

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
JUNE 24, 2020**

AGENDA PACKAGE

University Place Community Development District

Inframark, Infrastructure Management Services

210 North University Drive, Suite 702 • Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

UniversityPlacecdd.org

June 17, 2020

Board of Supervisors
University Place
Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the University Place Community Development District will be held on Wednesday June 24, 2020 at 3:30 PM. The meeting will be conducted by **ZOOM: Meeting Link:** <https://us02web.zoom.us/j/84814394423>; **Meeting ID:** 848-1439-4423; **Call-in:** (929) 205-6099, pursuant to Executive Orders 20-52 and 20-69 as extended by Executive Order 20-112 and 20-114 respectively pursuant to Section 120.54(5)(b)2 issued by Florida Governor Ron DeSantis due to the current COVID-19 public health emergency. While it is necessary to hold the meeting utilizing communications technology, the District fully encourages public participation in a safe and efficient manner. Additionally, participants are encouraged to submit questions and comments to the District Manager at least 24 hours in advance of the meeting by email to bob.nanni@inframark.com to facilitate the Board's consideration of such questions and comments during the meeting. The email subject should be "*Written Comments: University Place June24, 2020*" and the email must provide your name, address and email address. Future meetings may be cancelled, or locations and technology may be changed, so please refer to the District's website www.universityplacecdd.org for current information.

Following is the advance agenda for the meeting:

- 1. Call to Order and Roll Call**
- 2. Public Comment on Agenda Items**
- 3. Approval of the Consent Agenda**
 - A. Minutes of the May 27, 2020 Meeting
 - B. Financial Statements, Check Run Summary, and Invoices as of May 2020
- 4. District Manager's Report**
 - A. Discussion of Follow-up Items
 - B. Consideration of the Engineering Proposal
- 5. New Business**
- 6. Staff Reports**
 - A. Attorney
 - B. Engineer

University Place CDD
June 17, 2020
Page 2

7. Supervisor Requests & Comments

8. Public Comment Period

9. Adjournment

All supporting documentation is enclosed or will be distributed at the meeting. The balance of the agenda is routine in nature and will be discussed at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

Robert Nanni

Robert Nanni, District Manager

cc: Andrew Cohen

Jack Knowlton Joel McGee

Third Order of Business

3A

**MINUTES OF MEETING
UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the University Place Community Development District was held Wednesday May 27, 2020 at 3:30 p.m. online via Zoom due to the Corona virus restrictions which have closed all public meeting facilities.

Present and constituting a quorum were:

Frank Ingrassia	Chairman
Armand Houze	Vice Chairman
Lauren Kessler	Assistant Secretary
Ernst Ruppert	Assistant Secretary
Tami Cashi	Assistant Secretary

Also present were:

Robert Nanni	District Manager
Andy Cohen	District Counsel
David Wenck	Inframark
Ric Romanoff	resident/ex-board member

The following is a summary of the discussions and actions taken at the May 27, 2020 University Place Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Ingrassia called the meeting to order and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

- None.

THIRD ORDER OF BUSINESS

Approval of the Consent Agenda

- A. Minutes of April 22, 2020 Meeting
- B. Financial Statements, Check Run Summary and Invoices as of April 2020

- 39 • Mr. Ingrassia asked if there were any corrections, deletions, or changes to the
40 minutes.
- 41 • Corrections were made and will be part of the final record.
- 42 • Mr. Ingrassia stated the budget included in the agenda package is not the
43 original budget modification which changes were made. None of the things
44 discussed in the last month and half and including last weeks' workshop was
45 included in the budget in the agenda package. He indicated they can discard
46 the numbers in this budget as they are going to be replaced when they finish
47 today's meeting with a highwater mark budget.
- 48 • Mr. Ingrassia mentioned at the engineering interview one of the engineers had
49 done research with SWFMD and pointed out there was a delinquency with one
50 of the Districts' permits which Mr. Nanni was going to follow-up on. Mr. Nanni
51 stated he sent an email to American Engineering to get a response on this
52 matter and has not received a response to date.
- 53 • Discussion ensued regarding the discrepancies in billing. Invoices from
54 Inframark were paid twice, and Mr. Ruppert provided a breakdown of the
55 itemized charges and indicated what credit amount was still outstanding.
- 56 • Mr. Ruppert questioned Mr. Nanni whether anyone verifies as he wonders why
57 things are being charged twice. Further discussion ensued on this matter.
- 58 • At the last meeting, the parking was discussed at length and Mr. Ingrassia
59 questioned Ms. Kessler where they stood on this matter.
- 60 • Ms. Kessler stated she followed up with the HOA attorney and it appears that
61 going back to the 2017 meeting they are trying to have the HOA assist with the
62 enforcement process of parking. The issue was with the HOA being able to
63 enforce anything regarding parking due to the amendment which took place in
64 2014. The attorney on record was Cindy Hill and she wrote the amendment,
65 wrote the HOA's ability out of being able to enforce any type of parking So
66 whatever rules they have, the HOA cannot use the compliance process to
67 enforce any type of rules. This falls strictly on the CDD, but the attorney is still
68 looking into if there is a way they can file without doing a full amendment to fix

the error or if it has to go to a membership vote. Further discussion ensued on this matter.

On MOTION by Mr. Houze, seconded by Mr. Ruppert with all in favor, the consent agenda was approved as amended. 5-0

FOURTH ORDER OF BUSINESS

District Manager's Report

B. Discussion of Engineering Firms

- Mr. Ingrassia asked the Board to forward their score sheets to provide the tallies from the engineering interview. The tallies were provided and based on the results, JMT was selected five to zero as the engineering firm for the District.

On MOTION by Mr. Ingrassia, seconded by Mr. Houze with all in favor, rating JMT Engineering first and authorizing staff to negotiate a contract and the Chair to execute the said contract and if negotiation does not come to fruition, to proceed with Schappachler Engineering was approved. 5-0

- Mr. Ingrassia stated JMT will be selected as their new engineering firm pending the negotiation of a successful service agreement. They can now negotiate the contract to find out what the service charges will be and they are authorizing Inframark to go ahead and negotiate this contract and present it to the Board at next months' meeting or earlier for signature and/or acceptance.
- Further discussion ensued on this matter. Mr. Nanni was asked to send the other company a letter stating they were not the selected company.
- Mr. Ingrassia indicated the items he would like JMT to look at and discussion was had to this regard.

A. Discussion of Follow-up Items

- Mr. Nanni informed the Board, Mr. Wenck was waiting on a determination from Sarasota Gate and Access. What this means they are ready to move away from

Action Security in favor of better pricing at Sarasota Gate and Access. He wanted to make sure the Board was okay with this. Mr. Houze has been out front on a lot of gate items and believes the pricing and the service were better. Mr. Houze stated he mirrors Mr. Nanni's comments on this issue.

- Mr. Houze has had contact with Sarasota Gate and Access since the installation of the new barrier arms and they have had a call back and they have been very responsive and he is pretty pleased with them in comparison to the kind of performance received from Action Security.
- Mr. Nanni can work with a Board consensus on this item as it is a maintenance item and they will move forward and try to formalize an arrangement with Sarasota Gate and Access, which will also be the District telling Envera to contact Sarasota Gate and Access instead of Action Security. They will get this cleaned up and provide Sarasota Gate and Access contact information to all the Board members.

On MOTION by Mr. Ingrassia, seconded by Mr. Houze with all in favor, to award Sarasota Gate and Access the primary contract for gate problems and malfunctions was approved. 5-0

- Discussion ensued regarding the drainage and approximate cost to repair would be around \$43,300. Further discussion ensued on what the past engineer suggested based on the ponds and lakes report.
- Mr. Ingrassia stated they will work with getting the new engineer on board, having him look at the report, prioritize the tasks and put it on a schedule and get it done as they have the funds in the reserves and should be able to pay for it all.
- Mr. Houze asked Mr. Nanni if he would provide the list to the new engineer. Mr. Nanni stated he would like to tie it in with the contractor instead of paying him to look at the list then paying him to look at something else. He wants to put them together. Further discussion ensued on this matter.

On MOTION by Ms. Kessler, seconded by Ms. Cashi with all in favor, to have the \$5,000 repair on Pond 9 recommended by the engineer prior to rainy season by Site Master was approved. 5-0

- Pond 9 is the pond next to Honoree and they have received permission from SWFMD to clear that outfall out so they can lower it and the water can flow again.
- Mr. Nanni will update his task list for the next meeting.
- Mr. Nanni mentioned in discussion with Mr. Cohen he was informed even though individuals are assigned to an Ad Hoc committee they still must abide by the Sunshine Law.

FIFTH ORDER OF BUSINESS

Presentation of Proposed FY2021 Budget

- Mr. Ingrassia presented the FY2021 budget to the Board which they discussed and refined at the workshop last week.
- Mr. Ingrassia presented and discussed all the changes to the budget. He mentioned the insurance had not gone up and insurance providers are providing rebates to everyone. He indicated they had discussed bringing the reserves up to the full capacity. They did increase their R & M for the pumps and irrigation as the central irrigation system is getting older. Further discussion ensued regarding the budget.
- With this highwater mark budget they are going to go up 3.4%. A letter should be written to the community and inform them of where they are and why the highwater is at and what will be the final budget but also inform them of all the things they are doing. He believes they have room to maneuver things in the budget and may be able to lower some things.
- Mr. Ingrassia will send the budget to Mr. Nanni who will provide it to the accounting department and then forwarded to the County.

A. Consideration of Resolution 2020-01, Approving the Budget and Setting the Public Hearing

- The resolution 2020-01 approving the budget and setting the public hearing was presented for adoption.

On MOTION by Mr. Ingrassia, seconded by Mr. Ruppert with all in favor, resolution 2020-01 approving the budget and setting the public hearing for August 26, 2020 at 6:30 p.m. was adopted. 5-0

SIXTH ORDER OF BUSINESS**New Business**

- None.

SEVENTH ORDER OF BUSINESS**Staff Reports**

- A. Attorney
- B. Engineer

- No reports.

EIGHTH ORDER OF BUSINESS**Supervisor Request & Comments**

- Mr. Ingrassia discussed having specs developed for an irrigation contract. Mr. Ruppert provided his input on this matter and further discussion ensued.
- Mr. Ingrassia stated there are three seats up for election in November; those seats are seat 2 Mr. Houze, seat 4 Mr. Ingrassia, and seat 5 Ms. Cashi. The first question to know is whether they are sure they are running. Mr. Ingrassia is not running but Mr. Houze and Ms. Cashi are both running
- Mr. Ingrassia mentioned the issue with emails. Inframark informed him the email at GoDaddy are going out of the email business but have another email business through Office 365, further discussion ensued on this matter.

NINTH ORDER OF BUSINESS**Public Comment Period**

- None

TENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Kessler, seconded by Ms. Cashi with all in favor, the meeting was adjourned. 5-0

Chairman

3B

UNIVERSITY PLACE
Community Development District

Financial Report
May 31, 2020

Prepared by



UNIVERSITY PLACE

Community Development District

Table of Contents

FINANCIAL STATEMENTS

Page

Balance Sheet - All Funds	1-2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3 -6
Debt Service Fund	7-8

SUPPORTING SCHEDULES

Trend Report	9-11
Non-Ad Valorem Special Assessments	12
Cash and Investment Report	13
Bank Reconciliation	14
Check Register	15-16

UNIVERSITY PLACE
Community Development District

Financial Statements

(Unaudited)

May 31, 2020

Balance Sheet

May 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 187,890	\$ -	\$ 187,890
Cash On Hand/Petty Cash	300	-	300
Assessments Receivable	2,535	1,279	3,814
Allow-Doubtful Collections	(2,535)	(1,279)	(3,814)
Due From Other Funds	-	19,590	19,590
Investments:			
Money Market Account	1,533,393	-	1,533,393
Redemption Fund	-	3,661	3,661
Reserve Fund	-	73,471	73,471
Revenue Fund	-	92,005	92,005
Prepaid Items	6,267	-	6,267
Deposits	200	-	200
TOTAL ASSETS	\$ 1,728,050	\$ 188,727	\$ 1,916,777
<u>LIABILITIES</u>			
Accounts Payable	\$ 5,791	\$ -	\$ 5,791
Accrued Expenses	974	-	974
Due To Other Funds	19,590	-	19,590
TOTAL LIABILITIES	26,355	-	26,355

Balance Sheet

May 31, 2020

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2008 DEBT SERVICE FUND	TOTAL
<u>FUND BALANCES</u>			
Nonspendable:			
Prepaid Items	6,267	-	6,267
Deposits	200	-	200
Restricted for:			
Debt Service	-	188,727	188,727
Assigned to:			
Operating Reserves	133,812	-	133,812
Reserves - Culverts	36,778	-	36,778
Reserves - Fence/Monuments	157,422	-	157,422
Reserves - Gate	19,607	-	19,607
Reserves - Irrigation System	221,667	-	221,667
Reserves - Ponds	102,498	-	102,498
Reserves - Roadways	566,927	-	566,927
Reserves - Streetlights	10,368	-	10,368
Unassigned:	446,149	-	446,149
TOTAL FUND BALANCES	\$ 1,701,695	\$ 188,727	\$ 1,890,422
TOTAL LIABILITIES & FUND BALANCES	\$ 1,728,050	\$ 188,727	\$ 1,916,777

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 8,500	\$ 6,100	\$ 17,586	\$ 11,486	206.89%
Special Assmnts- Tax Collector	715,017	715,017	706,410	(8,607)	98.80%
Special Assmnts- Discounts	(28,602)	(28,602)	(23,942)	4,660	83.71%
Other Miscellaneous Revenues	-	-	99	99	0.00%
TOTAL REVENUES	694,915	692,515	700,153	7,638	100.75%

EXPENDITURES

Administration

P/R-Board of Supervisors	20,000	13,333	12,200	1,133	61.00%
FICA Taxes	1,530	1,020	926	94	60.52%
ProfServ-Engineering	5,000	3,333	9,779	(6,446)	195.58%
ProfServ-Field Management	6,500	4,333	2,568	1,765	39.51%
ProfServ-Legal Services	5,000	3,333	5,109	(1,776)	102.18%
ProfServ-Mgmt Consulting Serv	47,792	31,861	34,133	(2,272)	71.42%
ProfServ-Property Appraiser	10,725	10,527	10,236	291	95.44%
ProfServ-Tax Collector	10,725	7,150	10,297	(3,147)	96.01%
Auditing Services	6,200	6,200	6,200	-	100.00%
Postage and Freight	500	333	335	(2)	67.00%
Insurance - General Liability	7,929	7,929	7,244	685	91.36%
Printing and Binding	700	467	460	7	65.71%
Legal Advertising	1,000	667	779	(112)	77.90%
Miscellaneous Services	1,500	1,000	2,016	(1,016)	134.40%
Office Supplies	100	67	134	(67)	134.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Subscriptions and Memberships	750	750	-	750	0.00%
Conference and Seminars	2,600	1,733	-	1,733	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	128,726	94,211	102,591	(8,380)	79.70%
<u>Other Public Safety</u>					
Contracts-Security Services	75,204	50,136	50,136	-	66.67%
Contracts-Roving Patrol	2,500	1,667	-	1,667	0.00%
Electricity - Entrance	6,000	4,000	3,038	962	50.63%
Utility - Water & Sewer	498	332	275	57	55.22%
Insurance - Property	550	550	500	50	90.91%
R&M-Gatehouse	10,000	6,667	12,861	(6,194)	128.61%
Reserve - Gate	7,326	7,326	19,882	(12,556)	271.39%
Total Other Public Safety	102,078	70,678	86,692	(16,014)	84.93%
<u>Landscape Services</u>					
Contracts-Landscape	77,842	51,895	51,895	-	66.67%
R&M-General	3,000	2,000	748	1,252	24.93%
R&M-Renewal and Replacement	12,000	8,000	7,246	754	60.38%
R&M-Streetlights	2,000	1,333	-	1,333	0.00%
R&M-Wetland	1,000	667	-	667	0.00%
Reserve - Culverts	3,664	3,664	-	3,664	0.00%
Reserve - Ponds	10,988	10,988	-	10,988	0.00%
Total Landscape Services	110,494	78,547	59,889	18,658	54.20%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Irrigation Services</u>					
Payroll-Irrigation Staff	6,240	4,160	2,779	1,381	44.54%
Payroll - Bonus	500	500	-	500	0.00%
FICA Taxes	516	344	213	131	41.28%
Workers' Compensation	850	567	-	567	0.00%
Contracts-Irrigation	74,970	49,980	49,980	-	66.67%
Utility - Irrigation	24,000	16,000	19,284	(3,284)	80.35%
Insurance - Property	2,020	2,020	1,924	96	95.25%
R&M-Irrigation	35,000	23,333	22,834	499	65.24%
R&M-Pump Station	25,000	16,667	24,208	(7,541)	96.83%
Reserves - Irrigation System	23,808	23,808	3,564	20,244	14.97%
Total Irrigation Services	192,904	137,379	124,786	12,593	64.69%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	2,500	1,667	4,039	(2,372)	161.56%
R&M-Street Sweeping	1,500	1,000	540	460	36.00%
Reserve - Roadways	101,571	101,571	-	101,571	0.00%
Reserve - Streetlights	1,832	1,832	-	1,832	0.00%
Total Road and Street Facilities	107,403	106,070	4,579	101,491	4.26%
<u>Common Area</u>					
R&M-General	30,000	20,000	21,852	(1,852)	72.84%
Misc-Holiday Decor	5,000	3,333	5,096	(1,763)	101.92%
Reserve - Fence/Monuments	18,311	18,311	675	17,636	3.69%
Total Common Area	53,311	41,644	27,623	14,021	51.81%
TOTAL EXPENDITURES	694,916	528,529	406,160	122,369	58.45%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	-	163,986	293,993	130,007	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	-	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 163,986	\$ 293,993	\$ 130,007	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2019)	1,407,702	1,407,702	1,407,702		
FUND BALANCE, ENDING	\$ 1,407,702	\$ 1,571,688	\$ 1,701,695		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 100	\$ 72	\$ 1,182	\$ 1,110	1182.00%
Special Assmnts- Tax Collector	311,692	305,809	307,869	2,060	98.77%
Special Assmnts- Prepayment	-	-	8,510	8,510	0.00%
Special Assmnts- Discounts	(12,468)	(12,453)	(10,437)	2,016	83.71%
TOTAL REVENUES	299,324	293,428	307,124	13,696	102.61%
EXPENDITURES					
Administration					
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%
ProfServ-Property Appraiser	4,675	4,587	4,462	125	95.44%
ProfServ-Tax Collector	4,675	4,587	4,489	98	96.02%
ProfServ-Trustee Fees	8,723	8,723	3,690	5,033	42.30%
Total Administration	19,673	19,497	12,641	6,856	64.26%
Debt Service					
Principal Debt Retirement	145,000	145,000	145,000	-	100.00%
Principal Prepayments	-	-	5,000	(5,000)	0.00%
Interest Expense	149,225	149,225	148,675	550	99.63%
Total Debt Service	294,225	294,225	298,675	(4,450)	101.51%
TOTAL EXPENDITURES	313,898	313,722	311,316	2,406	99.18%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues Over (under) expenditures	(14,574)	(20,294)	(4,192)	16,102	28.76%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(14,574)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(14,574)	-	-	-	0.00%
Net change in fund balance	\$ (14,574)	\$ (20,294)	\$ (4,192)	\$ 16,102	28.76%
FUND BALANCE, BEGINNING (OCT 1, 2019)	192,919	192,919	192,919		
FUND BALANCE, ENDING	\$ 178,345	\$ 172,625	\$ 188,727		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 5/31/2020	Projected Next 4 Mths	FY2020 Total	Adopted Budget	% of Budget
Revenues																		
361001	Interest - Investments	\$ 1,067	\$ 929	\$ 1,107	\$ 1,287	\$ 1,292	\$ 5,959	\$ 5,516	\$ 430	\$ 600	\$ 600	\$ 600	\$ 600	\$ 17,586	\$ 2,400	\$ 19,986	\$ 8,500	235%
363010	Special Assmnts- Tax Collector	-	99,508	364,792	189,714	7,489	11,761	20,520	12,625	16,250	-	-	-	706,410	16,250	722,660	715,017	101%
363090	Special Assmnts- Discounts	-	(3,891)	(14,239)	(5,550)	(144)	(117)	-	-	-	-	-	-	(23,942)	-	(23,942)	(28,602)	84%
369900	Other Miscellaneous Revenues	-	-	-	-	99	-	-	-	-	-	-	-	99	-	99	-	0%
Total Revenues		1,067	96,546	351,660	185,451	8,736	17,603	26,036	13,055	16,850	600	600	600	700,153	18,650	718,803	694,915	103%
Expenditures																		
Administrative																		
511001	P/R-Board of Supervisors	2,400	2,000	1,000	2,000	-	1,800	1,000	2,000	1,667	1,667	1,667	1,667	12,200	6,667	18,867	20,000	94%
521001	FICA Taxes	184	153	70	153	-	138	77	153	128	128	128	128	926	510	1,436	1,530	94%
531013	ProfServ-Engineering	-	833	(833)	833	267	417	-	8,262	417	417	417	417	9,779	1,667	11,446	5,000	229%
531016	ProfServ-Field Management	542	715	(314)	390	943	(65)	228	130	542	542	542	542	2,568	2,167	4,735	6,500	73%
531023	ProfServ-Legal Services	524	262	459	524	458	1,507	852	524	417	417	417	417	5,109	1,667	6,776	5,000	136%
531027	ProfServ-Mgmt Consulting Serv	-	7,965	3,983	3,983	10,585	(116)	3,867	3,867	3,983	3,983	3,983	3,983	34,133	15,931	50,064	47,792	105%
531035	ProfServ-Property Appraiser	-	1,387	5,285	2,775	192	96	310	191	198	-	-	-	10,236	198	10,434	10,725	97%
531042	ProfServ-Tax Collector	-	1,387	5,285	2,836	192	96	310	191	894	894	894	894	10,297	3,575	13,872	10,725	129%
532002	Auditing Services	-	-	-	-	6,200	-	-	-	-	-	-	-	6,200	-	6,200	6,200	100%
541006	Postage and Freight	60	48	67	13	-	127	11	10	42	42	42	42	335	167	502	500	100%
545002	Insurance - General Liability	7,244	-	-	-	-	-	-	-	-	-	-	-	7,244	-	7,244	7,929	91%
547001	Printing and Binding	-	191	13	47	109	22	78	-	58	58	58	58	460	233	693	700	99%
548002	Legal Advertising	248	-	-	-	139	-	330	63	83	83	83	83	779	333	1,112	1,000	111%
549001	Miscellaneous Services	1,553	31	-	-	-	-	-	433	125	125	125	125	2,016	500	2,516	1,500	168%
551002	Office Supplies	-	134	-	-	-	-	-	-	8	8	8	8	134	33	167	100	167%
554001	Subscriptions and Memberships	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	750	0%
554002	Conference and Seminars	-	-	-	-	-	-	-	-	217	217	217	217	-	867	867	2,600	33%
554007	Annual District Filing Fee	175	-	-	-	-	-	-	-	-	-	-	-	175	-	175	175	100%
Total Administrative		12,930	15,106	15,015	13,554	19,085	4,022	7,063	15,824	8,779	8,581	8,581	8,581	102,591	34,515	137,106	128,726	107%
Other Public Safety																		
534037	Contracts-Security Services	6,267	6,267	6,267	6,267	6,267	6,267	6,267	6,267	6,267	6,267	6,267	6,267	50,136	25,068	75,204	75,204	100%
534099	Contracts-Roving Patrol	-	417	(417)	833	(833)	-	-	-	208	208	208	208	-	833	833	2,500	33%
543008	Electricity - Entrance	373	400	338	381	338	446	305	456	500	500	500	500	3,038	2,000	5,038	6,000	84%
543021	Utility - Water & Sewer	42	31	42	(12)	75	33	33	33	42	42	42	42	275	166	441	498	89%
545001	Insurance - Property	500	-	-	-	-	-	-	-	-	-	-	-	500	-	500	550	91%
546035	R&M-Gatehouse	1,001	878	3,998	3,522	1,236	1,079	595	551	833	833	833	833	12,861	3,333	16,194	10,000	162%
568090	Reserve - Gate	-	-	-	11,330	6,312	2,240	-	-	-	-	-	-	19,882	-	19,882	7,326	271%
Total Other Public Safety		8,183	7,993	10,228	22,321	13,395	10,065	7,200	7,307	7,850	7,850	7,850	7,850	86,692	31,400	118,092	102,078	116%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

														TOTAL				
Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Actual Thru 5/31/2020	Projected Next 4 Mths	FY2020 Total	Adopted Budget	% of Budget
<u>Landscape Services</u>																		
534050	Contracts-Landscape	6,487	6,487	6,487	6,487	6,487	6,487	6,487	6,487	6,487	6,487	6,487	6,487	51,895	25,947	77,842	77,842	100%
546001	R&M-General	70	-	-	678	-	-	-	-	250	250	250	250	748	1,000	1,748	3,000	58%
546002	R&M-Renewal and Replacement	-	-	632	-	-	2,625	-	3,989	1,000	1,000	1,000	1,000	7,246	4,000	11,246	12,000	94%
546095	R&M-Streetlights	167	(167)	-	-	-	-	-	-	167	167	167	167	-	667	667	2,000	33%
546109	R&M-Wetland	-	-	-	-	-	-	-	-	83	83	83	83	-	333	333	1,000	33%
568050	Reserve - Culverts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,664	0%
568126	Reserve - Ponds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,988	0%
Total Landscape Services		6,724	6,320	7,119	7,165	6,487	9,112	6,487	10,476	7,987	7,987	7,987	7,987	59,889	31,947	91,836	110,494	83%
<u>Irrigation Services</u>																		
512013	Payroll-Irrigation Staff	360	266	454	428	574	341	319	38	520	520	520	520	2,779	2,080	4,859	6,240	78%
515001	Payroll - Bonus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
521001	FICA Taxes	28	20	35	33	44	26	24	3	43	43	43	43	213	172	385	516	75%
524001	Workers' Compensation	-	-	-	-	-	-	-	-	71	71	71	71	-	283	283	850	33%
534073	Contracts-Irrigation	6,248	6,248	6,248	6,248	6,248	6,248	6,248	6,248	6,248	6,248	6,248	6,248	49,980	24,990	74,970	74,970	100%
543014	Utility - Irrigation	2,595	2,794	2,112	2,281	2,539	2,700	1,939	2,323	2,000	2,000	2,000	2,000	19,284	8,000	27,284	24,000	114%
545001	Insurance - Property	1,924	-	-	-	-	-	-	-	-	-	-	-	1,924	-	1,924	2,020	95%
546041	R&M-Irrigation	6,570	1,416	1,655	2,915	1,783	3,678	2,627	2,191	2,917	2,917	2,917	2,917	22,834	11,667	34,501	35,000	99%
546075	R&M-Pump Station	5,136	4,951	9,065	557	1,752	1,843	383	521	2,083	2,083	2,083	2,083	24,208	8,333	32,541	25,000	130%
568098	Reserves - Irrigation System	-	-	-	-	3,564	-	-	-	-	-	-	-	3,564	-	3,564	23,808	15%
Total Irrigation Services		22,861	15,695	19,569	12,462	16,504	14,836	11,540	11,324	13,882	13,882	13,882	13,882	124,786	55,525	180,311	192,904	93%
<u>Road and Street Facilities</u>																		
546081	R&M-Roads & Alleyways	4,000	-	-	-	-	-	39	-	208	208	208	208	4,039	833	4,872	2,500	195%
546093	R&M-Street Sweeping	-	-	270	-	270	-	-	-	125	125	125	125	540	500	1,040	1,500	69%
568098	Reserves - Irrigation System	3,564	-	-	-	(3,564)	-	-	-	-	-	-	-	-	-	-	-	0%
568138	Reserve - Roadways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	101,571	0%
568170	Reserve - Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,832	0%
Total Road and Street Facilities		7,564	-	270	-	(3,294)	-	39	-	333	333	333	333	4,579	1,333	5,912	107,403	6%
<u>Common Area</u>																		
546001	R&M-General	140	552	3,400	15,157	118	40	-	2,445	2,500	2,500	2,500	2,500	21,852	10,000	31,852	30,000	106%
549027	Misc-Holiday Decor	-	5,087	-	-	8	-	-	-	417	417	417	417	5,096	1,667	6,763	5,000	135%
568082	Reserve - Fence/Monuments	675	-	-	-	-	-	-	-	-	-	-	-	675	-	675	18,311	4%
Total Common Area		815	5,639	3,400	15,157	126	40	-	2,445	2,917	2,917	2,917	2,917	27,623	11,667	39,290	53,311	74%
Total Expenditures		59,077	50,753	55,601	70,659	52,303	38,075	32,329	47,376	41,748	41,550	41,550	41,550	406,160	166,387	572,547	694,916	82%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2020

Acct No.	Account Description	Oct Actual	Nov Actual	Dec Actual	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Budget	Jul Budget	Aug Budget	Sep Budget	TOTAL				
														Actual Thru 5/31/2020	Projected Next 4 Mths	FY2020 Total	Adopted Budget	% of Budget
	Excess (deficiency) of revenues																	
	Over (under) expenditures	(58,010)	45,793	296,059	114,792	(43,567)	(20,472)	(6,293)	(34,321)	(24,898)	(40,950)	(40,950)	(40,950)	293,993	(147,737)	146,256	-	0%
	Other Financing Sources (Uses)																	
	Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-	-	(24,898)	(40,950)	(40,950)	(40,950)	-	(147,737)	(147,737)	-	0%
	Total Financing Sources (Uses)	-	-	-	-	-	-	-	-	(24,898)	(40,950)	(40,950)	(40,950)	-	(147,737)	(147,737)	-	0%
	Net change in fund balance	\$ (58,010)	\$ 45,793	\$ 296,059	\$ 114,792	\$ (43,567)	\$ (20,472)	\$ (6,293)	\$ (34,321)	\$ (24,898)	\$ (40,950)	\$ (40,950)	\$ (40,950)	\$ 293,993	\$ (147,737)	\$ 146,256	\$ -	0%
391000	Fund Balance, Beginning (Oct 1, 2019)													1,407,702	-	1,407,702	1,407,702	
	Fund Balance, Ending													\$ 1,701,695	\$ (147,737)	\$ 1,553,958	\$ 1,407,702	

UNIVERSITY PLACE
Community Development District

Supporting Schedules

May 31, 2020

UNIVERSITY PLACE

Community Development District

Non-Ad Valorem Special Assessments - Manatee County Tax Collector (Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2020

						ALLOCATION BY FUND	
Date Received	Net Amount Received	Discount / (Penalties) Amount	Property Appraiser Costs	Collection Costs	Gross Amount Received	General Fund	Debt Service Fund
Assessments Levied					\$1,026,709	\$715,017	\$311,692
Allocation %					100%	70%	30%
11/19/19	16,076	891	249	249	17,464	12,186	5,278
11/27/19	112,727	4,697	1,743	1,743	120,911	87,322	33,589
12/06/19	490,716	20,447	7,588	7,588	526,339	364,792	161,547
01/07/20	222,698	6,888	3,444	3,444	236,473	163,669	72,804
01/22/20	34,994	1,082	541	541	37,158	26,045	11,113
02/11/20	10,107	206	156	156	10,625	7,322	3,303
03/18/20	16,630	168	257	257	16,966	11,929	5,278
04/21/20	28,781	-	445	445	29,671	20,520	9,151
05/19/20	17,775	-	275	275	18,325	12,625	5,700
TOTAL	\$ 950,503	\$ 34,378	\$ 14,698	\$ 14,698	\$ 1,013,932	\$ 706,410	\$ 307,869
% COLLECTED					98.76%	98.80%	98.77%
TOTAL OUTSTANDING					\$ 12,430	\$ 8,607	\$ 3,823

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Operating Checking Account	Northern Trust		0.01%	\$187,890
Petty Cash				\$300
			Subtotal	\$188,190
Money Market Account	Bank United		0.25%	\$1,270,180
Money Market Account	Valley National Bank		0.75%	\$263,213
			Subtotal	\$1,533,393
			Total General Fund	\$1,721,583
DEBT SERVICE FUND				
Series 2008 Redemption Fund	US Bank	N/A	0.02%	\$3,661 (1)
Series 2008 Debt Service Reserve	US Bank	N/A	0.02%	\$73,471 (1)
Series 2008 Revenue Fund	US Bank	N/A	0.02%	\$92,005 (1)
			Total Debt Service	\$169,137
			Grand Total	\$1,890,720

(1) - Commercial Paper yield is expressed in basis points.

University Place CDD

Bank Reconciliation

Bank Account No. 5773 Northern Trust N.A. GF
Statement No. 05-2020
Statement Date 5/31/2020

G/L Balance (LCY)	187,890.04	Statement Balance	206,979.18
G/L Balance	187,890.04	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	206,979.18
Subtotal	187,890.04	Outstanding Checks	19,089.14
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	187,890.04	Ending Balance	187,890.04
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/14/2020	Payment	13215	ENVERA SYSTEMS LLC	6,267.00	0.00	6,267.00
5/15/2020	Payment	13213	ERNST O. RUPPERT	184.70	0.00	184.70
5/21/2020	Payment	13219	J.E. SKELLY ENTERPRISES, LLC	120.00	0.00	120.00
5/21/2020	Payment	13220	R.B. OWENS ELECTRIC, INC.	2,445.00	0.00	2,445.00
5/21/2020	Payment	13221	TOTAL LANDSCAPE CARE IRRIGATION	436.70	0.00	436.70
5/28/2020	Payment	13224	AMERICAN CONSULTING	8,261.76	0.00	8,261.76
5/28/2020	Payment	13225	COMPLETE I.T. SERVICE & SOLUTIONS	432.50	0.00	432.50
5/28/2020	Payment	13226	TOTAL LANDSCAPE CARE IRRIGATION	572.08	0.00	572.08
5/29/2020	Payment	13222	FRANK J. INGRASSIA	184.70	0.00	184.70
5/29/2020	Payment	13223	ERNST O. RUPPERT	184.70	0.00	184.70
Total Outstanding Checks.....				19,089.14		19,089.14

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 5/1/2020 to 5/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	13209	05/07/20	ELECTRO MECHANICAL SOUTH INC	138993	WELL # 4 - INSTALL FLOAT	PUMP STATION 4	546075-53915	\$382.50
001	13210	05/07/20	TOTAL LANDSCAPE CARE INC	36076	MAY LANDSCAPE/IRR INSPECTION	Contracts-Landscape	534050-53902	\$6,486.86
001	13210	05/07/20	TOTAL LANDSCAPE CARE INC	36076	MAY LANDSCAPE/IRR INSPECTION	Contracts-Irrigation	534073-53915	\$6,247.50
001	13211	05/07/20	TOTAL LANDSCAPE CARE IRRIGATION	13249	DECODER 8006 PLANTERS KNOL	R&M-Irrigation	546041-53915	\$465.58
001	13211	05/07/20	TOTAL LANDSCAPE CARE IRRIGATION	13251	DECODER 7808 EDMONSTON CIR	R&M-Irrigation	546041-53915	\$477.00
001	13211	05/07/20	TOTAL LANDSCAPE CARE IRRIGATION	13297	DECODER - 7608 DRAYTON CIRCLE	R&M-Irrigation	546041-53915	\$426.00
001	13211	05/07/20	TOTAL LANDSCAPE CARE IRRIGATION	13303	APRIL IRR INSPECTION	R&M-Irrigation	546041-53915	\$819.50
001	13214	05/14/20	APEX TREE AND LANDSCAPE	2174	TREE TRIMMING AND PRUNING	R&M-Renewal and Replacement	546002-53902	\$3,525.00
001	13215	05/14/20	ENVERA SYSTEMS LLC	690070	JUNE GATE ACCESS/SVC MAINT	Prepaid Items	155000-52901	\$6,267.00
001	13216	05/14/20	JONES & SONS	050620-19400	FINAL BILL - PEST CONTROL 4/8/20	APRIL 2020 PEST CONTROL	546035-52901	\$25.00
001	13217	05/14/20	PERSSON, COHEN & MOONEY, P.A.	23877	DISTRICT COUNSEL THRU APR 2020	ProfServ-Legal Services	531023-51401	\$1,310.00
001	13218	05/21/20	INFRAMARK, LLC	51516	MAY 2020 MGMT FEES	Postage and Freight	541006-51301	\$10.00
001	13218	05/21/20	INFRAMARK, LLC	51516	MAY 2020 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,866.67
001	13218	05/21/20	INFRAMARK, LLC	51516	MAY 2020 MGMT FEES	ProfServ-Field Management	531016-51301	\$130.00
001	13219	05/21/20	J.E. SKELLY ENTERPRISES, LLC	20-396	REPAIR LED STRIP ON BACK GATE	R&M-Gatehouse	546035-52901	\$120.00
001	13220	05/21/20	R.B. OWENS ELECTRIC, INC.	20192855	NEW LIGHTING FOR MONUMENT SIGNS	R&M-General	546001-57208	\$2,445.00
001	13221	05/21/20	TOTAL LANDSCAPE CARE IRRIGATION	13330	DECODER 8008 SPRING MARSH	R&M-Irrigation	546041-53915	\$436.70
001	13224	05/28/20	AMERICAN CONSULTING	200343	ENGG SVCS THRU APRIL 2020	ProfServ-Engineering	531013-51501	\$8,261.76
001	13225	05/28/20	COMPLETE I.T. SERVICE & SOLUTIONS	5009	SETUP ZOOM MEETINGS	Miscellaneous Services	549001-51301	\$372.50
001	13225	05/28/20	COMPLETE I.T. SERVICE & SOLUTIONS	5095	SET UP ZOOM MEETINGS 5/20, 5/27	Miscellaneous Services	549001-51301	\$60.00
001	13226	05/28/20	TOTAL LANDSCAPE CARE IRRIGATION	13363	IRR REPAIRS	IRR REPAIRS MAIN LINE LEAK	546041-53915	\$572.08
001	DD824	05/07/20	FRONTIER COMMUNICATIONS	041320-0004 ACH	BILL PRD 4/13-5/12/20 HONORE	R&M-Gatehouse	546035-52901	\$165.60
001	DD825	05/04/20	BRIGHT HOUSE NETWORKS LLC	046634201041920 ACH	4/17-5/16/20 COOPER CRK	R&M-Gatehouse	546035-52901	\$108.94
001	DD826	05/04/20	BRIGHT HOUSE NETWORKS LLC	047799101041920 ACH	4/17-5/16/20 HONORE AVE	R&M-Gatehouse	546035-52901	\$108.94
001	DD827	05/13/20	FRONTIER COMMUNICATIONS	041920-0009 ACH	4/19-5/18/20 COOPER CRK	R&M-Gatehouse	546035-52901	\$186.60
001	DD828	05/18/20	VALLEY NATIONAL BANK - CC ACH	042820-4919 ACH	EMERGENCY ROAD ACCESS PYLONS	R&M-Roads & Alleyways	546081-54101	\$39.46
001	DD829	05/22/20	FRONTIER COMMUNICATIONS	042820-5340 ACH	BILL PRD 4/28-5/27/20 IRR	Utility - Irrigation	543014-53915	\$142.48
001	DD830	05/21/20	FLORIDA POWER AND LIGHT	050120 ACH	BILL PRD 4/1-5/1/20	Electricity - Entrance	543008-52901	\$305.28
001	DD830	05/21/20	FLORIDA POWER AND LIGHT	050120 ACH	BILL PRD 4/1-5/1/20	Utility - Irrigation	543014-53915	\$1,734.98
001	DD837	05/28/20	FRONTIER COMMUNICATIONS	050420-0172 ACH	BILL PRD 5/4-6/3/20 IRR	Utility - Irrigation	543014-53915	\$61.72
001	13212	05/15/20	FRANK J. INGRASSIA	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
001	13213	05/15/20	ERNST O. RUPPERT	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
001	DD834	05/15/20	TAMARA L. CASHI	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
001	DD835	05/15/20	ARMAND L. HOUZE	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
001	DD836	05/15/20	LAUREN T. KESSLER	PAYROLL	May 15, 2020 Payroll Posting			\$184.70
001	DD838	05/28/20	DOUGLAS E. PEWTERBAUGH	PAYROLL	May 28, 2020 Payroll Posting			\$34.63

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 5/1/2020 to 5/31/2020
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	13222	05/29/20	FRANK J. INGRASSIA	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
001	13223	05/29/20	ERNST O. RUPPERT	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
001	DD840	05/29/20	TAMARA L. CASHI	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
001	DD841	05/29/20	ARMAND L. HOUZE	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
001	DD842	05/29/20	LAUREN T. KESSLER	PAYROLL	May 29, 2020 Payroll Posting			\$184.70
Fund Total								\$47,442.28

Total Checks Paid	\$47,442.28
--------------------------	--------------------