



Rizzetta & Company

University Place Community Development District

**Board of Supervisors'
Meeting
July 28, 2025**

**District Office:
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida 33544
(813) 994-1001**

www.universityplacecdd.org

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
www.universityplacecdd.org

Board of Supervisors	Denise Broyhill Sarah Hartz Elisabeth Pygott David Meyers Frank Ingrassia	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson
District Engineer	Robert Dvorak	BDI Engineers

All Cellular phones and pagers must be turned off while in the meeting room.

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614

July 18, 2025

**Board of Supervisors
University Place Community
Development District**

AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the University Place Community Development District will be held on **Monday, July 28, 2025 at 4:30 p.m.**, at the Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Workshop Board of Supervisors Meeting
Minutes for May 15, 2025 and June 11, 2025Tab 1
 - B. Consideration of Regular Board of Supervisors Meeting
Minutes for June 23, 2025.....Tab 2
 - C. Consideration of Operation & Maintenance Expenditures
For June 2025Tab 3
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget
 - i. Consideration of Resolution 2025-06 Approving Fiscal Year
2025-2026 Final Budget.....Tab 4
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments
 - i. Consideration of Resolution 2025-07 Levying O&M
Assessments for Fiscal Year 2025-2026Tab 5
 - C.
 - i. Consideration of Resolution 2025-08 Setting Fiscal Year
2025-2026 Workshop Meeting ScheduleTab 6
 - i. Consideration of Resolution 2025-09 Setting Fiscal Year
2025-2026 Regular Meeting Schedule.....Tab 7
 - D. Consideration of 2024-2025 Goals & Objectives Report.....Tab 8
 - E. Consideration of Florida Reserve Study and AppraisalTab 9
 - F. Consideration of Universal Access Security Services
ProposalTab 10

- G. Consideration of the Universal Access Quarterly Preventative Maintenance Gates Proposal.....Tab 11
- H. Consideration of Stainless Steel and Regular Bollard Proposal (Under Separate Cover)
- I. Consideration of Let's Talk Dirt Pressure Washing ProposalTab 12
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - i. Presentation of District Engineer Report
 - ii. Discussion on Updated Ownership MapTab 13
 - iii. Discussion of the Indigo Ridge Terrace Wetlands 13 (W13) Plat map Dedication
 - C. District Manager
 - i. Presentation of District Manager ReportTab 14
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,

Lynn Hayes
Lynn Hayes
District Manager

Tab 1

CDD Workshop 5/15/2025

Meeting called to order 4:30

All board members present: Denise Broyhill, David Meyers, Lissa Pygott, Frank Ingrassia, Sarah Hartz

Rich Lutley and his landscaper supervisor Brian from TLC were also present.

David and Rich discussed making some updates to both the landscape and irrigation contracts. The updates will be forwarded to Lynn to coordinate with attorney Andy.

David presented a proposal for irrigating a section of landscaping along Cooper Creek Blvd that Lynn can approve. We discussed doing more plantings along Cooper Creek to the south of the entrance.

We still need to get quotes from other landscapers because the TLC one is very high.

Meeting adjourned at 5:45

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chair

CDD workshop minutes 6/11/25

Meeting called to order 4:35

All supervisors present: Denise Broyhill, Sarah Hartz, David Meyers, Lissa Pygott, Frank Ingrassia

Sarah working on price quote from TLC for Cooper Creek landscaping refresh at entrance and adding small sized clusia along Cooper Creek border fencing.

David presented the quote for the electrician to install the interruptible power source at Cooper Creek gates (and cameras).

David presented a maintenance agreement to maintain the Honore pump.

David said that the maintenance agreement for the filter systems was deferred because the contractor didn't have it available but he will try to bring it to the public meeting.

We need Robert to look at the property in trust behind Indigo Ridge.

We discussed having legal counsel dialed in for meetings instead of physically present.

We re-reviewed the budget and made the following changes:

Line 24 Supervisors: change from \$24,000 to \$21,000, savings \$3,000
Line 43 Dist. counsel: change from \$25,000 to \$14,000, savings \$11,000
Line 73 Landscaping: change from \$30,000 to \$20,000, savings \$10,000
Line 74 Pump Stn: change from \$35,000 to \$30,000, savings \$5,000
Line 80 Parks/ Rec.: change from \$14,000 to \$6,000, savings \$8,000
Line 85 contingency: change from \$10,000 to \$1,000, savings \$9,000
Total savings \$46,000

Meeting adjourned 5:50

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice Chair

Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of University Place Community Development District was held on **Monday, June 23, 2025, at 4:30 p.m.** at the Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Bld. Sarasota, FL 34201.

Present and constituting a quorum:

Denise Broyhill	Board of Supervisors, Chairman
Sarah Hartz	Board of Supervisors, Vice Chairman
David Meyers	Board of Supervisors, Assistant Secretary
Elisabeth Pygott	Board of Supervisors, Assistant Secretary (via phone)
Frank Ingrassia	Board of Supervisors, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company
Robert Dvorak	District Engineer, BDI Engineer
Daniel Lewis	District Counsel, Persson, Cohen, & Mooney, PA
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order at 4:36 pm and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

During the audience comments, the Homeowners Association President inquired about the ownership and maintenance responsibility for the strip of land at Indigo Ridge and Tabbystone. The Homeowners Association President informed the Board of Supervisors that the inquiry was filed with 311 Code Enforcement, who will provide information regarding the property's ownership and who is responsible for its maintenance. Mr. Hayes asked Mr. Dvorak to review the plat to determine ownership and maintenance responsibility and to report back to him. Once confirmed, Mr. Hayes will circulate the information to the Board of Supervisors.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
June 23, 2025 - Minutes of Meeting
Page 2

50 Additionally, Ms. Broyhill requested that Mr. Dvorak provide an updated ownership map that
51 outlines the responsibilities of the Community Development District and Homeowners
52 Association. The Board of Supervisors held a discussion about tree branches hanging over
53 a fence and over a Manatee County owned transformer and the Board of Supervisors wants
54 Mr. Hayes to reach out to the Manatee County Public Works Department with a picture and
55 a map with the location provided by Ms. Broyhill to request that they remove the tree
56 branches.

57
58 Mr. Lewis informed Mr. Hayes to request a motion to authorize Board Supervisor Ms. Pygott
59 on the call for voting privileges.
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On a motion from Ms. Broyhill seconded by Mr. Meyers with all in favor, the Board of Supervisors approved the Board Supervisor Ms. Pygott on call for the Community Development District Meeting to have vote privileges for the University Place Community Development District.

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63 **THIRD ORDER OF BUSINESS**

**Consideration of Workshop Board of
Supervisors Meeting Minutes for April
9, 2025.**

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On a motion from Ms. Broyhill seconded by Mr. Ingrassia with all in favor, the Board of Supervisors approved the April 9, 2025 Board of Supervisor Workshop meeting minutes as presented for the University Place Community Development District.

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69 **FOURTH ORDER OF BUSINESS**

**Consideration of Regular Board of
Supervisors Meeting Minutes for April
28, 2025**

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73 Line 78 had a typographical error "hm" instead of "him", which has been
74 corrected.
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On a motion from Mr. Ingrassia seconded by Ms. Hartz with all in favor, the Board of Supervisors approved the April 28, 2025, Board of Supervisor Regular meeting minutes as amended for the University Place Community Development District.

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78 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation &
Maintenance Expenditures for April
2025 & May 2025**

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On a motion from Mr. Ingrassia seconded by Ms. Hartz with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2025 (\$42,739.11) and May 2025 (\$48,882.98) the University Place Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Concrete Wall Fencing Repairs

Mr. Hayes presented the both proposals under separate cover from Site Masters to the Board of Supervisors. Mr. Hayes and Mr. Dvorak informed the Board of Supervisors that one of the proposals is to replace the broken concrete slats of one panel of perimeter fence on the east property line. The second proposal is to clear the overgrown vegetation along the concrete perimeter wall on the east side of the Community Development District property.

On a motion from Ms. Hartz seconded by Ms. Broyhill with all in favor, the Board of Supervisors approved the Site Masters Perimeter fence panel repairs in the amount of \$2,200.00 and East Perimeter Wall Clearing in the amount of \$34,000.00 after Mr. Lewis has prepared the final form agreement and authorize Ms. Broyhill to execute the agreement and authorize the use of reserve funds to pay for the project for the University Place Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Update & Most Recent Reserve Study

Mr. Hayes discussed the Reserve Study with the Board of Supervisors. Mr. Hayes will get a proposal for a Reserve study for the July 28, 2025 Community Development District Meeting Agenda.

EIGHTH ORDER OF BUSINESS

HB 7013 District Goals and Objectives

Mr. Hayes provided the Board of Supervisors with an overview of the District Goals and Objectives. Mr. Hayes recommended Financial Transparency and District Assets. The Board of Supervisors approved to set their goals and objectives as Financial Transparency and District Assets.

On a motion from Ms. Broyhill seconded by Mr. Ingrassia with all in favor, the Board of Supervisors approved to set goals of maintaining financial transparency and district assets as per HB 7013 with documentation for the University Place Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Soltec Proposal

The Board of Supervisors tabled the Soltec Electric Proposal # 051625-01 in the amount of \$ 1,889.00. The Board of Supervisors requested that Mr. Hayes get a proposal from Universal Access to supply power from the new UPS device in the Guard House to protect and serve the exterior cameras and kiosk for the July 28, 2025 University Place Community Development District meeting package.

TENTH ORDER OF BUSINESS

Consideration of Hoover Maintenance Proposal

Mr. Hayes presented the Hoover Maintenance Proposal to the Board of Supervisors.

On a motion from Ms. Hartz seconded by Ms. Broyhill with all in favor, the Board of Supervisors approved the Hoover Maintenance proposal in the amount of \$2,280.00 for 12 months from July 1, 2025 to June 30, 2026 after Mr. Lewis has prepared the final form agreement and authorize Ms. Broyhill to execute the agreement for the University Place Community Development District.

ELEVENTH ORDER OF BUSINESS

Water Equipment Technologies Annual Maintenance Proposal five Amiad Filters

Mr. Hayes presented the Water Equipment Technologies Annual Maintenance Proposal under separate cover. This proposal is to provide Annual Maintenance for Five Amiad Filters.

On a Motion by Ms. Hartz, seconded by Mr. Ingrassia, with all in favor, the Board of Supervisors approved the Water Equipment Technologies Annual Maintenance Proposal for Five Amiad Filters in the amount of \$2,500 for 12 months after Mr. Lewis has prepared the final form agreement and authorize Ms. Broyhill to execute the agreement for the University Place Community Development District.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Mr. Lewis reviewed Securitas contract terminating options with the Board of Supervisors. Mr. Lewis informed the Board of Supervisors that a buyout would be required of approximately \$32,000.00. This amount would cover the equipment and remote gate guard. The Board of Supervisors requested that Mr. Lewis provide to Mr. Hayes with a summary of the contract termination options discussed at the meeting by email so Mr. Hayes can circulate the information to the Board of Supervisors. The Board of Supervisors requested that Mr. Dvorak provide a proposal for stainless steel and regular bollards to be placed next to the Kiosk to protect it from traffic damage. These proposals must be provided to Mr. Hayes by no later than July 18, 2025 so they can be included in the July 28, 2025 University Place Community Development District meeting agenda package.

B. District Engineer

Mr. Dvorak provided an update on Florida Power and Lights streetlights projects and stated that there was a few items to complete for them to start the project.

C. District Manager

Mr. Hayes presented his report and reminded the Board of Supervisors the next meeting will be on July 28, 2025 at 4:30 p.m. Mr. Hayes told the Board of Supervisors that as of April 15, 2025 the Manatee County Supervisors of Elections office report that the University Place Community Development District has 702 registered voters. Mr. Hayes presented the Fiscal Year 2023-2024 Financial Audit, and it was a clean financial audit with no findings. Additionally, Hayes informed the Board of Supervisors that we received the 1st quarter website compliance audit report, and the district passed all ADA Website Accessibility and Florida Statue 189.069 requirements. Mr. Hayes provided updates to the Board of Supervisors regarding Owens Electric that the six streetlights were completed June 20, 2025. Additionally, Apex Tree and Landscape will address the dead tree located on the median near the back gate. The work should be completed within this week.

THIRTEENTH ORDER OF BUSINESS

Audience Comments and Supervisor Requests

There were three supervisor requests. Mr. Ingrassia requested that Mr. Hayes circulate the Final Fiscal Year 2025/2026 Proposed Budget by email to the Board of Supervisors. Mr. Meyers noticed that a lot of irrigation decoders have been replaced because they have failed and wanted to investigate this further and all other Board of Supervisors stated they did not want to take any action on this item. Mr. Broyhill requested that Mr. Hayes gets a quarterly preventative maintenance proposal from Universal Access for all University Place Community Development District gates and a proposal for parts to fix the Cooper Creek iron exit gate.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Broyhill, seconded by Ms. Hartz, with all in favor, the Board of Supervisors adjourned the meeting at 5:52 p.m. for the University Place Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

Tab 3

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33912 - (813) 933-5571
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614
universityplacecdd.org

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,252.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100106	1960	Engineering Services 05/25	\$ 1,440.00
David Meyers	20250625-4	DM061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
David Meyers	20250627-2	DM062325	Board of Supervisor Meeting 06/23/25	\$ 200.00
Denise Broyhill	20250625-3	DB061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
Denise Broyhill	20250627-1	DB062325	Board of Supervisor Meeting 06/23/25	\$ 200.00
Elisabeth Pygott	20250625-1	EP061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
Elisabeth Pygott	20250627-4	EP062325	Board of Supervisor Meeting 06/23/25	\$ 200.00
Florida Power & Light Company	100107	FPL Summary 05/25 734	FPL Summary 05/25	\$ 3,294.61
Frank J. Ingrassia	100115	FI061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
Frank J. Ingrassia	100120	FI062325	Board of Supervisor Meeting 06/23/25	\$ 200.00
Frontier Florida, LLC	100108	941-358-5340-100108-5 06/25	Cable & Internet 06/25	\$ 175.62
Frontier Florida, LLC	100109	941-359-3304-013124-5 06/25	Cable & Internet 06/25	\$ 104.48

University Place Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Florida, LLC	100114	941-359-0004-111611-5 06/25	Cable/internet 06/25	\$ 172.57
Frontier Florida, LLC	100118	941-3599-0009-111611-5 06/25	Internet & Phone Services 06/25	\$ 273.26
H&Y Fence	100110	30071	Fence Repairs 05/25	\$ 1,342.85
Hampton Inn Sarasota	100116	062325 Hampton	Meeting Room 06/25	\$ 244.00
Hoover Pumping Systems Corp.	100117	189968	Service Call 06/25	\$ 213.00
Manatee County Utilities Department	100104	100171141 05/25	7900 Charleston St 05/25	\$ 40.78
Manatee County Utilities Department	100119	100171141 06/25	7900 Charleston St 06/25	\$ 40.61
Owens Electric, Inc.	100121	33409636	Service Call 06/25	\$ 1,618.93
Persson, Cohen & Mooney, P.A.	100111	6060	Legal Services 05/25	\$ 909.00
Rizzetta & Company, Inc.	100103	INV0000099729	District Management Fees 06/25	\$ 3,283.33
Sarah E. Hartz	20250625-2	SH061125	Board of Supervisor Meeting 06/11/25	\$ 200.00
Sarah E. Hartz	20250627-3	SH062325	Board of Supervisor Meeting 06/23/25	\$ 200.00

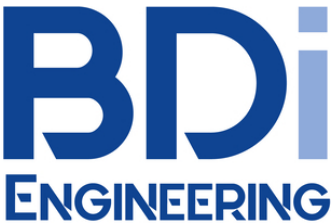
University Place Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securitas Security Services USA Inc	100112	12182518	Security Monitoring 05/25	\$ 6,328.85
The Observer Group, Inc.	100122	25-00998M	Legal Advertising 06/25	\$ 542.50
Total Landscape Care, Inc.	100113	17845	Irrigation Repairs 04/25	\$ 1,121.75
Total Landscape Care, Inc.	100113	18006	Irrigation Repairs 05/25	\$ 444.50
Total Landscape Care, Inc.	100113	18008	Irrigation Repairs 04/25	\$ 526.60
Total Landscape Care, Inc.	100113	18009	Irrigation Repairs 05/25	\$ 444.50
Total Landscape Care, Inc.	100113	18011	Irrigation Repairs 06/25	\$ 1,760.04
Total Landscape Care, Inc.	100113	18013	Irrigation Repairs 04/25	\$ 526.60
Universal Access, LLC	100105	AAAI3030	Service Call - Gate will not read tags 04/25	\$ 375.00
Valley National Bank	20250626-1	University Place Valley Visa 05/25 ACH	Credit card expenses 05/25	<u>\$ 29.15</u>
Total Report				<u>\$ 27,252.53</u>

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
University Place CDD
c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1960
DATE 05/30/2025
TERMS Net 30
DUE DATE 06/29/2025

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 15 - May 16]	3:00	180.00	540.00
Senior Inspector	[May 21]	4:00	120.00	480.00
Project Manager	[May 26 - May 30]	2:00	210.00	420.00

RECEIVED
06/09/25

BALANCE DUE **\$1,440.00**

Pay invoice



UNIVERSITY PLACE CDD
May 2025

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizetta Coordination and General Administration Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, etc.	5/26	0.50	\$210	R. Dvorak	\$105.00
Miscellaneous Tasks - FDOT request for road information.	5/26	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$180	J. Whited	\$0.00
		0.00	\$120	K. Wagner	\$0.00
Perimeter Fence Repair - FPL easement application packet, coordination and site visit with Tim at SiteMasters.	5/12 - 5/19	1.00	\$210	R. Dvorak	\$210.00
		3.00	\$180	J. Whited	\$540.00
		<u>4.00</u>	\$120	J. Whited	<u>\$480.00</u>
INVOICE TOTAL		9.00			\$1,440.00

UNIVERSITY PLACE CDD

Meeting Date: June 11, 2025 Workshop Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB061125
David Meyers	<input checked="" type="checkbox"/>	DM061125
Frank Ingrassia	<input checked="" type="checkbox"/>	FI061125
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP061125
Sarah Hartz	<input checked="" type="checkbox"/>	SH061125

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:35pm
Meeting End Time:	5:50pm
Total Meeting Time:	1 hour 15 minutes

Time Over <input checked="" type="checkbox"/> (3) Hours:	<input checked="" type="checkbox"/>
--	-------------------------------------

Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total Meeting Time:	<input checked="" type="checkbox"/>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Lynn Hayes

UNIVERSITY PLACE CDD

Meeting Date: June 23, 2025 Regular Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB062325
David Meyers	<input checked="" type="checkbox"/>	DM062325
Frank Ingrassia	<input checked="" type="checkbox"/>	FI062325
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP062325
Sarah Hartz	<input checked="" type="checkbox"/>	SH062325

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:36 pm
Meeting End Time:	5:52 pm
Total Meeting Time:	1 hour & 16 minutes

Time Over <u>0</u> (3) Hours:	<u>0</u>
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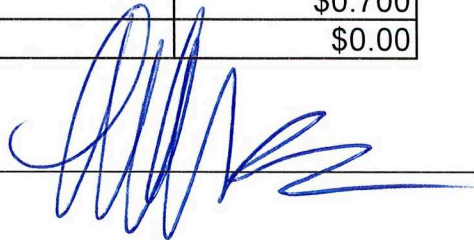
Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	<u>0</u>
Additional or Continued Meeting?	<u>0</u>
Total Meeting Time:	<u>0</u>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<u>0</u>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



University Place CDD

Florida Power & Light Company Summary

Period Covered: 05/01-06/02/25

May-25

Due Date: 06/23/25

Account	Service Address	Code	Amount
10125-44514	7703 Cooper Creek Blvd Sign	53100-4301	\$ 27.94
23503-29302	8133 Coates Row Pl Pmp 4	53100-6453	\$ 1,062.00
28184-53512	7795 Honore Ave Pmp 1	53100-6453	\$ 268.59
28666-94512	7900 Charleston St Gate Hse	53100-4301	\$ 133.68
53322-87308	8005 Planters Knoll Ter Lft Sta	53100-6453	\$ 803.02
61184-59301	7437 Sea Island Ln Pmp 6	53100-6453	\$ 783.77
80884-58453	7607 Seven Oaks Dr Lgts	53100-4301	\$ 79.77
85676-20409	7795 Honore Ave Pmp 2	53100-6453	\$ 135.84

TOTAL **\$3,294.61**

Summary

53100-4301 \$ 241.39

53100-6453 \$ 3,053.22

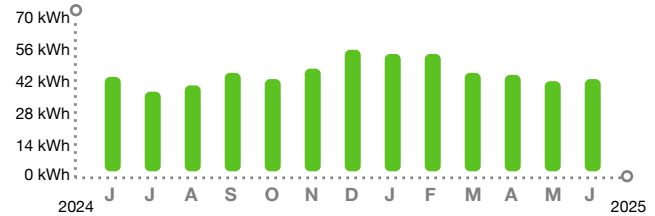
Total \$ 3,294.61

**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 10125-44514**Service Address:**7703 COOPER CREEK BLVD # SIGN
UNIVERSITY PARK, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$27.94**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	27.88
Payments received	-27.88
Balance before new charges	0.00
Total new charges	27.94
Total amount you owe	\$27.94

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 22, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
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10125-44514

ACCOUNT NUMBER

\$27.94

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 10125-44514

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	27.88
Payment received - Thank you	-27.88
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Minimum base bill charge: \$8.93

Non-fuel: (\$0.096100 per kWh) \$4.22

Fuel: (\$0.027180 per kWh) \$1.20

Electric service amount 27.22

Gross receipts tax (State tax) 0.70

Taxes and charges 0.70

Regulatory fee (State fee) 0.02

Total new charges \$27.94

Total amount you owe \$27.94

METER SUMMARY

Meter reading - Meter AC06096. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	10461		10417		44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	44	43	45
Service days	32	30	33
kWh/day	1	1	1
Amount	\$27.94	\$27.88	\$27.49

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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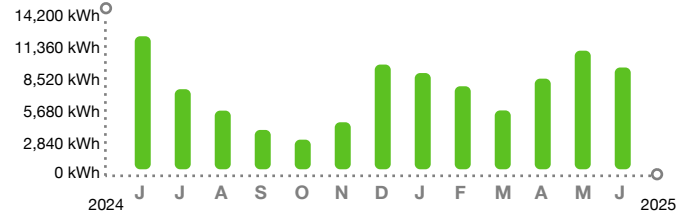
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**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 23503-29302**Service Address:**8133 COATES ROW PL # PMP 4
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,062.00**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

Pay \$881.04 instead
of \$1,062.00 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,219.12
Payments received	-1,219.12
Balance before new charges	0.00
Total new charges	1,062.00
Total amount you owe	\$1,062.00

(See page 2 for bill details.)

KEEP IN MIND

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- Payment received after August 22, 2025 is considered LATE; a late payment charge of 1% will apply.

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88104 5201235032930270026010000

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23503-29302

ACCOUNT NUMBER

\$1,062.00

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 23503-29302

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,219.12
Payment received - Thank you	-1,219.12
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$333.98

Fuel: (\$0.027180 per kWh) \$267.86

Demand: (\$13.41 per KW) \$402.30

Electric service amount 1,034.55

Gross receipts tax (State tax) 26.55

Taxes and charges 26.55

Regulatory fee (State fee) 0.90

Total new charges \$1,062.00

Total amount you owe \$1,062.00

METER SUMMARY

Meter reading - Meter KJL2048. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	08495		98640		9855
Demand KW	30.24				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	9855	11483	12879
Service days	32	30	33
kWh/day	307	382	390
Amount	\$1,062.00	\$1,219.12	\$1,210.83

KEEP IN MIND

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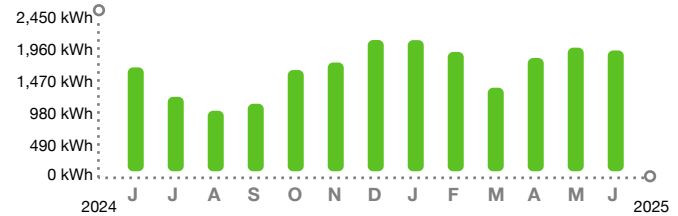
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**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 28184-53512**Service Address:**7795 HONORE AVE # PMP 1
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$268.59**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

Pay \$221.82 instead
of \$268.59 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	274.53
Payments received	-274.53
Balance before new charges	0.00
Total new charges	268.59
Total amount you owe	\$268.59

(See page 2 for bill details.)

KEEP IN MIND

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22182 5201281845351259586200000

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28184-53512

ACCOUNT NUMBER

\$268.59

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 28184-53512

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	274.53
Payment received - Thank you	-274.53
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$193.93

Fuel: (\$0.027180 per kWh) \$54.85

Electric service amount 261.65

Gross receipts tax (State tax) 6.71

Taxes and charges 6.71

Regulatory fee (State fee) 0.23

Total new charges \$268.59

Total amount you owe \$268.59

METER SUMMARY

Meter reading - Meter KN46375. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	30560		28542		2018

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	2018	2065	1735
Service days	32	30	33
kWh/day	63	68	52
Amount	\$268.59	\$274.53	\$212.44

KEEP IN MIND

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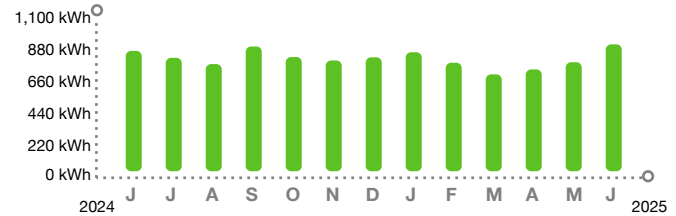
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**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 28666-94512**Service Address:**7900 CHARLESTON ST # GATE HSE
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$133.68**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

Pay \$114.58 instead
of \$133.68 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	116.73
Payments received	-116.73
Balance before new charges	0.00
Total new charges	133.68
Total amount you owe	\$133.68

(See page 2 for bill details.)

KEEP IN MIND

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28666-94512

ACCOUNT NUMBER

\$133.68

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 28666-94512

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	116.73
Payment received - Thank you	-116.73
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$91.48

Fuel: (\$0.027180 per kWh) \$25.88

Electric service amount 130.23

Gross receipts tax (State tax) 3.34

Taxes and charges 3.34

Regulatory fee (State fee) 0.11

Total new charges \$133.68

Total amount you owe \$133.68

METER SUMMARY

Meter reading - Meter AC06099. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	52273		51321		952

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	952	818	903
Service days	32	30	33
kWh/day	30	27	27
Amount	\$133.68	\$116.73	\$116.86

KEEP IN MIND

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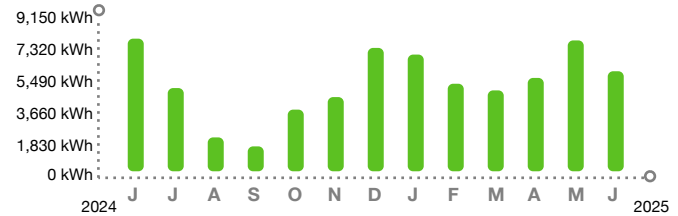
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**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 53322-87308**Service Address:**8005 PLANTERS KNOLL TER # LFT STA
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$803.02**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

Pay \$653.39 instead
of \$803.02 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,046.38
Payments received	-1,046.38
Balance before new charges	0.00
Total new charges	803.02
Total amount you owe	\$803.02

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$653.39 by your due date instead of \$803.02. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
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65339 5201533228730802030800000

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53322-87308

ACCOUNT NUMBER

\$803.02

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
UNIVERSITY PLACE CDD 53322-87308

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,046.38
Payment received - Thank you	-1,046.38
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$599.76

Fuel: (\$0.027180 per kWh) \$169.63

Electric service amount 782.26

Gross receipts tax (State tax) 20.08

Taxes and charges 20.08

Regulatory fee (State fee) 0.68

Total new charges \$803.02

Total amount you owe \$803.02

METER SUMMARY

Meter reading - Meter KJ15250. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	15748		09507		6241

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	6241	8164	8274
Service days	32	30	33
kWh/day	195	272	250
Amount	\$803.02	\$1,046.38	\$963.63

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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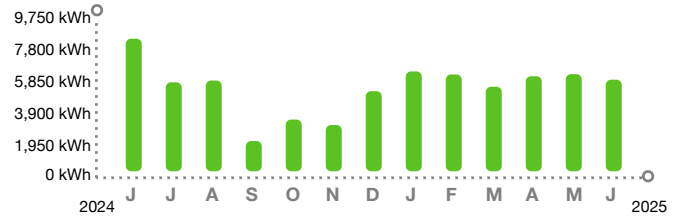
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**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 61184-59301**Service Address:**7437 SEA ISLAND LN # PMP 6
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$783.77**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

Pay \$655.37 instead
of \$783.77 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	830.72
Payments received	-830.72
Balance before new charges	0.00
Total new charges	783.77
Total amount you owe	\$783.77

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$655.37 by your due date instead of \$783.77. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
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for ways to pay.

61184-59301

ACCOUNT NUMBER

\$783.77

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 61184-59301

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	830.72
Payment received - Thank you	-830.72
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$585.15

Fuel: (\$0.027180 per kWh) \$165.50

Electric service amount 763.52

Gross receipts tax (State tax) 19.59

Taxes and charges 19.59

Regulatory fee (State fee) 0.66

Total new charges \$783.77

Total amount you owe \$783.77

METER SUMMARY

Meter reading - Meter KJ15248. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	97769		91680		6089

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	6089	6460	8816
Service days	32	30	33
kWh/day	190	215	267
Amount	\$783.77	\$830.72	\$1,025.88

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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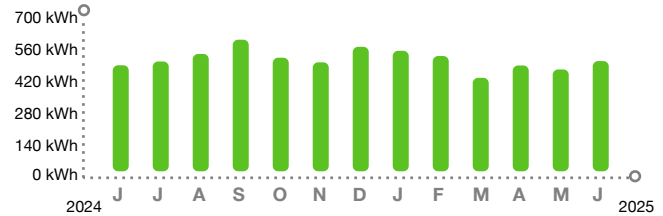
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**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 80884-58453**Service Address:**7607 SEVEN OAKS DR # LGTS
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$79.77**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

**Scan to
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or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	74.71
Payments received	-74.71
Balance before new charges	0.00
Total new charges	79.77
Total amount you owe	\$79.77

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 22, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
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80884-58453

ACCOUNT NUMBER

\$79.77

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 80884-58453

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	74.71
Payment received - Thank you	-74.71
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$50.54

Fuel: (\$0.027180 per kWh) \$14.30

Electric service amount 77.71

Gross receipts tax (State tax) 1.99

Taxes and charges 1.99

Regulatory fee (State fee) 0.07

Total new charges \$79.77

Total amount you owe \$79.77

METER SUMMARY

Meter reading - Meter AC06065. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	83085		82559		526

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	526	486	506
Service days	32	30	33
kWh/day	16	16	15
Amount	\$79.77	\$74.71	\$71.23

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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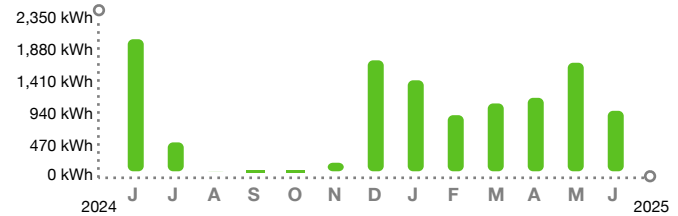
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** May 1, 2025 to Jun 2, 2025 (32 days)**Statement Date:** Jun 2, 2025**Account Number:** 85676-20409**Service Address:**7795 HONORE AVE # PMP 2
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$135.84**

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

Pay \$116.53 instead
of \$135.84 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	233.27
Payments received	-233.27
Balance before new charges	0.00
Total new charges	135.84
Total amount you owe	\$135.84

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$116.53 by your due date instead of \$135.84. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after August 22, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27 11653 52018567620409 4853100000

UNIVERSITY PLACE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

85676-20409

ACCOUNT NUMBER

\$135.84

TOTAL AMOUNT YOU OWE

Jun 23, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE CDD
Account Number: 85676-20409

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	233.27
Payment received - Thank you	-233.27
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$93.11

Fuel: (\$0.027180 per kWh) \$26.34

Electric service amount 132.32

Gross receipts tax (State tax) 3.40

Taxes and charges 3.40

Regulatory fee (State fee) 0.12

Total new charges \$135.84

Total amount you owe \$135.84

METER SUMMARY

Meter reading - Meter KN46373. Next meter reading Jul 1, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	14630		13661		969

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 2, 2025	May 1, 2025	Jun 3, 2024
kWh Used	969	1739	2116
Service days	32	30	33
kWh/day	30	57	64
Amount	\$135.84	\$233.27	\$256.19

KEEP IN MIND

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Account Number:
941-358-5340-100108-5

Billing Period:
May 28 – Jun 27, 2025



21900094135853401001080000000000000000175625



UNIVERSITY PLACE CDD Account Number:

941-358-5340-100108-5

Billing Date:

May 28, 2025

PIN:

Billing Period:

May 28 – Jun 27, 2025

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For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

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You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



UNIVERSITY PLACE CDD Account Number:
941-358-5340-100108-5

PIN:

Billing Date:
May 28, 2025

Billing Period:
May 28 - Jun 27, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

05.28-06.27	High Speed Inet - 5/768	\$102.98
	Business Line - 2 Yr Term	\$47.95
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50

Bundle Total **\$163.93**



Taxes and Fees

Federal USF Recovery Charge	\$3.30
Federal Excise Tax	\$1.84

Federal Taxes **\$5.14**

FL State Communications Services Tax	\$3.17
County Communications Services Tax	\$1.57
FL State Gross Receipts Tax	\$1.23
Manatee Co 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.10
FL Telecommunications Relay Service	\$0.08

State Taxes **\$6.55**

Taxes and Fees Total **\$11.69**

Total current month charges **\$175.62**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$72.64 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Fiber internet is here! Future-proof your business with Frontier Business Fiber Internet. Call 1-855-542-0262 today to upgrade to super-fast reliable internet with speeds up to 7 Gig!



LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



UNIVERSITY PLACE CDD

Account Number:

941-358-5340-100108-5

PIN:

Billing Date:

May 28, 2025

Billing Period:

May 28 - Jun 27, 2025





UNIVERSITY PLACE CDD Account Number:
941-359-3304-013124-5

PIN:

Billing Date:
Jun 02, 2025
Billing Period:
Jun 02 - Jul 01, 2025

Hi UNIVERSITY PLACE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

RECEIVED
06/05/25

Bill history

Previous balance	\$103.47
Payment received by Jun 02, thank you	-\$103.47

Service summary

	Previous month	Current month
Internet	\$99.98	\$99.98
Other	\$3.49	↑\$4.50
Total services	\$103.47	\$104.48
Total balance		\$104.48

Total balance
\$104.48
due
Jun 26



Starting this month, the price for the printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 02 06042025 NNNNNNY 01 001991 0007

UNIVERSITY PLACE CDD
(FRONT GATE)
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Total balance
\$104.48

Due by
Jun 26

Account number
941-359-3304-013124-5

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



59400994135933040131240000000000000000104485



UNIVERSITY PLACE CDD Account Number:
941-359-3304-013124-5
 PIN:

Billing Date:
Jun 02, 2025
 Billing Period:
Jun 02 – Jul 01, 2025

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 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

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UNIVERSITY PLACE CDD Account Number:
941-359-3304-013124-5
PIN:

Billing Date:
Jun 02, 2025
Billing Period:
Jun 02 - Jul 01, 2025

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 Internet			
Monthly Charges			
06.02-07.01	Business Fiber Internet 500		\$79.99
	1 Usable Static IP Address		\$19.99
Internet Total			\$99.98
 Other Charges			
Monthly Charges			
06.02-07.01	Printed Bill Fee		\$4.50
Other Charges Total			\$4.50
Total current month charges			\$104.48

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.



NOTICE OF RATE INCREASE...

Effective with your next bill, your Static IP product will increase to \$25.00 per month, per line. Questions? Please contact customer service.

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UNIVERSITY PLACE CDD

Account Number:
941-359-3304-013124-5

PIN:

Billing Date:
Jun 02, 2025
Billing Period:
Jun 02 - Jul 01, 2025





UNIVERSITY PLACE CDD Account Number:
941-359-0004-111611-5

PIN:

Billing Date:
Jun 13, 2025
Billing Period:
Jun 13 - Jul 12, 2025

Hi UNIVERSITY PLACE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$172.57
Payment received by Jun 13, thank you	-\$172.57

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Phone	\$36.98	\$36.98
Additional Services	\$12.99	\$12.99
Taxes and Fees	\$17.61	\$17.61
Total services	\$172.57	\$172.57
Total balance		\$172.57

Total balance

\$172.57

due

Jul 08



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P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 13 06172025 NNNNNNY 01 992013

UNIVERSITY PLACE CDD
(REAR GATE)
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Total balance
\$172.57

Due by
Jul 08

Account number
941-359-0004-111611-5

Amount enclosed
\$ _____

Mail payment to:
FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

3860079413590004111611000000000000000172575



UNIVERSITY PLACE CDD Account Number:
941-359-0004-111611-5
 PIN:

Billing Date:
Jun 13, 2025
 Billing Period:
Jun 13 - Jul 12, 2025

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 Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

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Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



UNIVERSITY PLACE CDD Account Number:
941-359-0004-111611-5

PIN:

Billing Date:
Jun 13, 2025

Billing Period:
Jun 13 - Jul 12, 2025

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Internet

Monthly Charges

06.13-07.12	Business Fiber Internet 500	\$94.99
	FiberOptic Internet	\$10.00

Internet Total		\$104.99
-----------------------	--	-----------------

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$53.68 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Phone

Monthly Charges

06.13-07.12	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50

Phone Total		\$36.98
--------------------	--	----------------

We've got a special surprise just for you as a thank you for being our loyal customer! We're doubling your internet speed. No catches, no extra steps--just faster speeds at the same price you're paying now. Just sit back and enjoy the boost!

NOTICE OF RATE INCREASE...



Additional Services

Monthly Charges

06.13-07.12	Secure Pro	\$12.99
-------------	------------	---------

Additional Services Total		\$12.99
----------------------------------	--	----------------

Effective with this bill, your Secure Pro service has increased to \$14.00 per month, per line. Questions? Please contact customer service.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.78
Federal USF Recovery Charge	\$3.30
Federal Excise Tax	\$0.40

Federal Taxes	\$12.48
----------------------	----------------

FL State Communications Services Tax	\$2.42
County Communications Services Tax	\$1.20
FL State Sales Tax	\$0.78
FL State Gross Receipts Tax	\$0.54
County Sales Tax	\$0.13
FL State Gross Receipts Tax	\$0.06

State Taxes	\$5.13
--------------------	---------------

Taxes and Fees Total	\$17.61
-----------------------------	----------------

Total current month charges	\$172.57
------------------------------------	-----------------





UNIVERSITY PLACE CDD

Account Number:
941-359-0004-111611-5

PIN:

Billing Date:
Jun 13, 2025
Billing Period:
Jun 13 - Jul 12, 2025

941-359-0004

88/KQXA/026813/ /VZFL





UNIVERSITY PLACE CDD

Account Number:
941-359-0009-111611-5

PIN:

Billing Date:
Jun 19, 2025Billing Period:
Jun 19 - Jul 18, 2025

Hi UNIVERSITY PLACE CDD,

Simplify your payments! Enroll in Auto Pay today to avoid missed payments and service interruptions.

Bill history

Previous balance	\$272.25
Payment received by Jun 19, thank you	-\$272.25

Service summary

	Previous month	Current month
Bundle	\$239.96	\$239.96
Other	\$3.49	↑\$4.50
Taxes and Fees	\$28.80	\$28.80
Total services	\$272.25	\$273.26
Total balance		\$273.26

Total balance

\$273.26due
Jul 14

Starting this month, the price for the printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.

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6790 0107 NO RP 19 06202025 NNNNNNNY 01 002389 0010

UNIVERSITY PLACE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390**Total balance**
\$273.26**Due by**
Jul 14**Account number**
941-359-0009-111611-5**Amount enclosed**
\$**Mail payment to:**FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

036008941359000911161100000000000000273265



UNIVERSITY PLACE CDD Account Number:
941-359-0009-111611-5
 PIN:

Billing Date:
Jun 19, 2025
 Billing Period:
Jun 19 - Jul 18, 2025

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UNIVERSITY PLACE CDD Account Number:
941-359-0009-111611-5

PIN:

Billing Date:
Jun 19, 2025
Billing Period:
Jun 19 - Jul 18, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

06.19-07.18	FiberOptic Internet for Business 25/25	\$130.98
	Internet Discount	-\$5.00
	\$5.00 Discount through 08/18/25	
	Solutions Bundle Discount	-\$22.00
	Solutions Bundle Line	\$99.00
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Federal Subscriber Line Charge - Bus	\$6.50
	Frontier Roadwork Recovery Surcharge	\$4.00
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$239.96

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$142.78 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Starting this month, the price for a printed bill was increased from \$3.49 to \$4.50 for our internet customers. You can avoid paying this fee when you sign up for free Paperless Billing by visiting frontier.com/paperless.



Other Charges

Monthly Charges

06.19-07.18	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.44
Federal USF Recovery Charge	\$3.30
Federal Excise Tax	\$0.40
Federal Taxes	\$16.14
FL State Communications Services Tax	\$6.39
County Communications Services Tax	\$3.16
FL State Gross Receipts Tax	\$2.45
Manatee Co 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.18
FL Telecommunications Relay Service	\$0.08
State Taxes	\$12.66
Taxes and Fees Total	\$28.80

Total current month charges **\$273.26**





UNIVERSITY PLACE CDD

Account Number:
941-359-0009-111611-5

PIN:

Billing Date:
Jun 19, 2025
Billing Period:
Jun 19 - Jul 18, 2025

Account Activity

9413590009

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2025-06-19	-\$22.00
Total				-\$22.00

941-359-0009

88/KQXA/029470/ /VZFL



H & Y FENCE CO.
510 CATTLEMEN RD
SARASOTA, FL 34232
(941) 379-3444

Invoice

Date	Invoice #
5/21/2025	30071

Bill To
UNIVERSITY PLACE CDD C/O RIZZETTA & COMPANY 3434 COLWELL AVENUE, SUITE 200 TAMPA, FL 33614

Ship To
7900 CHARLESTON ST BRADENTON, FL 34201

Rep	S.O. No.	P.O. No.	Terms	Project	PERMIT
JCS	36408			7900 CHARLESTO...	

Description	Ordered	Prev. Invoic...	Invoiced	U/M	Rate	Amount
ESTIMATE TO REPAIR ALUMINUM FENCE AT HONORE RD						
REMOVE AND HAUL AWAY OLD FENCE	18	0	18	LF	7.00	126.00
2" X 102" X .062" BLACK IDEAL LINE POSTS	15	0	15	EA.	31.73933	476.09
6' HIGH X 6' WIDE, BLACK IDEAL ALUMINUM, RESIDENTIAL GRADE, 3-RAIL FENCE PANELS	3	0	3	EA.	163.23333	489.70
FIXED RESIDENTIAL WALL MOUNT BRACKET - BLACK	6	0	6	EA.	3.14833	18.89
REPAIR LABOR - ALUMINUM FENCE -REPLACE 15 BROKEN LINE POSTS AND 3 PANELS, REINSTALL 12 FALLEN PANELS.	1	0	1		1,575.00	1,575.00

RECEIVED
06/11/2025

1/2 DEPOSIT - BALANCE UPON COMPLETION	Subtotal	\$2,685.68
LIKE US ON FACEBOOK! https://www.facebook.com/HnYFence 941-379-3444	Sales Tax (7.0%)	\$0.00
	Total	\$2,685.68
	Payments/Credits	-\$1,342.83
	Balance Due	\$1,342.85



8565 Cooper Creek Blvd

Bradenton, FL 34201

Phone: 941.355.8619

TO:

University Place CDD

c/o Rizzetta & Company

3434 Colwell Avenue, Suite 200

Tampa FL, 33614

RECEIVED
06/18/25

QUANTITY	DESCRIPTION	UNIT PRICE	SUBTOTAL
1	University Place CDD Meeting Room 6.23.25	\$200.00	\$200.00
SUBTOTAL			\$200.00
SALES TAX			\$0.00
SERVICE CHARGES			\$44.00
TOTAL DUE			\$244.00

THANK YOU FOR YOUR BUSINESS!



Invoice

Scheduled: 6/17/2025 Tech: TAB
Warranty Expires: 12/6/2024
Maint Expires: 11/30/2025

Invoice#: **189968**
Invoice Date: 6/17/2025
Due Date: 6/17/2025
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #: 3130
University Place CDD
Attn: David Meyers
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL, 33614
Tel: 813-933-5571 Fax:
Cust. P.O.#

Job Site: Site ID# **9431**
University Place - Clubhouse
Planters Knoll Terr
Bradenton, FL 34201
Tel: 650--82-3-33 Contact: David Meyers
Maintenance: FG2
Model: HCF-25PDV-230/3-MR3L-Z

RECEIVED
06/17/25

Pump System

Station Design: 210 GPM at 70 PSI

Job Completed YES ☒ NO ☐

Hoover Additional Work Required YES ☐ NO ☒

System Operating YES ☐ NO ☒

Additional Work Required By Customer YES ☒ NO ☐

Nature of Call

S/O -- **Station showing power loss in Flowguard but David Meyers went to site and confirmed station has power. Attempted reset without success. Hoover technician to evaluate.**

Work Performed

Hoover Technician Tomas communicated with customer prior to arrival, met on site and performed/observed the following on site:

- Found incoming power leg #1 not producing enough voltage and customer needs to contact service provider (FPL) to resolve.
- Station was left OFF until resolved.

Additional Work Required

Customer to contact utility service provider (FPL) to address incoming power issue.

Sub Total: \$213.00

Sales Tax \$0.00

Grand Total: \$213.00

Invoice#: 189968

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811

UNIVERSITY PLACE CDD
7900 CHARLESTON ST



Amount Due	\$40.78
Please Pay By	10-Jun-2025
Account Number	100171141

Account Summary

Previous Amount Due	\$39.87
Payments Received	-\$39.87
Balance Forward	\$0.00
Contract Charges	\$40.78
Total Amount Due	\$40.78

Usage Profile (Consumption x 1000 = GAL)**Meter Number 77298591**

Begin Date	Begin Read	End Date	End Read	Period Consumption
04/10	1869	05/12	1870	0.1 kgal

Important Information

- Effective June 1, 2025, water and wastewater rates will increase as approved by the Board of County Commissioners on March 28, 2023. For additional information, visit www.mymanatee.org/utilities.

Charge Details

Service Period 04/10 - 05/12 (33 Days)

Commercial Water Service (Meter # 77298591) (04/10 - 05/12)		
Water Base Rate	1 month(s) x \$11.78	\$11.78
Commercial Water Usage	0.1 kgal x \$2.83	\$0.28
Sewer Commercial Service (04/10 - 05/12)		
Sewer Base Rate	1 month(s) x \$28.09	\$28.09
Sewer Service	0.1 kgal x \$6.27	\$0.63
Total New Charges		\$40.78

Total Amount Due	\$40.78
------------------	---------

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **ACVJA7ED** (do not share this code)



MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	7900 CHARLESTON ST
ACCOUNT NUMBER	100171141
BILLING DATE	20-May-2025
DUE DATE	10-Jun-2025
TOTAL AMOUNT DUE	\$40.78

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

ADDRESSEE:

MT80521A 3572 1 MB 0.622
7000003623 00.0013.0226 3572/1



UNIVERSITY PLACE CDD
3434 COLWELL AVE 200
TAMPA FL 33614-8390

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD



MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

1001711412000000407800000000



MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010



Visit: mymanatee.org/utilities
Call: (941) 792-8811

UNIVERSITY PLACE CDD
7900 CHARLESTON ST



Amount Due	\$40.61
Please Pay By	10-Jul-2025
Account Number	100171141

Account Summary	
Previous Amount Due	\$40.78
Payments Received	-\$40.78
Balance Forward	\$0.00
Contract Charges	\$40.61
Total Amount Due	\$40.61

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 77298591				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
05/13	1870	06/11	1870	0 kgal

Important Information

- This fall, Manatee County residents will receive a new 96-gal garbage bin. Garbage, recycling, & yard waste will all be picked up on the same day each week—three services, one day! Learn more at mymanatee.org/bigbin.

Charge Details		Service Period 05/13 - 06/11 (30 Days)
Commercial Water Service (Meter # 77298591) (05/13 - 05/31)		
Water Base Rate	0.63 month(s) x \$11.78	\$7.46
Water Base Rate	0.37 month(s) x \$12.38	\$4.54
Sewer Commercial Service (05/13 - 05/31)		
Sewer Base Rate	0.63 month(s) x \$28.09	\$17.79
Sewer Base Rate	0.37 month(s) x \$29.52	\$10.82
Total New Charges		\$40.61
Total Amount Due		\$40.61

View & Pay Your Bill Online: Visit mymanatee.org/utilities and use your activation code **ACVJA7ED** (do not share this code)

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	7900 CHARLESTON ST
ACCOUNT NUMBER	100171141
BILLING DATE	19-Jun-2025
DUE DATE	10-Jul-2025
TOTAL AMOUNT DUE	\$40.61

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

UNIVERSITY PLACE CDD
3434 COLWELL AVE 200
TAMPA, FL 33614

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

100171141200000040610000000



Owens Electric, Inc.
2242 Industrial Blvd
Sarasota, Florida 34234
(941) 355-0035
Service@Owens-Electric.com
EC13002293 & EC13009131

Invoice 33409636
Invoice Date 6/20/2025
Completed Date 6/20/2025
Payment Term Due Upon Receipt
Due Date 6/20/2025

Billing Address

University Place CDD C/O Special District Services
3434 Colwell Avenue #UNIT 200
Tampa, FL 33614 USA

RECEIVED
06/24/25

Job Address

University Place CDD
7805 Charleston Street
Bradenton, FL 34201 USA

Description of work

The customer provided us with a map of 6 streetlights with issues. At the back gate entrance, we changed out the broken socket with a bad photocell. Tested for proper operation. The other 5 lights worked but were crooked and not on properly. Drilled holes where needed and fastened the fixtures heads securely.

Service #	Description	Quantity	Your Price	Total
1HR BT LBR-1.00 (BT)	1 Labor Hours - Bucket Truck Technician	7.00	\$225.00	\$1,575.00
Socket Medium Base	Medium Base Socket with Wiring	1.00	\$13.93	\$13.93
Misc Truck Supplies \$25	Misc Truck Supplies - Includes wire nuts, tape, cleaner, and additional non-replenished parts	1.00	\$30.00	\$30.00

Sub-Total	\$1,618.93
Tax	\$0.00
Total	\$1,618.93
Payment	\$0.00
Balance Due	\$1,618.93

Thank you for choosing Owens Electric, Inc. We thank you for your trust and business...BOTH are very much appreciated!



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 6060
Date: 06/02/2025
Due On: 07/02/2025

University Place CDD
cddinvoice@rizzetta.com
2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, Florida 33544

Statement of Account

RECEIVED
06/02/25

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$909.00) - (\$0.00) = \$909.00

UPCDD

District Counsel Representation

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	05/01/2025	Review meeting summary from April CDD meeting. Exchange e-mails with District Manager re: pending items. Review agenda for upcoming Workshop.	0.25	\$303.00	\$75.75
Service	AHC	05/26/2025	Review TLC revised contracts and exchange e-mails with District Manager.	0.25	\$303.00	\$75.75
Service	DPL	05/27/2025	Review and further revise TLC irrigation and lawn maintenance contracts.	1.50	\$303.00	\$454.50
Service	AHC	05/28/2025	Prepare draft ad and mailed notice for budget public hearing. E-mail drafts to District management for completion and review/comment.	0.75	\$303.00	\$227.25
Service	AHC	05/29/2025	Review revisions to budget hearing mailed notice and exchange e-mails with District management.	0.25	\$303.00	\$75.75
Subtotal						\$909.00
Total						\$909.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6060	07/02/2025	\$909.00	\$0.00	\$909.00
Outstanding Balance				\$909.00
Total Amount Outstanding				\$909.00

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099729

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

RECEIVED
05/28/25

Services for the month of	Terms	Client Number
June	Upon Receipt	00734

[illegible]

Securitas Security Services USA, Inc
Fort Myers 2
14060 Metropolis Avenue
Fort Myers FL 33912
239-337-5444



Account#	537689
Engagement#	5000066946
PO#	
Inv#	12182518
Invoice Amount	\$6,328.85
Invoice Date	05/31/2025
Invoice Period	05/01/2025 - 05/31/2025
Page 1 of 1	Please Pay Promptly

Subject to 1.5% monthly finance
charge if not paid by 06/30/2025

E02 Email

NCC #:

Dept: 48624

Tax ID: 71-0912217

UNIVERSITY PLACE COMMUNITY DEVELOPM
ACCOUNTS PAYABLE
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

SITE: UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT 2501A BURNS ROAD PALM BEACH GARDENS, FL 33410 ENG: Universi

Description	Fri	Sat	Sun	Mon	Tue	Wed	Thu	ST	PR	SP	Total
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

Expenses

TS-PKG1 University Place (Change order, Rewire) - Bradenton,FL - ACS-05/01/2025-- 1.00 \$ 189.020 \$ 189.02

TS-PKG1 University Place - Main & Back Gates - Bradenton,FL - VMS & VSS-05/01/2 1.00 \$ 6,139.830 \$ 6,139.83

Total - Expenses	2.00									\$	6,328.85
------------------	------	--	--	--	--	--	--	--	--	----	----------

Comments:

RECEIVED
06/04/2025

Invoice Recap 2501A BURNS ROAD PALM BEACH GARDENS, FL 33410 ENG: University Place CDD

Total - Expenses	\$	6,328.85
------------------	----	----------

Invoice Amount	\$	6,328.85
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Fort Myers 2
14060 Metropolis Avenue
Fort Myers FL 33912
239-337-5444

Remittance Advice

Invoice#	12182518
Invoice Date	05/31/2025

Invoice Total	\$	6,328.85
---------------	----	----------

Subject to 1.5% monthly finance charge if not paid by 06/30/2025

E02 Email

Dept: 48624

Amount Paid \$

Account #: 537689
UNIVERSITY PLACE COMMUNITY DEVELO
Phone#
Email# cddinvoice@rizzetta.com,lhayes@rizzetta.co
PO#

Remit To:

Securitas Security Services USA, Inc.
P.O. Box 403412
Atlanta GA 30384-3412

Comments

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-00998M

Date 06/27/2025

Attn:
University Place CDD - Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-00998M

\$542.50

Notice of Public Hearing

RE: Meeting on July 28, 2025 at 4:30pm; University Place CDD

Published: 6/27/2025, 7/4/2025

RECEIVED
06/26/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$542.50

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 17845
Invoice Date: Apr 1, 2025
Page: 1

Duplicate

RECEIVED
06/02/25

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

Lynn Hayes
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/1/25

Quantity	Item	Description	Unit Price	Amount
1.00		Performed April irrigation inspection. Made necessary repairs to provide optimal coverage		
1.50	LABOR-INSP	Clock # 1		
1.50	NOCHARGE	1 men for hours at \$60.00 per hour for irrigation inspection	60.00	90.00
2.00	LABOR-RPR	No Charge per contractual obligation for irrigation inspections	60.00	-90.00
2.00	050 FLEX PIPE	1 men for hours at \$60.00 per hour for repairs	60.00	120.00
1.00	050 90 ELBOW STREET	1/2" Flex Pipe	1.00	2.00
2.00	050 COUPLING	1/2 90 Degree Male thread X Slip	1.00	1.00
2.00	050 CAP	Coupling 1/2"	1.00	2.00
2.00	600 POP UP SPRAY	Cap 1/2"	1.00	2.00
1.00	400 POP UP ROTOR	6" POP UP SPRAY HEAD	10.45	20.90
		4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	23.00
2.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	2.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
4.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	8.60
15.00	DRIP-RB	Rainbird Drip line	0.55	8.25

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
TOTAL	Continued

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 17845
Invoice Date: Apr 1, 2025
Page: 2

Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

Lynn Hayes
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/1/25

Quantity	Item	Description	Unit Price	Amount
2.00	NETAFIM INSERT TEE	Netafim Insert Tee	1.00	2.00
4.00	NETAFIN INSERT COUP	NETAFIM INSERT COUPLING	1.00	4.00
2.00	MJ STAKE	maxi jet stake assembly	1.25	2.50
2.00	9 VOLT BATTERY	9 Volt Batteries	5.00	10.00
1.00	100 SVC HUNTER	Hunter Node 1 Station SVC	125.00	125.00
6.00	MJ NOZ	MJ Spray Nozzle	0.50	3.00
1.00		Common Area # Honore AVE		
1.00	LABOR-INSP	04/04: 1 men for 1 hours at \$60.00 per hour for irrigation inspection	60.00	60.00
1.00	NOCHARGE	No Charge per contractual obligation for irrigation inspections	60.00	-60.00
2.00	LABOR-RPR	04/04: 1 men for 2 hours at \$60.00 per hour for repairs	60.00	120.00
10.00	DRIP-RB	Rainbird Drip line	0.55	5.50
6.00	NETAFIN INSERT COUP	NETAFIM INSERT COUPLING	1.00	6.00
2.00	9 VOLT BATTERY	9 Volt Batteries	5.00	10.00
1.00	200 SVC HUNTER	Hunter Node 2 Station SVC	190.00	190.00
1.00		Common Area Hanging Baskets		
0.50	LABOR-INSP	04/07: 1 men for 1 hours at \$60.00 per hour for irrigation inspection.	60.00	30.00
0.50	NOCHARGE	No Charge per contractual obligation for	60.00	-30.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 17845
Invoice Date: Apr 1, 2025
Page: 3

Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

Lynn Hayes
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/1/25

Quantity	Item	Description	Unit Price	Amount
0.75	LABOR-RPR	irrigation inspections 04/07: 1men for .75 hours at \$60.00 per hour for repairs	60.00	45.00
1.00		Charleston Pump		
1.00	LABOR-RPR	04/17/25: 1 men for 1 hours at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER HUNT 4 STA	Hunter 4 station decoder	310.00	310.00
6.00	DBO	DBO Waterproof Wire Splice	3.50	21.00
1.00	24V SOLENOID HUNTER	hunter 24v soleniod	17.00	17.00
Subtotal				1,121.75
Sales Tax				
Total Invoice Amount				1,121.75
Payment/Credit Applied				
TOTAL				1,121.75

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18006
Invoice Date: May 27, 2025
Page: 1
Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

7625 Charleston

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		6/26/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 05/27/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

RECEIVED
05/30/2025

Check/Credit Memo No:

Subtotal	444.50
Sales Tax	
Total Invoice Amount	444.50
Payment/Credit Applied	
TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18008
Invoice Date: May 24, 2025
Page: 1
Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

8122 Spring Marsh

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		6/23/25

Quantity	Item	Description	Unit Price	Amount
1.50	LABOR-RPR	Replaced decoder. 05/24/25: 1 man for 1.5 hour at \$60.00 per hour for repairs	60.00	90.00
1.00	DECODER TUCOR 6	Tucor 6 station decoder	388.00	388.00
12.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	48.60

RECEIVED
05/30/2025

Check/Credit Memo No:

Subtotal	526.60
Sales Tax	
Total Invoice Amount	526.60
Payment/Credit Applied	
TOTAL	526.60

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18009
Invoice Date: May 24, 2025
Page: 1
Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

8116 Tabbystone Place

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		6/23/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 05/27/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

RECEIVED
05/30/2025

Check/Credit Memo No:

Subtotal	444.50
Sales Tax	
Total Invoice Amount	444.50
Payment/Credit Applied	
TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18011
Invoice Date: Jun 2, 2025
Page: 1

Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

Lynn Hayes
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/2/25

Quantity	Item	Description	Unit Price	Amount
		Relocating spray heads and rotors on the main entrance gate to avoid damage to the iron gate operators, barricade operators and electric equipment enclosures. This work requires lots of time as some spray heads will need to be carefully located to not cause any damage to shrubs .		
30.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	30.00
	050 90 ELBOW STREET	1/2 90 Degree Male thread X Slip		
6.00	050 SLIP TEE	slip tee 1/2"	1.00	6.00
10.00	050 COUPLING	Coupling 1/2"	1.00	10.00
8.00	050 CAP	Cap 1/2"	1.00	8.00
6.00	075 MALE ADAPTER	3/4" Male Adapter	1.00	6.00
2.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	20.90
4.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	58.80
4.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	92.00
6.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	6.00
2.00	075x050 MALE ADAPTER	.75 X.5 Male Adapter	0.95	1.90
15.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	32.25
140.00	DRIP-RB	Rainbird Drip line	0.55	77.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18011
Invoice Date: Jun 2, 2025
Page: 2

Duplicate

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Ship to:

Lynn Hayes
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		7/2/25

Quantity	Item	Description	Unit Price	Amount
6.00	075 NETAFIM BARB TEE	3/4" Netafim thread x barb x barb tee	1.49	8.94
6.00	NETAFIM INSERT TEE	Netafim Insert Tee	1.00	6.00
25.00	MJ STAKE	maxi jet stake assembly	1.25	31.25
30.00	MJ NOZ	MJ Spray Nozzle	0.50	15.00
20.00	LABOR-RPR	at \$60.00 per hour for repairs	60.00	1,200.00
1.00		MISC - Items for additional repairs	150.00	150.00
Subtotal				1,760.04
Sales Tax				
Total Invoice Amount				1,760.04
Payment/Credit Applied				
TOTAL				1,760.04

Check/Credit Memo No:

RECEIVED
06/02/25

3905 65th St. E.
Bradenton, FL 34208

INVOICE

Duplicate

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

7818 Drayton Circle

Quantity	Item	Description	Unit Price	Amount
1.50	LABOR-RPR	Replaced decoder. 04/08/25: 1 man for 1.5 hour at \$60.00 per hour for repairs	60.00	90.00
1.00	DECODER TUCOR 6	Tucor 6 station decoder	388.00	388.00
12.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	48.60

RECEIVED

06/02/25

RECEIVED
06/02/25

Check/Credit Memo No:

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number AAA13030
Date 4/13/2025

Sold To University Place
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, Florida 33614

Ship To University Place
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, Florida 33614

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	2.5	Service call- 4-10-2025 Honore Gate will not read tags Reset - All controls solved issues- Tested. Cattelman gate- Some one has struck the guest gate the previous night Arm damaged- Found spare arm drilled and setup leds.	\$150.00	\$375.00
			Sales Tax	\$0.00
			Total	\$375.00

Notes:

Please contact me if I can be of further assistance.

Universal Access, LLC

5265 University Pkwy Unit 101-175, University Park, Florida 34201



RECEIVED
06/04/25

0 0

Account Number: XXXX XXXX XXXX 8651

ACCOUNT SUMMARY

Credit Limit
Credit Available
Statement Closing Date May 31, 2025
Days in Billing Cycle 31
Previous Balance \$28.07
Payments & Credits \$28.07
Purchases & Other Charges \$29.15
Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
New Balance \$29.15
Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$29.15
Minimum Payment Due \$29.15
Payment Due Date June 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 8651	\$28.07-
05/26	05/26	F1515004J00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	28.07-
		MICHELLE WHITE	TOTAL XXXXXXXXXXXX 8503	\$0.00
		DOUG PEWTERBAUGH	TOTAL XXXXXXXXXXXX 7622	\$29.15
05/05	05/05	52707153Y09GWR6RE	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	9.58
05/06	05/06	52707153Z09FZ8QS7	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	6.60
05/11	05/11	52707154509FG7RYM	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 30339000	12.97

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 8651
Payment Due Date June 25, 2025
New Balance \$29.15
Minimum Payment Due \$29.15
Past Due Amount \$0.00

Amount Enclosed:

\$

Make Check
Payable to:

0 0

UNIVERSITY PLACE COMMUNITY DEVELOP
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

IMPORTANT ACCOUNT INFORMATION

\$0 - \$29.15 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED
AS YOUR AUTOMATIC PAYMENT ON 06/25/25. THE AUTOMATIC
PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR
BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$1.01	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.07	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.08	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing.

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

University Place CDD Credit Card
Account #10103
05/31/25 Statement

Date	Vendor	Description	GL Code	Amount		Cleared	Receipt
5/5/2025	Home Depot	Concrete for street sign	57200-4647	\$	9.58	Y	Y
5/6/2025	Home Depot	Concrete for street sign	57200-4647	\$	6.60	Y	Y
5/11/2025	Home Depot	Screwdrivers	57200-4647	\$	12.97	Y	Y

05/31/25 Statement

001-10103	
Total activity	29.15
Replenish card	-
Credit/Refund	-
Total charges	29.15
\$	29.15

0	Expense Summary
57200-4647	(29.15)
53900-4609	-
57200-5101	-
57200-4761	-
57200-4914	-
54100-4635	-
	(29.15)

TRUE



UNIVERSITY PLACE CDD

Receipt # 6319-1-97442

PO/Job Name: coates row sign

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

5/5/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Green 11 mil Reusable Nitrile Glove - L/XL SKU 1007102400	1	\$2.98	\$0.00	\$2.98	\$2.98
50 lb. Fast-Setting Mix SKU 842303	1	\$6.60	\$0.00	\$6.60	\$6.60
Subtotal					\$9.58
Discount					\$0.0
Shipping					\$0
Delivery Charge					\$0



UNIVERSITY PLACE CDD

Receipt # 6319-34-73816

PO/Job Name: coates row sign

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

5/6/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
50 lb. Fast-Setting Mix SKU 842303	1	\$6.60	\$0.00	\$6.60	\$6.60
Subtotal					\$6.6
Discount					\$0.0
Shipping					\$0
Delivery Charge					\$0
Sales Tax					\$0.00
Order Total					\$6.60



UNIVERSITY PLACE CDD

Order # WG88772603

PO/Job Name: Replacement drivers

Ship To Home

Ordered

5/11/2025

Shipped

5/12/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Demolition Combination Screwdriver Set (2-Piece) SKU 1006878837	1	\$13.97	\$1.00	\$12.97	\$12.97
Subtotal					\$13.97
Discount					\$1.00
Shipping					\$0.0
Delivery Charge					\$0.00
Sales Tax					\$0.00
Order Total					\$12.97

Tab 4

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the University Place Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the University Place Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE – SERIES _____	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28th DAY OF July 2025.

ATTEST:

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget



Rizzetta & Company

University Place Community Development District

www.universityplacecdd.org

**Proposed Budget for
Fiscal Year 2025-2026**

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Rizzetta & Company

Proposed Budget
University Place Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
80	Maintenance & Repairs	\$ 5,917	\$ 7,889	14,000	\$ 6,111	\$ 6,000	\$ (8,000)
81	Office Supplies	\$ 64	\$ 85	550	\$ 465	\$ 550	\$ -
82	Room Rentals	\$ 1,220	\$ 1,627	-	\$ (1,627)	\$ 3,000	\$ 3,000
83	Telephone, Internet, Cable	\$ 7,150	\$ 9,533	8,000	\$ (1,533)	\$ 8,000	\$ -
84	Contingency						
85	Miscellaneous Contingency	\$ 1,000	\$ 1,333	1,000	\$ (333)	\$ 1,000	\$ -
86							
87	Field Operations Subtotal	\$ 298,658	\$ 393,991	531,615	\$ 137,624	\$ 451,046	\$ (80,569)
88							
89	TOTAL EXPENDITURES	\$ 388,713	\$ 510,900	654,675	\$ 143,775	\$ 570,009	\$ (84,666)
90							
91	EXCESS OF REVENUES OVER EXPENDITURES	\$ 417,265	\$ 295,344	(26,652)	\$ 321,996	\$ -	\$ 26,652
92							

Prior Actuals

Actual FY 22/23	Actual FY 23/24
\$ -	\$ -
\$ 531.00	\$ 450.00
\$ -	\$ -
\$ 8,385.00	\$ 10,871.00
\$ 746.00	\$ 540.00
\$ 461,271	\$ 587,622
\$ 630,522	\$ 705,563
\$ 463,209	\$ 453,330

A dark green rectangular area, likely a placeholder for a video or a large comment. In the center, the word "Comments" is written in white. In the top right corner, a large white number "4" is displayed.

Per DB 6-12-26
Per DB 6-12-26

Proposed Budget University Place Community Development District Reserve Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ -	\$ -	\$ 180,366	\$ (180,366)	\$ 243,870	\$ 63,504
6							
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 180,366	\$ (180,366)	\$ 243,870	\$ 63,504
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 54,877	\$ 73,169	\$ -	\$ 73,169	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 54,877	\$ 73,169	\$ -	\$ 73,169	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 54,877	\$ 73,169	\$ 180,366	\$ (107,197)	\$ 243,870	\$ 63,504
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	Contingency						
22	Culverts	\$ 22,000	\$ 29,333	\$ 3,664	\$ (25,669)	\$ -	\$ (3,664)
23	Fence/Monuments	\$ 2,686	\$ 3,581	\$ 18,311	\$ 14,730	\$ 18,311	\$ -
24	Gate Maintenance & Repair	\$ 23,760	\$ 31,680	\$ 12,000	\$ (19,680)	\$ 12,000	\$ -
25	Irrigation NLP Controllers	\$ -	\$ -	\$ 32,000	\$ 32,000	\$ 32,000	\$ -
26	Ponds	\$ -	\$ -	\$ 10,988	\$ 10,988	\$ 10,988	\$ -
27	Pump Station 2 Variable Frequency Drive (Coates Row)	\$ -	\$ -	\$ -	\$ -	\$ 69,000	\$ 69,000
28	Roadway Repair & Maintenance	\$ -	\$ -	\$ 101,571	\$ 101,571	\$ 101,571	\$ -
29	Streetlights	\$ -	\$ -	\$ 1,832	\$ 1,832	\$ -	\$ (1,832)
30							
31	TOTAL EXPENDITURES	\$ 48,446	\$ 64,595	\$ 180,366	\$ 115,771	\$ 243,870	\$ 63,504
32							
33	EXCESS OF REVENUES OVER EXPENDITURES	\$ 6,431	\$ 8,574	\$ -	\$ 8,574	\$ -	\$ -
34							

5
Comments
No changes
Moved GF Per Board
Moved GF Per Board

University Place Community Development District		
Debt Service		
Fiscal Year 2025/2026		
Chart of Accounts Classification	Series 2022	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$269,715.91	\$269,715.91
TOTAL REVENUES	\$269,715.91	\$269,715.91
EXPENDITURES		
Administrative		
Debt Service Obligation	\$269,715.91	\$269,715.91
Administrative Subtotal	\$269,715.91	\$269,715.91
TOTAL EXPENDITURES	\$269,715.91	\$269,715.91
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS	\$290,017.11
-------------------	--------------

Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll.

⁽¹⁾ Maximum Annual Debt Service less prepaid assessments received.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$801,879.00	2024/2025 O&M Budget:	\$796,389.00
Collection Costs:	3%	\$25,867.06	2025/2026 O&M Budget:	\$801,879.00
Early Payment Discounts:	4%	\$34,489.42		
2025/2026 Total:		\$862,235.48	Total Difference:	\$5,490.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 52'	Series 2022 Debt Service	\$588.52	\$588.52	\$0.00	0.00%
	Operations/Maintenance	\$1,670.89	\$1,682.41	\$11.52	0.69%
	Total	\$2,259.41	\$2,270.93	\$11.52	0.51%
Single Family 52' (Partial)	Series 2022 Debt Service	\$152.74	\$152.74	\$0.00	0.00%
	Operations/Maintenance	\$1,670.89	\$1,682.41	\$11.52	0.69%
	Total	\$1,823.63	\$1,835.15	\$11.52	0.63%
Single Family 65'	Series 2022 Debt Service	\$735.67	\$735.67	\$0.00	0.00%
	Operations/Maintenance	\$2,088.61	\$2,103.01	\$14.40	0.69%
	Total	\$2,824.28	\$2,838.68	\$14.40	0.51%
Single Family 65' (Partial)	Series 2022 Debt Service	\$190.93	\$190.93	\$0.00	0.00%
	Operations/Maintenance	\$2,088.61	\$2,103.01	\$14.40	0.69%
	Total	\$2,279.54	\$2,293.94	\$14.40	0.63%
Single Family 75'	Series 2022 Debt Service	\$848.85	\$848.85	\$0.00	0.00%
	Operations/Maintenance	\$2,409.94	\$2,426.56	\$16.62	0.69%
	Total	\$3,258.79	\$3,275.41	\$16.62	0.51%
Single Family 75' (Partial)	Series 2022 Debt Service	\$220.30	\$220.30	\$0.00	0.00%
	Operations/Maintenance	\$2,409.94	\$2,426.56	\$16.62	0.69%
	Total	\$2,630.24	\$2,646.86	\$16.62	0.63%
Single Family 80'	Series 2022 Debt Service	\$905.44	\$905.44	\$0.00	0.00%
	Operations/Maintenance	\$2,570.60	\$2,588.32	\$17.72	0.69%
	Total	\$3,476.04	\$3,493.76	\$17.72	0.51%
Single Family 80' (Partial)	Series 2022 Debt Service	\$234.98	\$234.98	\$0.00	0.00%
	Operations/Maintenance	\$2,570.60	\$2,588.32	\$17.72	0.69%
	Total	\$2,805.58	\$2,823.30	\$17.72	0.63%

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.



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Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.



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Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Landscaping Inspection Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.



Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.



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Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment.

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Improvements: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 5

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University Place Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the “County”); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the University Place Community Development District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2025-2026 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “A” and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the University Place Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the University Place Community Development District.

PASSED AND ADOPTED this 28th day of July 2025.

ATTEST:

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Fiscal Year 2025-2026 Budget

Tab 6

RESOLUTION 2025-08

A RESOLUTION OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR WORKSHOP MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the University Place Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its workshop meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its workshop meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2025/2026 workshop meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2025.

ATTEST:

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair / Vice Chair

EXHIBIT “A”

BOARD OF SUPERVISORS MEETING DATES UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 WORKSHOP SCHEDULE

Notice is hereby given that the Board of Supervisors (“Board”) of the University Place Community Development District (“District”) will hold Workshops at 4:30 P.M. in person in the Community Room located at 7805 Charleston Street, Bradenton, Florida on the following dates:

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026 (Budget Workshop)
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 2026

Tab 7

RESOLUTION 2025-09

A RESOLUTION OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2025/2026, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the University Place Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 28TH DAY OF JULY 2025.

ATTEST:

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair / Vice Chair

EXHIBIT “A”

**BOARD OF SUPERVISORS MEETING DATES
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 27, 2025
November 24, 2025
December 22, 2025
January 26, 2026
February 23, 2026
March 23, 2026
April 27, 2026
May 18, 2026
June 22, 2026
July 27, 2026
August 24, 2026
September 28, 2026

- Adjusted May 25, 2025 due to Memorial day

The meetings will convene at 4:30 PM at the Hampton Inn Suites-Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201.

Tab 8

**University Place Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Financial Transparency

Goal 1.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package.

Achieved: Yes ☐ No ☐

Goal 1.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

2: District Assets

Goal 2.1: District Assets

Objective: District Assets – Safeguard the District's assets and ensure they are maintained and are in good condition.

Measurement: All assets have monthly and yearly maintenance contracts to protect and maintain all assets.

Standard: District Staff perform regular inspections and report any items that need to be addressed.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Country Walk Community Development District

District Manager: _____

Date: _____

Print Name: _____

Country Walk Community Development District

Tab 9



July 7, 2025

University Place CDD
c/o Rizzetta and Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

RE: Full Service Reserve Study with Site Inspection
University Place CDD
7805 Charleston St
Bradenton, FL 34201

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a full reserve study with site inspection and recommendations for University Place CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

University Place is comprised of 403 single family homes. The community was platted in 7 different phases from 8/2002 - 3/2003. Home construction followed shortly thereafter and was complete by 2006. Central to the community are two recreation centers, which include pool areas that are maintained by the HOA. The community consists of 256.22 acres and is located in Bradenton, Manatee County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items be included in the report:

- **Streets**
- **Sidewalks**
- **Pavers**
- **Walls and Fencing**
- **Monuments**
- **Irrigation System and Wells**
- **Street Lights**
- **Street Signs**
- **Gates and Entry Areas**
- **Gatehouse**
- **Stormwater Drainage**
- **Pond Banks**
- **Guardrail**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



Scope of Service

Our scope of service for a full service reserve study with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at www.reservestudyfl.com and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



Experience

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

Lakewood Ranch CDD 1, CDD 2, CDD 4, CDD 5, CDD 6, Bradenton, Florida

The Districts have primarily residential homes as well as some commercial units and contain 6,726 equivalent dwelling units (EDU's). Primary construction in the CDD's started in 1994 and continued through 2008. The Districts maintain items such as tennis courts, basketball courts, tot lot, parks, baseball/soccer fields, outdoor hockey rink, streets, sidewalks, and stormwater drainage. Overall, the CDD's encompass a total site size of 5,183 acres in Bradenton, Florida.

Heritage Harbour South CDD, Bradenton, Florida

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

Orchard Hills HOA, Winter Garden, Florida

Orchard Hills is comprised of 605 units, most of which are single family homes. Townhomes will make up the other portion of housing in the community. The association is responsible for maintaining the clubhouse and fitness center, pool area and equipment, alleys and parking areas, 3 entry areas with monuments, dog park, 2 playgrounds, walls and fencing, and irrigation system. Construction in the community started in 2014. Total site size for the community is approximately 200 acres.

Riverwood CDD, Port Charlotte, FL

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, re-claimed water system, sewer system (and plant), and stormwater drainage.



Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

Full Service Reserve Study with Site Inspection (Level-1)

\$4,900

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within ten weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi
Florida General Contractor #CGC-019465
State-Certified General Appraiser RZ110

Steven Swartz, RS
Reserve Specialist Designation No. 214
State-Certified General Appraiser RZ3479

Accepted by Signature: _____

Date _____

Accepted by Printed Name: _____

Tab 10

UNIVERSAL

ACCESS

Number AAAQ3204
Date Jul 17, 2025

5265 University Pkwy
Unit 101-175
Univeristy Park, Fl 34201
941.705.9782

University Place
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, Florida 33614

University Place
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, Florida 33614

Paul Savage
9417059782
paul@universalacc.com

Phone
Fax

Phone
Fax

Here is the quote you requested.

1	Tekwave - Licenses	\$975.00	\$975.00
	1- Tekwave Allboxes-Full version		
	1- Integrated Access- Existing Equipment		
	1- Vendor/Guest Management System		

Concierge Service from Universal - All Adds Moves and Changes-

1 Year Commitment

PRICING IS PER MONTH

1	One Time Setup Fee For Tekwave	\$2,000.00	\$2,000.00
---	--------------------------------	------------	------------

1	Virtual Guard -	\$0.00	\$0.00
---	-----------------	--------	--------

500 MiN - \$500.00
1000 MIN - \$1000.00
2000 MiN - \$2000.00

Month to Month commitment -

After we have rights to discuss services with TEKWAVE we can find out you actual Use

Operations of system do not require Virtual guard

Guest Pass and Dial Directory can solve issues with need for Virtual Guard.

SubTotal	\$2,975.00
Tax	\$0.00
Shipping	\$0.00

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOUR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Unless otherwise set forth, in writing, invoices are due and payable net thirty (30) days from the date of the invoice. If any invoiced amounts remain unpaid thirty (30) days after Client's receipt of invoice, Client shall pay monthly interest based on the unpaid amounts equal to the lesser of one percent (1%) interest or the highest amount allowed by law until such invoice amount is paid in full. Client shall be charged an administrative fee of \$25.00 per month for each invoice that is sent out on past due accounts. Client shall neither make nor assert any right of deduction or set-off from the amounts invoiced. Client shall be subject to a fee of up to \$40.00 or five percent (5%) of the total amount, whichever is greater, for any check paid to Universal Access, LLC by Client that is returned for insufficient funds or is dishonored. Client expressly agrees to pay all expenses and costs incurred by Universal Access, LLC in any effort to collect any unpaid balance from Client, including reasonable attorney's fees. By execution of this Quote you agree to the terms and conditions set forth herein.

Thank you for your business!

_____	_____
Signature	Date

UNIVERSAL ACCESS

PREVENTATIVE MAINTENANCE PROGRAM AGREEMENT

This Preventative Maintenance Program Agreement ("**Agreement**") is made on this ____ day of _____ 2025 ("**Effective Date**"), by and between Universal Access, LLC, a Florida limited liability company, located at 5265 University Parkway, University Park, FL 34201 ("**Universal Access**") and University Place Sarasota, FL ("**Client**").

WHEREAS, Universal Access provides a preventative maintenance program ("**PMP**") for the routine maintenance of certain electronic access gate equipment ("**Equipment**"); and

WHEREAS, Client desires to retain Universal Access to provide its PMP for Client's Equipment.

NOW THEREFORE, in consideration of the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Universal Access and Client agree as follows:

I. PMP DESCRIPTION

- A. Client's Equipment. Universal Access shall provide routine maintenance for Client's Equipment set forth below. (Access systems TEKWAVE under separate agreement.)

Description of the Client's Equipment included within this PMP:

Front gates and Operators- BAI readers-

Rear gates and Operators- Bai readers

Liftmaster swing gate operators and Liftmaster/Magnetic Barrier operators

- B. Client's Information. As part of this PMP, a property layout and Equipment inventory file will be established for each property under this PMP Agreement, which shall contain the following information:
1. A map showing the location of each item of Equipment covered by this Agreement.
 2. Specific information relating to Client's Equipment, including but not limited to, manufacturer, model and serial number as well as any additional data, including a list of any specialized tools or equipment that will assist Universal Access's personnel when delivering on-site service.
 3. Contact Information for authorized officers or managers for Client's facility, including telephone numbers and email addresses.

4. Code numbers of all access devices and copies of any keys specifically required to service the Equipment. It is the Client's responsibility to keep this information current and accurate, as further set forth below.
5. A record of all inspections and service will be maintained throughout the life of the Agreement. The results, actions taken and any required actions, will be provided to Client after each site inspection, a copy of which will be retained in Client's file.

II. ACCESS CONTROL SYSTEMS ("ACS") ROUTINE MAINTENANCE REQUIREMENTS

Universal Access shall provide the following services for Client's ACS as part of its PMP under this Agreement:

- A. Visual inspection of the ACS.
- B. Check ACS main power supply including charging rates (if necessary).
- C. Check ACS battery power supply including charging rates (if necessary).
- D. Check normal ACS operations.
- E. Clean ACS control components (as required).
- F. Check ACS operation of supporting system components, recording any variations from the expected parameters. These components often include RFID readers and keypads; door hardware including all locks and lock releases; control equipment including command and control boards or monitoring computers; card printers; any independent power supplies and batteries; and any interconnecting cabling or network connections.
- G. Commercially reasonable efforts will be made to notify Client of any damage, failure or items likely (in Universal Access's reasonable opinion) to cause an ACS failure. The recommended repair or replacement for any failed or deteriorating ACS components will be quoted separately and shall require Client's written approval (which shall include email) before any repairs will be initiated by Universal Access. Any agreed upon component replacement cost and any associated labor will be charged to Client separately at the prevailing labor rates.
- H. Log any relevant ACS test results.
- I. Review with Client any pertinent operating procedure for the ACS that may impact the ACS' reliability or security (if required).

III. REQUIREMENTS AND RESTRICTIONS

- A. The PMP is designed to provide normal maintenance limited to routine inspections, adjustments, lubrication and tightening of fasteners. The PMP does not include any replacement parts, unless covered by a manufacture's original warranty. The labor associated with the installation of any required part or warranty part will be charged to Client at the prevailing labor rates.
- B. Work performed under this Agreement will typically be conducted during normal working

hours between 7:00AM and 5:00PM Monday through Friday, excluding all Federally recognized holidays.

C. This Agreement will not cover any of the following:

1. Physical, electrical or other damage to Client's Equipment;
2. Electrical problems caused by incorrect voltage, lightning strikes or power surges to Client's Equipment; and
3. Problems relating to weather conditions which may be influencing the correct operation of Client's Equipment.

D. Client is responsible for keeping its information current and accurate with Universal Access in a timely manner, including but not limited to information related to Client's property, telephone numbers, email addresses, code numbers of all access devices and copies of any keys specifically required to service the Equipment. For changes with respect to Client's point of contact, Client shall email service@universalacc.com with a copy to paul@universalacc.com and with a subject of "Contact Info Changed for <Your Property Name Here>." As of the Effective Date of this Agreement, Client's point of contact shall be:

Name: Lynn Hayes - Rizzetta & Company

Email: LHayes@rizzetta.com

Work Phone: 813.994.1001

Cell Phone:

IV. CLIENT OPTION SELECTIONS

A. Frequency of PMP: Periodic inspections and maintenance of the Equipment set forth above in Section I.A., and as outlined on the attached checklist will be conducted as per the schedule as selected by Client below:

Monthly ☐ Quarterly ☒ Semi-Annually ☐ Annually ☐ Other ☐

Specify if Other:

Note. To the extent Client fails to select a PMP frequency above, the default PMP frequency shall be Quarterly. (We will be making more frequent stops during the initial year these stops will be less scheduled and happen when techs are in your area checking other customers)

B. Options. Client shall indicate below which of the following options shall apply to this Agreement with respect to any repairs or parts that may be needed to address any recommended repairs once Universal Access's initial inspections are completed:

1. Necessary minor replacement parts or repairs not to exceed the amount of \$300.00 will be installed or completed when performing preventative

maintenance and invoiced in addition to the PMP Fees and Charges set forth below. **Client's Initials:** _____

2. A detailed list of recommended replacement parts will be supplied after each inspection with a quoted price for parts, labor and installation. Client's written authorization (including email authorization) shall be obtained prior to Universal Access proceeding with any additional work. **Client's Initials:** _____
3. Repair Service Charges-
Business hours Scheduled 7:00 AM to 6:00 PM - \$150.00 per hour
After Hours –(4hrs) Emergency same day -\$400.00 per hour
Same Day rush Service - \$300.00 per hour

Universal Access shall use commercially reasonable efforts to respond to after- hours calls, but response times may be impacted by Client call volume, weather, natural disasters, utilities disruption, staff availability, circumstances beyond Universal Access control and previously scheduled commitments. Requests from Clients with existing PMP agreements are given priority if there are competing after hour service requests. **Client's Initials:** _____

V. PMP FEES

- A. PMP Quarterly Fees: Client's PMP Quarterly Fee is **\$600.00**. The PMP Quarterly Fee will be invoiced to Client, in advance, every quarter, starting on the Effective Date. Payment of the first invoice shall be due upon execution of this Agreement. The total PMP Quarterly Fees for Client shall be **\$ 600.00** plus tax
- B. Payment Terms. Invoices are due and payable NET 30 DAYS from the date of the invoice. If any invoiced amounts remain unpaid thirty (30) days after Client's receipt of invoice, Client shall pay monthly interest based on the unpaid amounts equal to the lesser of one percent (1%) interest or the highest amount allowed by law until such invoice amount is paid in full.
- C. Invoice Disputes. Client agrees to carefully review all invoices and to promptly notify Universal Access, in writing (including email), of any claimed errors or discrepancies which shall be explained with specificity and within thirty (30) days from the date of the invoice. If Universal Access is not notified by Client in writing as set forth above, it shall be presumed that Client agrees with the correctness, accuracy, and fairness of the invoice, and any future disputes with respect thereto shall be deemed waived. PMP services will not be rendered to Client in the event Client has a past due account balance with Universal Access.
- D. Taxes. All fees payable by Client under this Agreement are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any Governmental Authority on such amounts, all of which shall remain the sole responsibility of Client.

VI. WARRANTIES AND DISCLAIMERS

- A. Compliance. The parties warrant that each party will comply, at its own expense, with all federal, state, and local statutes, regulations, rules, ordinances and orders of any governmental body or agency which apply to the party's obligations under this Agreement.
- B. Client Warranty. Client warrants that upon execution of this Agreement, all Equipment complies with any and all safety guidelines issued by the appropriate authorities.
- C. Universal Access Warranty. Universal Access warrants all PMP services provided under this Agreement for a period of ninety (90) calendar days from completion thereof. Any warranty will be voided if the PMP services recommended by Universal Access are not authorized by the Client for Universal Access to perform. Any new parts or materials supplied by Universal Access will carry the original manufacturer's warranty. The replacement of any defective parts by Universal Access does not include the labor or service charges associated therewith, which shall be charged to Client separately at the prevailing labor rates. New installations of any replacement gate operators and related Equipment will carry the manufacturer's warranty in addition to a one (1)-year installation warranty. Door or gate locks shall only be warranted by Universal Access for a period of ninety (90) calendar days and shall apply to installation and labor charges only.
- C. **DISCLAIMERS. THE PMP IS NOT A GUARANTEE AGAINST FAILURE OF, OR DAMAGE TO THE DESIGNATED EQUIPMENT. THE PMP SHOULD BE CONSIDERED AS AN ASSET IN THE OVERALL EFFECTIVE MANAGEMENT OF CLIENT'S FACILITY. THE PMP PROVIDES FOR ROUTINE INSPECTIONS IN ACCORDANCE WITH THE AGREED TERMS AND CONDITIONS SET FORTH HEREIN.**

THE PMP DOES NOT OFFER ANY EXTENDED WARRANTY NOR DOES IT RELIEVE CLIENT FROM THE DAILY RESPONSIBILITIES OF MONITORING THE SAFE AND PROPER OPERATION OF THE CLIENT'S EQUIPMENT.

THE WARRANTIES STATED ABOVE ARE LIMITED WARRANTIES AND ARE THE ONLY WARRANTIES MADE BY THE PARTIES. UNIVERSAL ACCESS DOES NOT REPRESENT THAT THE PMP MEETS CLIENT'S REQUIREMENTS OR THAT THE PMP WILL BE ERROR-FREE. UNIVERSAL ACCESS DISCLAIMS, AND CLIENT HEREBY EXPRESSLY WAIVES, ALL OTHER REPRESENTATIONS, CONDITIONS, OR WARRANTIES, EXPRESS AND IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, AND ANY ARISING FROM A COURSE OF DEALING OR USAGE OR TRADE.

VII. LIMITATION OF LIABILITY

UNIVERSAL ACCESS SHALL IN NO EVENT BE RESPONSIBLE TO, OR LIABLE TO, CLIENT OR TO ANY THIRD-PARTY, WHETHER IN CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, FOR ANY DAMAGES, INCLUDING, BUT NOT LIMITED TO, SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES THAT INCLUDE, BUT ARE NOT LIMITED TO, DAMAGES FOR ANY LOSS OF PROFIT, REVENUE OR BUSINESS CAUSED BY ANY ACTS BEYOND THE REASONABLE CONTROL OF UNIVERSAL ACCESS OR THE MIS-USE OR ABUSE OF THE SPECIFIED EQUIPMENT BY CLIENT OR ANY OTHER THIRD-PARTIES.

UNIVERSAL ACCESS'S TOTAL AGGREGATE LIABILITY TO CLIENT AND ANY THIRD-PARTY FOR ANY AND ALL CLAIMS OR OBLIGATIONS RELATING TO THIS AGREEMENT SHALL BE LIMITED TO THE TOTAL FEES PAID BY CLIENT TO UNIVERSAL ACCESS UNDER THIS AGREEMENT IN THE SIX (6) MONTH PERIOD PRECEDING THE EARLIEST DATE THE CLAIM ACCRUED.

VIII. TERM AND TERMINATION

- A. Initial Term. This Agreement shall be effective on the Effective Date and shall remain in effect for 1 Year.
- B. Renewal Term. Upon the expiration of the Initial Term, this Agreement will automatically renew for consecutive one 1 year, unless terminated as set forth below.
- C. Termination. Either party may terminate this Agreement upon sixty (30) days' prior written notice to the other party.

IX. DISPUTE RESOLUTION

- A. Dispute Resolution Procedure. Except in cases of Universal Access' collection of Client's unpaid invoices, in the event a dispute shall arise between the parties to this Agreement, the parties shall participate in the following dispute resolution procedure. The parties agree that within forty-eight (48) hours of receipt of notice from one party to the other that the dispute resolution procedures are being invoked ("**Dispute Notice**"), each party will appoint one (1) individual, who has full authority to settle, responsible for handling the resolution of the dispute. Within seven (7) days of the receipt of the Dispute Notice, the appointed individuals from Universal Access and the Client must have a good faith conversation in an effort to resolve the dispute. If the parties cannot resolve the dispute on their own within thirty (30) days of the date of the Dispute Notice, then the parties agree to each have an individual, who has full authority to settle, attend at least four (4) hours of mediation within sixty (60) days of the date of the Dispute Notice. The parties agree to share equally in the costs of the mediation. The mediation shall occur in Bradenton, Florida and be performed by a mediator mutually agreed to by the parties. Neither party can initiate litigation until the aforementioned dispute resolution process has been followed.

- B. Governing Law; Jurisdiction and Venue. This Agreement will be governed by the substantive laws of the State of Florida without reference to provisions relating to conflict of laws. The parties agree that any dispute or controversy arising out of or relating to any interpretation, construction, performance or breach of this Agreement must be brought in the counties of either Manatee or Hillsborough, Florida, or if such court does not accept jurisdiction or will not accept jurisdiction, in any court of general jurisdiction in the state of Florida, or in the United States District Court for the Middle District of Florida.
- C. Attorney's Fees. The prevailing party in any dispute or legal action regarding the subject matter of this Agreement shall be entitled to recover attorney's fees and costs.
- D. **WAIVER OF TRIAL BY JURY.** CLIENT AND UNIVERSAL ACCESS KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THE RIGHT TO A JURY TRIAL IN ANY LAWSUIT BETWEEN THEM THAT ARISES AT ANY TIME OUT OF THIS AGREEMENT OR CLIENT'S ASSOCIATION WITH UNIVERSAL ACCESS, WHETHER AT LAW OR IN EQUITY, WHETHER BASED ON A CLAIM OR COUNTERCLAIM ARISING BEFORE OR AFTER THE EFFECTIVE DATE OF THIS AGREEMENT, REGARDLESS OF THE NATURE OF THE CLAIM OR COUNTERCLAIM, AND INCLUDING, WITHOUT LIMITATION, CLAIMS UNDER TORT, CONTRACT, CORPORATE, AND EMPLOYMENT LAWS.

X. GENERAL PROVISIONS

- A. Entire Agreement; Survival. This Agreement constitutes the only agreements between the parties and they correctly set forth the obligations of the parties to each other as of the date of execution. Any and all prior agreements, promises, representations or understandings by any party or any shareholder, director, officer, employee or agent of any party not expressly set forth are hereby terminated and canceled in their entirety and are of no further force or effect, notwithstanding anything contained herein to the contrary.
- B. Amendment and Waiver. No amendment, change, or modification shall be binding unless executed in writing by all of the parties. No waiver by any party of any provision of this Agreement shall be deemed a waiver of any other provision, whether or not similar, nor shall any waiver be construed as a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.
- C. Partial Invalidity. The terms and provisions of this Agreement are severable, and if any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, such provision(s) shall be excluded from this Agreement, the balance of the Agreement shall be interpreted as if such provision were so excluded, and the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way, and this Agreement shall remain enforceable in accordance with its terms.
- D. Assignment. This Agreement is binding upon the parties and their respective successors and permitted assigns. Neither this Agreement nor any part thereof or interest therein may be sold, assigned, transferred, pledged, or otherwise disposed of by Client, whether pursuant to change of control, by operation of law or otherwise, without Universal Accesss' prior

written consent. Notwithstanding the foregoing, in the event of a merger, consolidation, or sale of substantially all of the assets to which this Agreement pertains, this Agreement may be assigned by one party without the consent of the other party. Client agrees that Universal Access may assign all or part of this Agreement and may sub-contract any obligations to be performed hereunder without Client's consent; provided that any such sub-contractors shall be required to comply with all applicable terms and conditions of this Agreement.

- E. Successors. This Agreement shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and each of their respective heirs, legal and personal representatives, successors or permitted assigns. However, nothing in this paragraph shall be construed as consent to a prohibited assignment.
- F. Force Majeure. Universal Access shall not be liable for any failure to perform or delay in performance of its obligations under this Agreement, resulting from the elements, acts of God or any other cause beyond Universal Access's reasonable control.
- G. No Third-Party Beneficiaries. No third-party shall be deemed to be an intended or unintended third-party beneficiary of this Agreement.
- H. Headings. The Section headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.
- I. Notice. Notices provided under this Agreement must be in writing and delivered by: (a) certified mail, return receipt requested; or (b) delivery by a reputable overnight carrier service. Notices must be delivered to the addresses listed below or at such other addresses as may be later designated by notice.

If to Universal Access:	If to Client:
Universal Access Communications, LLC 4654 SR64 E Suite 136 Bradenton, FL 34208 Email: info@UniversalAccesscom.com	University Place Rizzetta & Company
With a Copy To: (which shall not constitute notice)	With a Copy To:

- J. Execution. This Agreement is not binding upon either party until it is signed by an authorized representative of Client and Universal Access. This Agreement may be executed in one (1) or more counterparts. Each counterpart shall for all purposes be deemed to be an original, and each counterpart shall constitute this Agreement. Signatures transmitted by facsimile or electronically via PDF or similar file delivery method shall have the same effect as an original signature.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

UNIVERSAL ACCESS COMMUNICATIONS, LLC

By: Paul Savage

Name: Paul Savage

Title: CEO

Date:

By: _____

Name: Denise Broyhill

Title: Chair

Date:

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Tab 11



Service Location:
 University Place CDD
 8103 Planters Knoll Terrace
 Bradenton, FL 34201

Contact Person:
Lynn Hayes

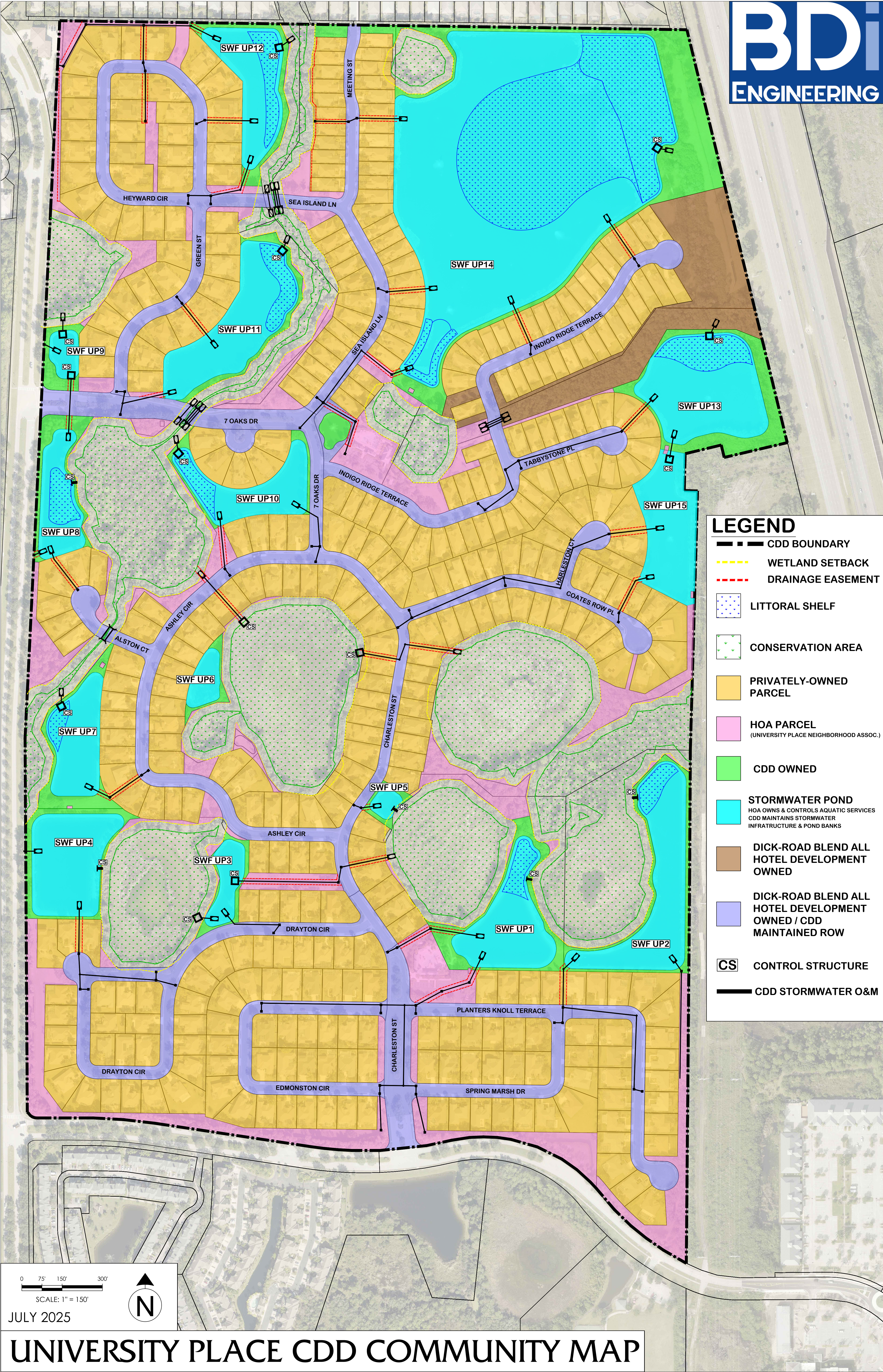
Commercial Contract
07/12/2025

Services	Description of Work	Price
Concrete Cleaning	High pressure cleaning of all community sidewalks, driveway aprons, street gutters and all landscape curbing to remove all organic growth and tire scuffs from all names streets below. *	12,957
	Fire Hydrant expense for water usage with Manatee County Water	1,000
	Drayton Cir., Ashley Cir., Halleston Pl., Tabbystone Dr., Indigo Ridge Ter., Charleston St., Edmonston Cir., Spring Marsh Dr., Planters Knoll Ter., Seven Oaks Dr., Heyward Ct., Green St. and Sea Island Ln.	
	* This is only an organic cleaning, it will not remove rust stains ** Upon completion of the cleaning job, an inspection of the work should be completed by a designated representative of University Place within 72 hours. If there are any issues, they need to be reported to Greg Boyes at 941-840-4111 within that time period.	

Total	13,957
Deposit	\$3,500.00
Balance Due at Time of Completion	\$10,457.00

***The \$3,500 deposit is
 not required until a
 month before service
 begins***

Tab 12



LEGEND

- CDD BOUNDARY
- - - WETLAND SETBACK
- - - DRAINAGE EASEMENT
- [Pattern] LITTORAL SHELF
- [Pattern] CONSERVATION AREA
- [Yellow] PRIVATELY-OWNED PARCEL
- [Pink] HOA PARCEL (UNIVERSITY PLACE NEIGHBORHOOD ASSOC.)
- [Green] CDD OWNED
- [Light Blue] STORMWATER POND
HOA OWNS & CONTROLS AQUATIC SERVICES
CDD MAINTAINS STORMWATER INFRASTRUCTURE & POND BANKS
- [Brown] DICK-ROAD BLEND ALL HOTEL DEVELOPMENT OWNED
- [Dark Blue] DICK-ROAD BLEND ALL HOTEL DEVELOPMENT OWNED / CDD MAINTAINED ROW
- [CS] CONTROL STRUCTURE
- CDD STORMWATER O&M

TAB 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** August 25, 2025 @ 4:30 PM

District Manager's Report

July 28

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash & Investment Balance: \$545,254

Reserve Fund Cash & Investment Balance: \$1,666,804

Debt Service Fund Investment Balance: \$143,367

Total Cash and Investment Balances: \$2,355,425

General Fund Expense Variance: \$221,798 Under Budget