(29,634)
Discounts For Early Payments	(42,793)	(78)	(39,438)
EXCESS/SHORTFALL	0	(31,543)	404,866
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (31,543)	\$ 404,866

Bank Balance As Of 3/31/24*	\$ 2,141,362.70
Accounts Payable As Of 3/31/24	\$ 37,409.84
Reserves As Of 3/31/24	\$ 1,620,823.99
Other Current Liabilities As Of 3/31/24	\$ -
Other Assets As Of 3/31/24	\$ -
Accounts Receivable As Of 3/31/24	\$ 443.39
Available Funds As Of 3/31/24	\$ 483,572.26

*Bank Balance includes Money Market Account.

<u>Reserves As Of 3/31/24</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 March 2024

Expenditures	Date	Invoice #	Vendor	Memo	Amount
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	2,000.00
	02/20/2024	PR 02/09/24		Supervisor payroll meeting 02/07/24 check date 02/23/24	800.00
	03/04/2024	PR 03/08/24		Supervisor payroll meeting 02/28/24 check date 03/08/24	1,000.00
	03/19/2024	PR 3/13/24		Supervisor payroll meeting 03/13/24 check date 03/22/24	800.00
Total 01-1301 · Payroll - Board of Supervisors					<u>9,200.00</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
	03/04/2024	PR 03/08/24		Operations staff 02/17/24 - 03/01/2024	212.50
	03/19/2024	PR 3/13/24		Operations staff 03/02/24 - 03/15/24	331.25
Total 01-1302 · Payroll - Irrigation Staff					<u>6,906.25</u>
01-1303 · FICA Taxes					
	10/17/2023	PR 10/20/23		Supervisor payroll taxes 10/20/23	76.50
	10/31/2023	PR 11/03/23		Supervisor payroll taxes 11/03/23	76.50
	11/13/2023	PR 11/17/23		Supervisor payroll taxes 11/17/23	45.90
	11/27/2023	PR 12/1/23		Supervisor payroll taxes 12/1/23	76.50
	12/26/2023	PR 12/29/23		Supervisor payroll taxes 12/29/23	76.50
	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
	03/04/2024	PR 03/08/24		Payroll tax 03/08/24	76.50
	03/19/2024	PR 3/13/24		Payroll tax 3/22/24	61.20
Total 01-1303 · FICA Taxes					<u>703.80</u>

University Place Community Development District
Expenditures
October 2023 through March 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</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
	03/04/2024	PR 03/08/24		payroll processing fee 03/08/24	42.45
	03/19/2024	PR 3/13/24		payroll processing fee 03/22/24	40.60
Total 01-1304 · Paymaster - Processing fee					637.30
01-1310 · Engineering					
	10/27/2023	1272	Brietic Dvorak, Inc	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
	03/29/2024	1454	Brietic Dvorak, Inc	Services March 2024	3,462.50
Total 01-1310 · Engineering					16,457.50
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
	03/31/2024	2024-0465	Special District Services	Management Fee March 2024	3,000.00
Total 01-1311 · Management Fees					18,000.00
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	125.00
	02/29/2024	2024-0227	Special District Services	Website Fee Feb 2024	125.00
	03/31/2024	2024-0465	Special District Services	Website Fee March 2024	125.00
Total 01-1313 · Website Fee					750.00

University Place Community Development District
Expenditures
October 2023 through March 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</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
	03/26/2024	4933	Persson, Cohen, Mooney, Fernandez & Jacks	District Counsel Representation- March 2024	2,572.50
Total 01-1315 · Legal Fees					<u>6,512.10</u>
01-1316 · Field Operations Management					
	10/31/2023	2023-1329	Special District Services	Field Operations Management	500.00
	11/30/2023	2023-1667	Special District Services	Field Operations Management	500.00
	12/31/2023	2023-1917	Special District Services	Field Operations Management	500.00
	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
	03/31/2024	2024-0465	Special District Services	Field Operations Management	500.00
Total 01-1316 · Field Operations Management					<u>3,000.00</u>
01-1333 · FICA Taxes - Irrigation Svcs					
	10/17/2023	PR 10/20/23		operations payroll taxes 10/20/23	91.80
	10/31/2023	PR 11/03/23		operations payroll taxes 11/03/23	51.16
	11/13/2023	PR 11/17/23		operations payroll taxes 11/17/23	84.62
	11/27/2023	PR 12/1/23		operations payroll taxes 12/1/23	34.91
	12/11/2023	PR 12/15/23		operations payroll taxes 12/15/23	62.63
	12/26/2023	PR 12/29/23		operations payroll taxes 12/29/23	32.04
	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
	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
	03/04/2024	PR 03/08/24		operations payroll taxes 03/08/24	16.26
	03/19/2024	PR 3/13/24		operations payroll taxes 3/22/24	25.34
Total 01-1333 · FICA Taxes - Irrigation Svcs					<u>528.33</u>
01-1335 · Workers Comp Irri Svcs					
	02/05/2024	16950991	Markel	Policy # MWC0101543-08 10/01/23 - 10/19/23 MWC0101543-07	803.00
Total 01-1335 · Workers Comp Irri Svcs					<u>803.00</u>
01-1450 · Insurance					
	10/01/2023	20019	Egis Insurance Advisors	Renew Policy #100123943 10/01/2023-10/01/2024	10,473.00
	10/01/2023	20020	Egis Insurance Advisors	Policy #WC100123943 10/01/2023-10/01/2024 FIA WC	850.00
Total 01-1450 · Insurance					<u>11,323.00</u>
01-1511 · Bank Service Charges					
	10/03/2023	4798 5103 7719 0281	Bank United Credit Card	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

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	03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	534.38
Total 01-1511 · Bank Service Charges					644.18
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
	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
	03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	200.00
	03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	19.98
	03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	11.49
	03/15/2024	1734	Freedom Fence Builders	Furnish and install 25 LF of 6' black pvc coatedchain link.	1,169.00
	03/31/2024	2024-0465	Special District Services	Travel Feb 2024	56.28
Total 01-1512 · Miscellaneous					4,670.05
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

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	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
	03/31/2024	2024-0465	Special District Services	FedEx Feb 2024	43.59
Total 01-1513 · Postage and Delivery					<u>282.13</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
	03/31/2024	2024-0465	Special District Services	Copier Feb 2024	64.50
	03/31/2024	2024-0465	Special District Services	Meeting Books Feb 2024	8.00
Total 01-1514 · Office Supplies					<u>151.05</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 - 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
	03/01/2024	202425	Total Landscape Care Inc.	Monthly Landscape Maintenance	6,800.00
Total 01-1802 · Contracts-Landscape Maintenance					<u>41,184.00</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
	03/01/2024	202425	Total Landscape Care Inc.	Monthly Irrigation Management	6,483.00
Total 01-1806 · Contracts-Irrigation					<u>38,898.00</u>
01-1808 · R&M Irrigation					
	10/17/2023	16429	Total Landscape Care Irrigation Inc.	Performed Oct irrigation inspection,Made necessary repairs	418.53

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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. Replaced valve	329.10
10/24/2023	16377	Total Landscape Care Irrigation Inc.	Check irrigation along Honore. Installed additional drip line	185.73
10/31/2023	16383	Total Landscape Care Irrigation Inc.	Meet w/Dave Meyers to review proposal for irrigation needs in cooper creek median	27.00
10/31/2023	16385	Total Landscape Care Irrigation Inc.	Irrigation repairs in the Cooper Creek median island.	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	356.24
11/22/2023	16436	Total Landscape Care Irrigation Inc.	Trouble shoot zones 19 & 20 in common area. Found 2 wire path damaged	1,017.40
11/23/2023	16454	Total Landscape Care Irrigation Inc.	Irrigation support for new landscaping in common area by Edmonstron Circle	256.99
11/23/2023	16449	Total Landscape Care Irrigation Inc.	Replaced bad decoder 11/7/23: 1 man for a hours at \$54	438.50
11/24/2023	16476	Total Landscape Care Irrigation Inc.	Irrigation support for flower install 11/20/23: 1 man for 2 hours at \$54	210.00
11/24/2023	16465	Total Landscape Care Irrigation Inc.	Re- Install irrigation in the common area in Meeting Street	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	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 Cooper Creek	1,736.12
12/31/2023	16554	Total Landscape Care Irrigation Inc.	Performed November monthly irrigation inspection.	281.02
01/09/2024	23398	Water Equipment Technologies	Field service to check pump station #3 not shutting down.	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	644.01
01/31/2024	16639	Total Landscape Care Irrigation Inc.	Manually water zones in area where	3,105.00
02/02/2024	4798 5103 7719 0281	Bank United Credit Card	TRIPLE K IRRI	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 southern side of the Cooper Creek	585.93
02/28/2024	23714	Water Equipment Technologies	Pump Station #5	500.00
02/29/2024	16665	Total Landscape Care Irrigation Inc.	Irrigation support for hanging baskets. 2/7/24: 1 man for 2 hours at \$54	150.10
02/29/2024	16692	Total Landscape Care Irrigation Inc.	Install new Coates Row controller	243.00
Total 01-1808 · R&M Irrigation				18,912.08
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 (310 days)	2.32
11/01/2023	10125-44514	FPL	For: Oct 2 2023 to Nov 1, 2023 (310 days)	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 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
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 - Community 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	100BULBS.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

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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, MEDIUM BASE	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
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	10.00
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	ELECDIRECT COM LLC	117.58
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	28.40
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	70.80
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	19.48
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-27.15
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	-19.98
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	3.19
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	100.65
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	33.70
03/04/2024	4798 5103 7719 0281	Bank United Credit Card	HOME DEPOT	334.31

Total 01-1815 · Miscellaneous Maintenance

01-1816 · Security

10/06/2023	733532	Envera Systems	Virtual Gate Guard Monitoring 09/01/2023-10/02/2023	6,684.80
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Total 01-1816 · Security	01/19/2024	17647	Envera Systems	Overpayment (services canceled)	-3,092.50
01-1817 · Utility - Irrigation					<u>3,592.30</u>
	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
	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
	03/01/2024	23503-29302	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	582.11
	03/01/2024	28184-53512	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	60.44
	03/01/2024	28666-94512	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	119.62
	03/01/2024	53322-87308	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	484.37
	03/01/2024	80884-58453	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	79.60
	03/01/2024	61184-59301	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	950.23
	03/01/2024	10125-44514	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	28.33
	03/01/2024	85676-20409	FPL	For: Feb 1, 2024 to Mar 1, 2024 (29 days)	25.76
Total 01-1817 · Utility - Irrigation					<u>13,426.83</u>
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

University Place Community Development District
Expenditures
October 2023 through March 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Total 01-1818 · Utility - Water & Sewer	03/22/2024	100171141	Manatee County Utilities Department	Account #10017114102/12- 03/12	143.42
01-1819 · R&M - Landscaping					1,869.55
	03/13/2024	111808	Total Landscape Care Inc.	Landscape Enhancement for MeetingStreet, tear out existing debris	1,555.00
	02/21/2024	3040	Apex Tree and Landscape	Forestry mulching: Corner of pump station to the road	5,150.00
	03/25/2024	3051	Apex Tree and Landscape	Mulch removal. Haul away wood debris piles.	1,100.00
Total 01-1819 · R&M - Landscaping					7,805.00
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	375.00
	10/31/2023	23069	Water Equipment Technologies	Pump Station #3 Field service to check out pump station #3.	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	47,208.00
	02/19/2024	23680	Water Equipment Technologies	Field service to check pump station #5, found system tripped	375.00
Total 01-1824 · R&M - Pump Station					49,330.05
01-1825 · R&M - Streetlights					
	12/22/2023	618243829	Turner Pest Control LLC	TURNERSHIELD PEST PREVENTION - QUARTERLY SERVICE Dec 23	50.00
	03/05/2024	618871136	Turner Pest Control LLC	TURNERSHIELD PEST PREVENTION - QUARTERLY SERVICE March 24	55.00
Total 01-1825 · R&M - Streetlights					105.00
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 Behal	467.82
	10/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 10/13/23 to 11/12/23	194.51
	10/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 10/19/23 to 11/18/23	215.51
	10/28/2023	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5 Local Service from 10/28/23 to 11/27/23	145.06
	11/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 11/13/23 to 12/12/23	194.51
	11/13/2023	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 11/13/23 to 12/12/23	194.51
	11/16/2023	2098578101723	Spectrum Acct#8578	Service from 10/17/23 through 11/16/23 Account Number: 8337 12 013 2098578	108.94
	11/16/2023	2062830101723	Spectrum Acct#2830	Service from 10/17/23 through 11/16/23 Account Number: 8337 12 013 2062830	108.94
	11/17/2023	2098578111723	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 11/17/23 through 12/16/23	108.94
	11/17/2023	2062830111723	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 11/17/23 through 12/16/23	108.94
	11/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 11/19/23 to 12/18/23	215.51
	11/19/2023	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 11/19/23 to 12/18/23	215.51
	11/28/2023	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5 Local Service from 11/28/23 to 12/27/23	161.24
	12/17/2023	2062830121723	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 12/17/23 through 01/16/24	108.94
	12/17/2023	2098578121723	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 12/17/23 through 01/16/24	108.94
	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

University Place Community Development District
Expenditures
October 2023 through March 2024

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
	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
	02/29/2024	94135853401001085	Frontier Communication Acct#1001085	Acct#941-358-5340-100108-5Local Service from 02/28/24 to 03/27/24	161.50
	03/02/2024	94135933040131245	Frontier Communication Acct#0131245	Local Service from 03/02/24 to 04/01/24	89.98
	03/13/2024	94135900041116115	Frontier Communication Acct#41116115	Account Number 941-359-0004-111611-5 Local Service from 03/13/24 to 04/12/24	167.24
	03/17/2024	2098578031724	Spectrum Acct#8578	Account Number: 8337 12 013 2098578 Service from 03/17/24 through 04/16/24	113.94
	03/17/2024	2062830031724	Spectrum Acct#2830	Account Number: 8337 12 013 2062830 Service from 03/17/24 through 04/16/24	113.94
	03/19/2024	94135900091116115	Frontier Communication Acct#91116115	Account Number 941-359-0004-111611-5 Local Service from 03/19/24 to 04/18/24	215.56
Total 01-1826 · Cable / Internet / Phone					<u>5,096.38</u>
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
	03/18/2024	031224-2	Site Masters of Florida, LLC	Entrance Traffic Separator- Final Payment	<u>2,250.00</u>
Total 01-1832 · Roadways - Contingency/Reserve					31,950.00
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
	03/13/2024	24-2649	Sarasota Gate Access	Client states EMS having trouble accessing the property, Troubleshoot and found the emergency radi...	495.00
Total 01-1833 · Gate - Contingency/Reserve					<u>8,299.06</u>
Total Expenditures					<u>328,750.49</u>

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

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
Revenues			
Interest Income	100	1,373	4,501
NAV Tax Collection	269,715	2,087	260,374
Bond Prepayments	0	0	0
Total Revenues	\$ 269,815	\$ 3,460	\$ 264,875
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)	\$ -	\$ 3,460	\$ 237,468

Debt Service Fund Balance As Of 9/30/23	\$ 121,611.92
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Revenue Fund Balance As Of 3/31/24	\$ 330,021.83
Reserve Fund Balance As Of 3/31/24	\$ 26,971.50
A/R Non Ad Valorem Receipts Balance As Of 3/31/24	\$ 2,086.77
Total Debt Service Fund Balance As Of 3/31/24	\$ 359,080.10

Series 2022 Bond Balance As Of 3/31/24	\$ 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	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	7	Manatee County Tax Collector	03/19/24	NAV Taxes	\$ 7,810.52		\$ (231.97)	\$ (78.10)	\$ 7,500.45	\$ 5,637.47	\$ 2,173.05	\$ 5,413.68	\$ 2,086.77	\$ 2,086.77
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
					\$ 1,027,253.48	\$ 1,524.91	\$ (29,634.49)	\$ (39,437.54)	\$ 959,706.36	\$ 749,675.52	\$ 279,102.87	\$ 699,332.21	\$ 260,374.15	\$ 260,374.15

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.

\$ 1,027,253.48	
\$ 1,524.91	\$ 959,706.36
\$ (749,675.52)	\$ (699,332.21)
\$ (279,102.87)	\$ (260,374.15)
\$ -	\$ -