



Rizzetta & Company

# **University Place Community Development District**

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## **Board of Supervisors' Meeting August 25, 2025**

**District Office:  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

**[www.universityplacecdd.org](http://www.universityplacecdd.org)**

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
[www.universityplacecdd.org](http://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

August 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, August 25, 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 July 9, 2025 and August 13, 2025 .....Tab 1
  - B. Consideration of Regular Board of Supervisors Meeting  
Minutes for July 28, 2025 .....Tab 2
  - C. Consideration of Operation & Maintenance Expenditures  
For July 2025 .....Tab 3
- 4. BUSINESS ITEMS**
  - A. Discussion of Total Landscape Care Landscape Proposals ...Tab 4
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Presentation of District Engineer Report
  - C. District Manager
    - i. Presentation of District Manager Report .....Tab 5
    - ii. Presentation of Website Compliance Report.....Tab 6
- 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 minutes 7/09/2025

Meeting called to order 4:30

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

Storm prep of Video Recorders - we need to engage Paul on this so we don't overspend

Hurricane Preparedness list - still not complete

Price quotes for entry landscaping and clusia along Cooper Creek - not yet received from TLC  
we really need this for the public meeting

Follow up on Frank's repair list - Doug has been working on the monument caps and will send a status report

Perimeter fence repair is in the works

East fence repair - does this belong to the HOA? We need clarification

Irrigation/pump updates - we have several small electrical problems with the pumps. David is working with several electricians to get repair quotes.

Also TLC is beginning testing of the NLP irrigation controller for the Charleston main line.

Denise updates on the gates - Universal Access is coming to fix the iron swing gates at the Cooper Creek entrance. Also, there is a lot of work that Universal Access can't do or doesn't have access to repair because of the Securitas contract. We are looking to dissolve that contract and replace our Tekwave representative as Universal Access. We need a quote for the public meeting.

Tracking reserves ideas - we have discussed tracking the reserves in a spreadsheet outside of the actual budget just to make sure we are on track with each category. If we have a future emergency that requires reserve spending, we want to make sure there is still enough left in the total to cover the other categories.

Adjourned at 5:40 p.m.

**ATTESTED BY:**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chair

## CDD WS Minutes 8/13/25

Meeting called to order 4:35 p.m.

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

Residents Armand Houze and Ernst Ruppert also present

Storm Prep of the video recorders - these were damaged by water blowing sideways into the unit and shorting it out. David is looking for a louver type system to keep water out. We can also check with Paul at Universal Access (gates).

In attempt to compile a hurricane preparedness list, David is attending a Manatee County hurricane event to get more useful related information. Ongoing...

Landscape project at the Cooper Creek entrance and border areas - Denise met with Troy's Tropics who would like to bid on the project. They would charge \$2500 for a complete CAD design of the entire area. The fee is refundable if they are hired for the project. They would like to incorporate more boulders, color and tropical plants while keeping some existing plants that are in good shape. The board would like to get the design but want to see examples of their work first.

TLC still has not submitted a plan.

We are still waiting on an update from the district engineer on the FPL additional street lights.

David would like to spend approximately \$1500 to repair damaged drip lines and landscaping to the area surrounding the pump near the access road.

The concrete wall repair is still in the works and might be done by the end of the month.

Regarding public meetings and workshops, we would like to cancel the August 24th and December 22nd public meetings, and also the January 14th workshop. Those are all light work times of the year.

Handyman Doug has prepared a three-phase plan to repair/replace damaged discolored caps on the monuments of the perimeter fence. Phase one would be replacing bad ones, phase two would be to repaint the worst ones, and phase three would be to repaint all of the rest. David is working with Doug to get the proposal.

Sarah is talking to TLC about commissioning and testing the new NLP irrigation controller at Charleston.

David mentioned getting a gate scanner for protection of pedestrians and bicyclers. Two people have been hit recently. He has a quote and we can run it by the gate contractor to see if he can install that or if he has an idea for an alternate device.

We also discussed adding signage to warn people not to walk under the gate arms.

Armand Houze brought up several landscape issues:

There is a dead Foxtail palm at the Honore gate entrance on the right that needs to be removed. Also, there are lots of high weeds in that same area. (Sarah is contacting TLC on both issues).

There is also a palm in the median strip at the Cooper Creek entrance with dead fronds that needs to be trimmed.

At the very small pond on Charleston, there are low tree branches that are now in the water and need to be cut.

At the corner of Coates Row and Charleston, there is also a low tree branch which needs to be cut..

We also need to decide how to deal with the badly oiled pavers at the Cooper Creek entrance. Frank suggested maybe coming up with an alternate material as this has happened before and is an expensive repair. We can ask Site Masters for suggestions. Also, Sarah might know where to get some replacement pavers.

At the end of Meeting Street, one of the planter boxes has dead plants which need to be replaced. We need to find out if those boxes are still being irrigated before planning plant replacement..

Also, the iron fence along Honore that was badly damaged during the hurricane was damaged because of all of the vines hanging on it which prevented wind from blowing through. We need to ask the HOA to cut these vines so it doesn't fall over again.

Meeting adjourned 6:00 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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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, July 28, 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	<b>Board of Supervisors, Chairman</b>
David Meyers	<b>Board of Supervisors, Assistant Secretary</b>
Elisabeth Pygott	<b>Board of Supervisors, Assistant Secretary</b>
Frank Ingrassia	<b>Board of Supervisors, Assistant Secretary</b>
Sarah Hartz	<b>Board of Supervisors, Assistant Secretary</b>
	(via phone joined approx 4:34 p.m.)

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company</b>
Robert Dvorak	<b>District Engineer, BDI Engineer</b>
Andrew Cohen	<b>District Counsel, Persson, Cohen, &amp; Mooney, PA</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order at 4:32 pm and performed roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

An audience member commented on the physical address of the hotel being Sarasota, Florida and if it was in Manatee County and that all meetings University Place Community Development District must be held in Manatee County. Mr. Hayes and the Board of Supervisors explained that the hotel address is in Manatee County.

On a motion from Ms. Broyhill seconded by Mr. Ingrassia with all in favor, the Board of Supervisors approved Board Supervisor Ms. Hartz on call for the University Place Community Development District Meeting to appear and allow her voting privileges for the University Place Community Development District.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**July 28, 2025 - Minutes of Meeting**  
**Page 2**

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**THIRD ORDER OF BUSINESS**

**Consideration of Workshop Board of Supervisors Meeting Minutes for May 15, 2025 & June 11, 2025.**

On a motion from Mr. Ingrassia seconded by Ms. Pygott with all in favor, the Board of Supervisors approved the May 15, 2025 & June 11, 2025 Board of Supervisor Workshop meeting minutes as presented for the University Place Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Regular Board of Supervisors Meeting Minutes for June 23, 2025**

On a motion from Mr. Ingrassia seconded by Ms. Pygott with all in favor, the Board of Supervisors approved the June 23, 2025, Board of Supervisor Regular meeting minutes as presented for the University Place Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for June 2025**

On a motion from Ms. Broyhill seconded by Mr. Meyers with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for June 2025 (\$27,252.53) the University Place Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025/2026 Final Budget**

On a motion from Ms. Broyhill seconded by Ms. Pygott with all in favor, the Board of Supervisors Opened the Public Hearing on the Fiscal Year 2025/2026 Final Proposed Budget for the University Place Community Development District.

Mr. Hayes presented and reviewed the Fiscal Year 2025/2026 Final Budget to the Board of Supervisors. Ms. Broyhill commented on the Fiscal Year 2025/2026 Final Budget to the audience, stating that there will be no significant assessment increase next year over this year. Additionally, informed the audience the difference in the dollar amount of each lot. Mr. Meyers stated that Line 25 "Irrigation NLP Controllers" in the reserve fund there was (\$32,000.00) budgeted for Fiscal Year 2025-2026 this was an error, and the controllers will be replaced in Fiscal Year 2024-2025 budget. The Board of Supervisors opted to leave the (\$32,000.00) in the Fiscal Year 2025-2026 for Miscellaneous Contingency.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**July 28, 2025 - Minutes of Meeting**  
**Page 3**

On a motion from Ms. Hartz seconded by Ms. Pygott with all in favor, the Board of Supervisors Closed the Public Hearing on the Fiscal Year 2025/2026 Final Proposed Budget for the University Place Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06  
Approving Fiscal Year 2025-2026  
Final Budget**

On a motion from Ms. Pygott seconded by Mr. Ingrassia with all in favor, the Board of Supervisors approved the Resolution 2025-06, Approving Fiscal Year 2025-2026 Final Budget for the University Place Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2025-  
2026 Assessments**

On a motion from Ms. Broyhill seconded by Ms. Pygott with all in favor, the Board of Supervisors Opened the Public Hearing on the Fiscal Year 2025/2026 Assessments for the University Place Community Development District.

On a motion from Ms. Pygott seconded by Ms. Hartz with all in favor, the Board of Supervisors Closed the Public Hearing on the Fiscal Year 2025/2026 Assessments for the University Place Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07  
Levying Operation & Maintenance  
Assessments for Fiscal Year 2025-2026**

Mr. Hayes presented Resolution 2025-07 to the Board of Supervisors.

On a motion from Mr. Ingrassia seconded by Ms. Pygott with all in favor, the Board of Supervisors adopted the Resolution 2025-07, Levying Operations & Maintenance Assessments for Fiscal Year 2025-2026 for the University Place Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08  
Setting Fiscal Year 2025- 2026  
Workshop Meeting Schedule**

Mr. Hayes presented the Resolution 2025-08 to the Board of Supervisors.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**July 28, 2025 - Minutes of Meeting**  
**Page 4**

On a motion from Ms. Broyhill seconded by Ms. Pygott with all in favor, the Board of Supervisors adopted the Resolution 2025-08, Setting Fiscal Year 2025/2026 Workshop Meeting Schedule for the University Place Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09  
Setting Fiscal Year 2025-2026 Regular  
Meeting Schedule**

Mr. Hayes presented the Resolution 2025-09 to the Board of Supervisors. Mr. Hayes informed the Board of Supervisors that all meetings are held on the 4<sup>th</sup> Monday each month and adjusted May 25, 2025 due to Memorial Day to May 18, 2025. Additionally, Mr. Hayes confirmed the meeting dates with the Hampton Inn & Suites for Fiscal Year 2025-2026 Meeting Schedule except January 26, 2026. Mr. Hayes, he confirmed with the Courtyard Hotel that the January 26, 2026 University Place Community Development District meeting could be held at the Courtyard Hotel.

On a motion from Ms. Pygott seconded by Mr. Ingrassia with all in favor, the Board of Supervisors adopted the Resolution 2025-09, Setting Fiscal Year 2025/2026 Regular Meeting Schedule for the University Place Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of 2024-2025 Goals  
& Objective Report**

Mr. Hayes presented the 2024/2025 Goals & Objectives Report to the Board of Supervisors and explained that this report is for Board Performance Measures/Standards and is the Annual Reporting form for Fiscal Year 2024/2025 based on House Bill 7013 law requirements that all Community Development District Boards must complete annually.

On a motion from Ms. Pygott seconded by Mr. Ingrassia with all in favor, the Board of Supervisors approved the 2024/2025 Goals & Objectives Report for the University Place Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Florida Reserve Study  
and Appraisal**

The Board of Supervisors tabled the Florida Reserve Study and Appraisal as well as the District Engineer Pavement Reserve Study proposal suggestion for future consideration.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Universal Access  
Proposal**

Mr. Hayes and the Board of Supervisors held a discussion about the Securit

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**July 28, 2025 - Minutes of Meeting**  
**Page 5**

Contract. Mr. Cohen provided an update to the Board of Supervisors that as of August 1<sup>st</sup> approximately the buyout is (\$31,000.00).

On a Motion by Ms. Broyhill, seconded by Ms. Hartz, with a vote of 3 approved and two opposed vote by (Mr. Ingrassia) & (Mr. Meyers) the Board of Supervisors approved to terminate the Securitas Security Contract and approved the contract dollar buy out of approximately (\$31,000.00) of the Securitas contract after Mr. Cohen has prepared and provided Securitas with a 30-day written termination notice for the University Place Community Development District.

Mr. Hayes presented the University Access Quarterly Preventative Maintenance Gate Proposal # AAAQ3204 to the Board of Supervisors this includes the one-time setup fee from Tekwave.

On a Motion by Ms. Broyhill, seconded by Ms. Pygott, with all in favor, the Board of Supervisors approved the Universal Access Security Services Proposal # AAAQ3204 that includes one-time setup fee from Tekwave in the amount of \$2,975.00 plus not to exceed \$2,000.00 for 2,000 minutes for Virtual Guard and enter into a contract with Universal Access after Mr. Cohen prepares the final form agreement and authorize Ms. Broyhill to execute the new agreement for the University Place Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of the University  
Access Quarterly Preventative  
Maintenance Gates Proposal**

Mr. Hayes presented the University Access Quarterly Maintenance Gates Proposal to the Board of Supervisors.

On a Motion by Mr. Ingrassia, seconded by Ms. Pygott, with all in favor, the Board of Supervisors approved the Universal Access Quarterly Preventative Maintenance Program Proposal of \$600.00 per quarter for all access gates for the University Place Community Development District after Mr. Cohen prepares the final form agreement and authorize Ms. Broyhill to execute the new agreement for the University Place Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Stainless Steel  
And Regular Bollard Proposals  
(Under Separate Cover)**

Mr. Dvorak informed the Board of Supervisors that Tim from Site Masters will provide the proposal once he begins the fence clearing project. The work is scheduled to start August 4, 2025. The stainless steel and regular bollard proposal is expected to be approximately \$2,000.00 to \$2,500.00.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Let's Talk Dirt  
Pressure Washing Proposal**

Mr. Hayes presented the Lets Talk Pressure Washing Proposal to the Board of Supervisors. Mr. Meyers commented that the street Alston Court off Ashley Street needs to be added in the scope of the proposal. Ms. Broyhill will reach out to the vendor to get an updated proposal including Alston Court.

On a Motion by Ms. Pygott, seconded by Ms. Broyhill, with all in favor, the Board of Supervisors approved the Let's Talk Dirt Pressure Washing Proposal that requires a \$3,500.00 deposit and the remaining balance not to exceed \$11,547.00 for the University Place Community Development District after Mr. Cohen prepares the final form agreement and authorize Ms. Broyhill to execute the new agreement.

**EIGHTEENTH ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Counsel**

Mr. Cohen was present but had no report or questions for the Board of Supervisors.

**B. District Engineer**

Mr. Dvorak presented the District Engineer Report to the Board of Supervisors. Additionally, presented the updated Ownership Map and explained the process going through the County Property Appraiser Website. He noted that the Indigo Ridge Terrace land is still under the developer's ownership and has not been clarified and suggests to be transferred to the Homeowners Association. Mr. Dvorak added that the roads remain owned by the developer. Mr. Cohen stated that they can do a title search to review the parcels to determine the current ownership information and what can be transferred. Mr. Dvorak informed the Board of Supervisors that the Florida Power Light streetlights are not yet in, and Mr. Whited will follow up on this matter. Additionally, he commented that there is a small hole in the roadway asphalt on the corner of Planters Knoll and Charleston by the clubhouse. Mr. Dvorak will have Tim from Site Masters look at the small hole in the roadway on the corner of Planters Knoll and Charleston by the clubhouse and other roadway concerns on August 4, 2025.

**C. District Manager**

Mr. Hayes presented his report and reminded the Board of Supervisors that the next meeting will be on August 25, 2025 at 4:30 p.m. Ms. Broyhill informed the Board of Supervisors that they are currently pending the landscape quote from Total Landscape Care to put flowers in the entrances. Ms. Hartz informed the Board of Supervisors that Total Landscape Care should be sending over the quote in the next two weeks. Ms. Hartz will follow up with Total Landscape Care.

**NINETEENTH ORDER OF BUSINESS**

**Audience Comments and Supervisor  
Requests**

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
**July 28, 2025 - Minutes of Meeting**  
**Page 7**

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Mr. Ingrassia commented and suggested to cancel the regular Board of Supervisors meeting on December 22, 2025 & August 24, 2026. Additionally, to cancel the January 14, 2026 Workshop Meeting.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Hartz, seconded by Ms. Pygott, with all in favor, the Board of Supervisors adjourned the meeting at 5:50 p.m. for the University Place Community Development District.

Assistant Secretary

Chairman / Vice-Chairman

## **Tab 3**

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures July 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$52,248.51**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# University Place Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Apex Tree and Landscape	100128	3186	Oak Tree Removal 07/25	\$ 650.00
Brletic Dvorak, Inc.	100129	2004	Engineering Services 06/25	\$ 2,265.00
Florida Power & Light Company	100125	1800510975	1J.D00014176414	\$ 1,964.85
Florida Power & Light Company	20250722-1	FPL Summary 06/25 734	FPL Summary 06/25	\$ 1,864.63
Frank J. Ingrassia	100145	FI072825	Board of Supervisor Meeting 07/28/25	\$ 200.00
Frontier Florida, LLC	100130	941-359-3304-013124-5 07/25	Internet Services 07/25	\$ 109.49
Frontier Florida, LLC	100131	941-358-5340-100108-5 07/25	Internet & Phone 07/25	\$ 175.62
Frontier Florida, LLC	100137	941-359-0004-111611-5 07/25	Cable/internet 07/25	\$ 172.35
Frontier Florida, LLC	100138	941-359-0009-111611-5 07/25	Internet & Phone Services 07/25	\$ 272.98
Gregory Christian Boyes	100146	07162025 Deposit	Deposit -Pressure Washing Project 07/25	\$ 3,500.00
Hampton Inn Sarasota	100136	072325 Hampton	Meeting Room Rental 07/28/25	\$ 244.00
Hoover Pumping Systems Corp.	100132	190436	Service Call 07/25	\$ 2,290.00

## University Place Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	100147	100171141 7/25	7900 Charleston St 07/25	\$ 43.81
Persson, Cohen & Mooney, P.A.	100133	6168	Legal Services 06/25	\$ 2,121.00
Rizzetta & Company, Inc.	100123	INV0000100544	District Management Fees 07/25	\$ 3,283.33
Rizzetta & Company, Inc.	100126	INV0000100598	Mass Mailing 07/25	\$ 647.10
Securitas Security Services USA Inc	100134	12214459	Security Monitoring 06/25	\$ 6,328.85
Site Masters of Florida, LLC	100127	070725-5	50% Deposit - Wall Clearing & Fence Panel Repairs 07/25	\$ 18,100.00
Tekwave Solutions, LLC	100124	7192B	Monitoring 11/24-04/25 Remaining Balance	\$ 100.00
Total Landscape Care, Inc.	100148	18134	Irrigation Repairs 06/25	\$ 480.00
Total Landscape Care, Inc.	100148	18136	Irrigation Repairs 06/25	\$ 444.50
Total Landscape Care, Inc.	100148	18145	Irrigation Repairs 06/25	\$ 1,165.00
Total Landscape Care, Inc.	100148	18146	Irrigation Repairs 06/25	\$ 459.74
Total Landscape Care, Inc.	100149	18147	Irrigation Repairs 06/25	\$ 820.26

## University Place Community Development District

### Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Access, LLC	100135	AAAI3195	Gate Access Repairs 07/24	\$ 3,750.00
Universal Access, LLC	100150	AAAI2954	Service Call 03/25	<u>\$ 796.00</u>
<b>Total Report</b>				<u><u>\$ 52,248.51</u></u>

**Apex Tree and Landscape**

12925 River Road  
Myakka, FL 34251  
+19414008652  
apexsrq@gmail.com  
www.Apex941.com

**BILL TO**

University Place CDD  
C/o Rizzetta and Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614.

**SHIP TO**

University Place CDD  
C/o Rizzetta and Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614.

**INVOICE 3186****DATE** 07/08/2025 **TERMS** Due on receipt**DUE DATE** 08/01/2025**SALES REP**

RZ

DESCRIPTION	QTY	RATE	AMOUNT
Removal of Oak tree that was apparently struck by lightning. Tree is located in median just inside Honore entrance.	1	650.00	650.00

Thank you for choosing Apex.

**TOTAL DUE****\$650.00****RECEIVED**  
07/08/2025

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 2004  
DATE 06/27/2025  
TERMS Net 30  
DUE DATE 07/27/2025

PROJECT NAME  
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[June 09 - June 16]	1:30	180.00	270.00
Project Manager	[June 12 - June 27]	9:30	210.00	1,995.00

BALANCE DUE

\$2,265.00





**UNIVERSITY PLACE CDD**  
**June 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, site visit before meeting.	6/23	5.00	\$210	R. Dvorak	\$1,050.00
Miscellaneous Tasks - FPL lighting project, plat review for drainage area, kiosk bollard, ownership map. Review permit modeling for flow rates for David.	6/16 - 6/23	4.00	\$210	R. Dvorak	\$840.00
		1.00	\$180	J. Whited	\$180.00
		0.00	\$120	K. Wagner	\$0.00
Perimeter Fence Repair - coordinate with SiteMasters for proposals	6/9 - 6/16	0.50	\$210	R. Dvorak	\$105.00
		0.50	\$180	J. Whited	\$90.00
		<u>0.00</u>	\$120	J. Whited	<u>\$0.00</u>
INVOICE TOTAL		11.00			\$2,265.00

# PAYMENT COUPON

/4115006400083000314789180051097560000196485

UNIVERSITY PLACE COMMUNITY DEV  
3434 COLWELL AVE\*\*  
TAMPA FL 33614

Cust. No.: <b>3000314789</b> Bill No.: <b>1800510975</b>	
Payment Due Upon Receipt	Amount Due This Bill \$ 1,964.85
Reference# 1J.D00014176414	

Your payment may be eligible to be paid online. Visit [www.fpl.com/construction](http://www.fpl.com/construction) to learn more. You can also mail a check payable to FPL in USD to the FPL address listed below right. Please mail the top portion of the coupon with your check.

FPL  
General Mail Facility  
Miami FL 33188-0001

-----  
Please retain this portion for your records.

Florida Power & Light Company  
Federal Tax Id.#: 59-0247775  
Customer Name and Address

UNIVERSITY PLACE COMMUNITY DEV  
3434 COLWELL AVE\*\*  
TAMPA FL 33614

**Customer Number:** 3000314789  
**Reference Number:** 1J.D00014176414  
**Bill Number:** 1800510975  
**Bill Date:** 06/27/2025

**RECEIVED**  
07/03/25

## CURRENT CHARGES AND CREDITS

Customer No: 3000314789 Bill No: 1800510975

Description		Amount
UG SVC/7718 ASHLEY CIR Reference# 1J.D00014176414		1,964.85
<b>For Inquiries Contact:</b> Ezechiel Alcuis 954 442-6337		<b>Total Amount Due \$1,964.85</b> Payment Due Upon Receipt

**University Place CDD**  
Florida Power & Light Company Summary

**RECEIVED**  
07/17/25

**Period Covered: 06/02-07/01/25**

**Jun-25**

**Due Date: 07/22/25**

<b>Account</b>	<b>Service Address</b>	<b>Code</b>	<b>Amount</b>
10125-44514	7703 Cooper Creek Blvd Sign	53100-4301	\$ 27.62
23503-29302	8133 Coates Row Pl Pmp 4	53100-6453	\$ 562.16
28184-53512	7795 Honore Ave Pmp 1	53100-6453	\$ 166.96
28666-94512	7900 Charleston St Gate Hse	53100-4301	\$ 122.29
53322-87308	8005 Planters Knoll Ter Lft Sta	53100-6453	\$ 300.86
61184-59301	7437 Sea Island Ln Pmp 6	53100-6453	\$ 580.79
80884-58453	7607 Seven Oaks Dr Lgts	53100-4301	\$ 78.01
85676-20409	7795 Honore Ave Pmp 2	53100-6453	\$ 25.94

**TOTAL** **\$ 1,864.63**

**Summary**

<b>53100-4301</b>	<b>\$</b>	<b>227.92</b>
<b>53100-6453</b>	<b>\$</b>	<b>1,636.71</b>

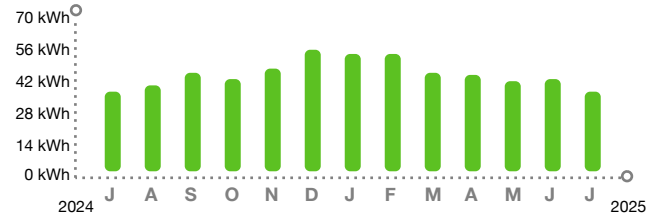
**Total** **\$ 1,864.63**

**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 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****\$27.62**

TOTAL AMOUNT YOU OWE

**Jul 22, 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	27.94
Payments received	-27.94
Balance before new charges	0.00
Total new charges	27.62
<b>Total amount you owe</b>	<b>\$27.62</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 23, 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

5201101254451402672000000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

10125-44514

ACCOUNT NUMBER

\$27.62

TOTAL AMOUNT YOU OWE

Jul 22, 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	27.94
Payment received - Thank you	-27.94
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$9.36

Non-fuel: (\$0.096100 per kWh) \$3.65

Fuel: (\$0.027180 per kWh) \$1.03

Electric service amount 26.91

Gross receipts tax (State tax) 0.69

Taxes and charges 0.69

Regulatory fee (State fee) 0.02

Total new charges \$27.62

Total amount you owe \$27.62

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	10499		10461		38

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	38	44	38
Service days	29	32	29
kWh/day	1	1	1
Amount	\$27.62	\$27.94	\$27.20

### 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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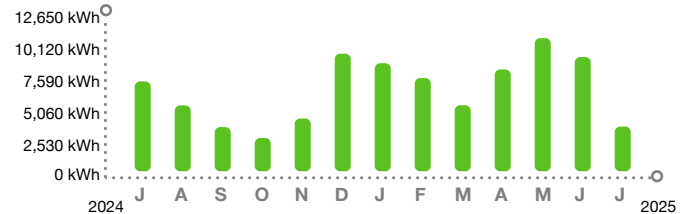
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**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 2025**Account Number:** 23503-29302**Service Address:**8133 COATES ROW PL # PMP 4  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$562.16**

TOTAL AMOUNT YOU OWE

**Jul 22, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	1,062.00
Payments received	-1,062.00
Balance before new charges	0.00
Total new charges	562.16
<b>Total amount you owe</b>	<b>\$562.16</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 23, 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**

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5201235032930256126500000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
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for ways to pay.

23503-29302

ACCOUNT NUMBER

\$562.16

TOTAL AMOUNT YOU OWE

Jul 22, 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	1,062.00
Payment received - Thank you	-1,062.00
Balance before new charges	\$0.00

### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$130.75

Fuel: (\$0.027180 per kWh) \$104.86

Demand: (\$13.41 per KW) \$281.61

Electric service amount 547.63

Gross receipts tax (State tax) 14.05

Taxes and charges 14.05

Regulatory fee (State fee) 0.48

Total new charges \$562.16

**Total amount you owe \$562.16**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	12353		08495		3858
Demand KW	21.40				21

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	3858	9855	7754
Service days	29	32	29
kWh/day	133	307	267
Amount	\$562.16	\$1,062.00	\$932.93

## 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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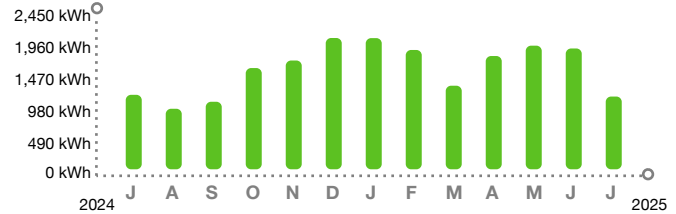
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**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 2025**Account Number:** 28184-53512**Service Address:**7795 HONORE AVE # PMP 1  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$166.96**

TOTAL AMOUNT YOU OWE

**Jul 22, 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	268.59
Payments received	-268.59
Balance before new charges	0.00
Total new charges	166.96
<b>Total amount you owe</b>	<b>\$166.96</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 23, 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

5201281845351296966100000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

28184-53512

ACCOUNT NUMBER

\$166.96

TOTAL AMOUNT YOU OWE

Jul 22, 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	268.59
Payment received - Thank you	-268.59
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) \$116.76

Fuel: (\$0.027180 per kWh) \$33.02

Electric service amount 162.65

Gross receipts tax (State tax) 4.17

Taxes and charges 4.17

Regulatory fee (State fee) 0.14

Total new charges \$166.96

**Total amount you owe \$166.96**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	31775		30560		1215

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	1215	2018	1244
Service days	29	32	29
kWh/day	41	63	42
Amount	\$166.96	\$268.59	\$156.03

### 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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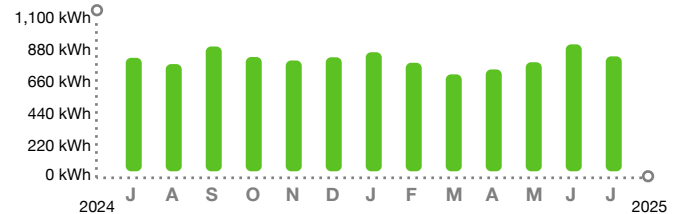
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 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****\$122.29**

TOTAL AMOUNT YOU OWE

**Jul 22, 2025**

NEW CHARGES DUE BY

Pay \$115.53 instead  
of \$122.29 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	133.68
Payments received	-133.68
Balance before new charges	0.00
Total new charges	122.29
<b>Total amount you owe</b>	<b>\$122.29</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$115.53 by your due date instead of \$122.29. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after September 23, 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

11553 5201286669451289222100000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

28666-94512

ACCOUNT NUMBER

\$122.29

TOTAL AMOUNT YOU OWE

Jul 22, 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	133.68
Payment received - Thank you	-133.68
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) \$82.83

Fuel: (\$0.027180 per kWh) \$23.43

Electric service amount 119.13

Gross receipts tax (State tax) 3.06

Taxes and charges 3.06

Regulatory fee (State fee) 0.10

Total new charges \$122.29

**Total amount you owe \$122.29**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	53135		52273		862

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	862	952	851
Service days	29	32	29
kWh/day	30	30	29
Amount	\$122.29	\$133.68	\$110.88

### 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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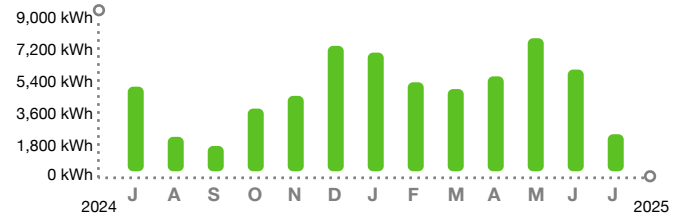
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**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 2025**Account Number:** 53322-87308**Service Address:**8005 PLANTERS KNOLL TER # LFT STA  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$300.86**

TOTAL AMOUNT YOU OWE

**Jul 22, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	803.02
Payments received	-803.02
Balance before new charges	0.00
Total new charges	300.86
<b>Total amount you owe</b>	<b>\$300.86</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 23, 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**

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UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
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for ways to pay.

53322-87308

ACCOUNT NUMBER

\$300.86

TOTAL AMOUNT YOU OWE

Jul 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	803.02
Payment received - Thank you	-803.02
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) \$218.43

Fuel: (\$0.027180 per kWh) \$61.78

Electric service amount 293.08

Gross receipts tax (State tax) 7.52

Taxes and charges 7.52

Regulatory fee (State fee) 0.26

Total new charges \$300.86

**Total amount you owe \$300.86**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	18021		15748		2273

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	2273	6241	5192
Service days	29	32	29
kWh/day	78	195	179
Amount	\$300.86	\$803.02	\$609.58

### 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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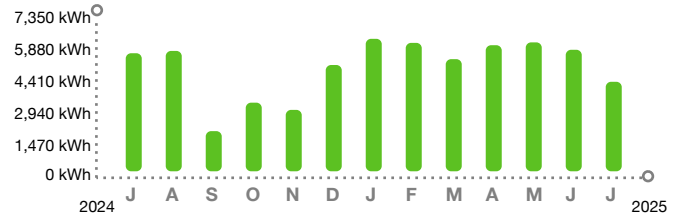
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**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 2025**Account Number:** 61184-59301**Service Address:**7437 SEA ISLAND LN # PMP 6  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$580.79**

TOTAL AMOUNT YOU OWE

**Jul 22, 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	783.77
Payments received	-783.77
Balance before new charges	0.00
Total new charges	580.79
<b>Total amount you owe</b>	<b>\$580.79</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 23, 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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711 (Relay Service)**Ways to Pay**

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for ways to pay.

61184-59301

ACCOUNT NUMBER

\$580.79

TOTAL AMOUNT YOU OWE

Jul 22, 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	783.77
Payment received - Thank you	-783.77
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) \$431.01

Fuel: (\$0.027180 per kWh) \$121.90

Electric service amount 565.78

Gross receipts tax (State tax) 14.52

Taxes and charges 14.52

Regulatory fee (State fee) 0.49

Total new charges \$580.79

**Total amount you owe \$580.79**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	02254		97769		4485

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	4485	6089	5916
Service days	29	32	29
kWh/day	154	190	204
Amount	\$580.79	\$783.77	\$692.74

## 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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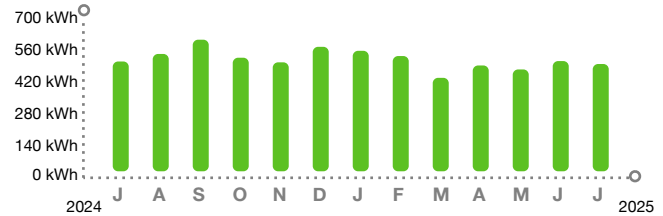
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**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 2025**Account Number:** 80884-58453**Service Address:**7607 SEVEN OAKS DR # LGTS  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$78.01**

TOTAL AMOUNT YOU OWE

**Jul 22, 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	79.77
Payments received	-79.77
Balance before new charges	0.00
Total new charges	78.01
<b>Total amount you owe</b>	<b>\$78.01</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 23, 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

5201808845845391087000000

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](https://FPL.com/PayBill)  
for ways to pay.

80884-58453

ACCOUNT NUMBER

\$78.01

TOTAL AMOUNT YOU OWE

Jul 22, 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	79.77
Payment received - Thank you	-79.77
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) \$49.20

Fuel: (\$0.027180 per kWh) \$13.92

Electric service amount 75.99

Gross receipts tax (State tax) 1.95

Taxes and charges 1.95

Regulatory fee (State fee) 0.07

Total new charges \$78.01

**Total amount you owe \$78.01**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	83597		83085		512

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	512	526	524
Service days	29	32	29
kWh/day	18	16	18
Amount	\$78.01	\$79.77	\$73.30

## 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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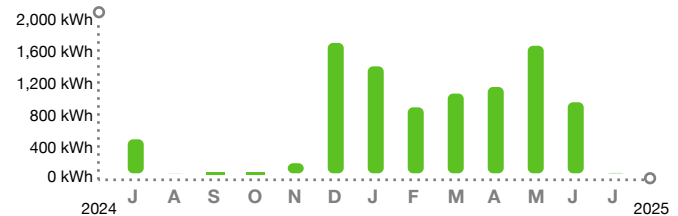
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**Electric Bill Statement****For:** Jun 2, 2025 to Jul 1, 2025 (29 days)**Statement Date:** Jul 1, 2025**Account Number:** 85676-20409**Service Address:**7795 HONORE AVE # PMP 2  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$25.94**

TOTAL AMOUNT YOU OWE

**Jul 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	135.84
Payments received	-135.84
Balance before new charges	0.00
Total new charges	25.94
<b>Total amount you owe</b>	<b>\$25.94</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after September 24, 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

5201856762040964952000000

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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

85676-20409

ACCOUNT NUMBER

\$25.94

TOTAL AMOUNT YOU OWE

Jul 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	135.84
Payment received - Thank you	-135.84
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$12.87

Minimum base bill charge: \$11.77

Non-fuel: (\$0.096100 per kWh) \$0.49

Fuel: (\$0.027180 per kWh) \$0.14

Electric service amount 25.27

Gross receipts tax (State tax) 0.65

Taxes and charges 0.65

Regulatory fee (State fee) 0.02

Total new charges \$25.94

**Total amount you owe \$25.94**

## METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	14635		14630		5

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 1, 2025	Jun 2, 2025	Jul 2, 2024
kWh Used	5	969	463
Service days	29	32	29
kWh/day	0	30	15
Amount	\$25.94	\$135.84	\$66.31

## 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.

**UNIVERSITY PLACE CDD**

Meeting Date: July 28, 2025 Regular Meeting

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if Paid	
Denise Broyhill	<input checked="" type="checkbox"/>	DB072825
David Meyers	<input checked="" type="checkbox"/>	DM072825
Frank Ingrassia	<input checked="" type="checkbox"/>	FI072825
Elisabeth Pygott	<input checked="" type="checkbox"/>	EP072825
Sarah Hartz	<input checked="" type="checkbox"/>	SH072825

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

**RECEIVED**  
07/29/2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:32 pm
Meeting End Time:	5:50 pm
Total Meeting Time:	1 hour 18 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: \_\_\_\_\_





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

Billing Date:  
**Jul 02, 2025**

Billing Period:  
**Jul 02 - Aug 01, 2025**

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

Previous balance	\$104.48
Payment received by Jul 02, thank you	-\$104.48

Service summary		Previous month	Current month
	Internet	\$99.98	<span>↑</span> \$104.99
	Other	\$4.50	\$4.50
Total services		\$104.48	\$109.49
Total balance			\$109.49

RECEIVED  
07/07/25

**\$109.49**

due  
**Jul 28**

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6790 0107 NO RP 02 07042025 NNNNNNNY 01 001930 0011

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



**Total balance**  
**\$109.49**

**Due by**  
Jul 28

**Account number**  
941-359-3304-013124-5

**Amount enclosed**  
\$

**Mail payment to:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



294006941359330401312400000000000000109495



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

PIN:

Billing Date:  
**Jul 02, 2025**

Billing Period:  
**Jul 02 - Aug 01, 2025**

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### 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:  
**Jul 02, 2025**  
Billing Period:  
**Jul 02 - Aug 01, 2025**

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 <b>Internet</b>		
<b>Monthly Charges</b>		
07.02-08.01	Business Fiber Internet 500 1 Usable Static IP Address	\$79.99 \$25.00
<b>Internet Total</b>		<b>\$104.99</b>
 <b>Other Charges</b>		
<b>Monthly Charges</b>		
07.02-08.01	Printed Bill Fee	\$4.50
<b>Other Charges Total</b>		<b>\$4.50</b>
<b>Total current month charges</b>		<b>\$109.49</b>

NOTICE OF RATE INCREASE...

Effective with this bill, your Static IP product has increased 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:

**Jul 02, 2025**

Billing Period:

**Jul 02 - Aug 01, 2025**



PIN:

Billing Date:  
**Jun 28, 2025**

Billing Period:  
**Jun 28 - Jul 27, 2025**

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

<b>Total balance</b>	<b>\$175.62</b>
----------------------	-----------------

due  
**Jul 22**



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**UNIVERSITY PLACE CDD**  
(SEVEN OAKS CLUB)  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

**Total balance**  
**\$175.62**

**Due by**  
Jul 22

**Account number**  
941-358-5340-100108-5

**Amount enclosed**  
\$

**Mail payment to:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

2190009413585340100108000000000000000000175625



UNIVERSITY PLACE CDD Account Number:

941-358-5340-100108-5

Billing Date:

Jun 28, 2025

PIN:

Billing Period:

Jun 28 - Jul 27, 2025

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Visually impaired/TTY customers, call 711.

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

PIN:

Billing Date:  
Jun 28, 2025

Billing Period:  
Jun 28 - Jul 27, 2025

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## Bundle

### Monthly Charges

06.28-07.27	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.

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**UNIVERSITY PLACE CDD**

Account Number:

**941-358-5340-100108-5**

PIN:

Billing Date:

**Jun 28, 2025**

Billing Period:

**Jun 28 - Jul 27, 2025**





UNIVERSITY PLACE CDD

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

PIN:

Billing Date:  
**Jul 13, 2025**Billing Period:  
**Jul 13 - Aug 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 Jul 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	↓\$17.39
<b>Total services</b>	<b>\$172.57</b>	<b>\$172.35</b>
<b>Total balance</b>		<b>\$172.35</b>

Total balance

**\$172.35**

due

**Aug 06**

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6790 0107 NO RP 13 07152025 NNNNNNY 01 992081

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

**Total balance**  
**\$172.35**

**Due by**  
Aug 06

**Account number**  
941-359-0004-111611-5

**Amount enclosed**  
\$ \_\_\_\_\_

**Mail payment to:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

9860039413590004111611000000000000000172355



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

Billing Date:  
**Jul 13, 2025**  
 Billing Period:  
**Jul 13 – Aug 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

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](https://frontier.com/internetdisclosures).

### SERVICE TERMS

Visit [frontier.com/terms](https://frontier.com/terms), [frontier.com/tariffs](https://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](https://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](https://frontier.com/privacy).



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

PIN:

Billing Date:  
Jul 13, 2025

Billing Period:  
Jul 13 - Aug 12, 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](https://business.frontier.com/internet-backup)



## Internet

### Monthly Charges

07.13-08.12	Business Fiber Internet 500	\$94.99
	FiberOptic Internet	\$10.00
	Valued Customer Fiber 1 Gig Upgrade	\$0.00

**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 \$53.46 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

07.13-08.12	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**

Starting in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](https://frontier.com/taxes-and-surcharges).



## Additional Services

### Monthly Charges

07.13-08.12	Secure Pro	\$12.99
-------------	------------	---------

**Additional Services Total** **\$12.99**



## Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.64
Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$0.40

**Federal Taxes** **\$12.28**

FL State Communications Services Tax	\$2.41
County Communications Services Tax	\$1.19
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** **\$5.11**

**Taxes and Fees Total** **\$17.39**

**Total current month charges** **\$172.35**





**UNIVERSITY PLACE CDD**

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

PIN:

Billing Date:  
**Jul 13, 2025**  
Billing Period:  
**Jul 13 - Aug 12, 2025**

**941-359-0004**

88/KQXA/026813/ /VZFL





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

PIN:

Billing Date:  
**Jul 19, 2025**

Billing Period:  
**Jul 19 - Aug 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	\$273.26
Payment received by Jul 19, thank you	-\$273.26

### Service summary

	Previous month	Current month
Bundle	\$239.96	\$239.96
Other	\$4.50	\$4.50
Taxes and Fees	\$28.80	↓\$28.52
<b>Total services</b>	<b>\$273.26</b>	<b>\$272.98</b>
<b>Total balance</b>		<b>\$272.98</b>

Total balance

**\$272.98**

due

**Aug 12**



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit [frontier.com/myfrontierapp](https://frontier.com/myfrontierapp)

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 NO RP 19 07212025 NNNNNNNY 01 002394 0009

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

**Total balance**  
**\$272.98**

**Due by**  
Aug 12

**Account number**  
941-359-0009-111611-5

**Amount enclosed**  
\$

### Mail payment to:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



136009941359000911161100000000000000272985



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

Billing Date:  
**Jul 19, 2025**  
 Billing Period:  
**Jul 19 – Aug 18, 2025**

## WAYS TO PAY YOUR BILL



Easy, simple, secure payments with  
Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



Download the  
MyFrontier® app



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

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

PIN:

Billing Date:  
Jul 19, 2025  
Billing Period:  
Jul 19 - Aug 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](https://business.frontier.com/internet-backup)



## Bundle

### Monthly Charges

07.19-08.18	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 \$142.50 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 in August, the Road Recovery surcharge will increase to \$4.50. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](https://frontier.com/taxes-and-surcharges).



## Other Charges

### Monthly Charges

07.19-08.18	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50



## Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.24
Federal USF Recovery Charge	\$3.24
Federal Excise Tax	\$0.40
<b>Federal Taxes</b>	<b>\$15.88</b>
FL State Communications Services Tax	\$6.38
County Communications Services Tax	\$3.15
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
<b>State Taxes</b>	<b>\$12.64</b>
<b>Taxes and Fees Total</b>	<b>\$28.52</b>

**Total current month charges** **\$272.98**





UNIVERSITY PLACE CDD

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

PIN:

Billing Date:  
**Jul 19, 2025**

Billing Period:  
**Jul 19 - Aug 18, 2025**

Account Activity

9413590009

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2025-07-19	-\$22.00
Total				-\$22.00

941-359-0009

88/KQXA/029470/ /VZFL





Service Location: University  
Place CDD  
8103 planters knoll terrace  
Bradenton, FL 34201

## Deposit

This is an invoice for the \$3,500 deposit to begin the project. Please make a check out to "Let's Talk Dirt" and can be mailed to "2211 50th st west Bradenton Florida 34209" thank you.

Contact Person:  
Lynn Hayes

7/16/2025

System	Description of Work	Price
Concrete Cleaning	<p>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. *</p> <p>Fire Hydrant expense for water usage with Manatee County Water Drayton Cir., Ashley Cir., Halleston Pl., Tabbystone Dr., Indigo Ridge Ter., Charleston St., Edmonston Cir., Spring Marsh Dr., Planters Knoll Ter., Alston Ct., Seven Oaks Dr., Heyward Ct., Green St. and Sea Island Ln.</p> <p>* 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</p>	\$ 13,957.00

Total \$ 13,957.00  
Deposit to begin \$3,500.00

**RECEIVED**  
07/30/2025



**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

**Invoice Date:** 07/23/2025

**Invoice #:** 07232025

QUANTITY	DESCRIPTION	UNIT PRICE	SUBTOTAL
1	University Place Meeting Room 7.28.25	\$200.00	\$200.00
SUBTOTAL			\$200.00
SALES TAX			\$0.00
SERVICE CHARGES			\$44.00
TOTAL DUE			<b>\$244.00</b>

**RECEIVED**  
07/23/2025

**THANK YOU FOR YOUR BUSINESS!**



## Maintenance Contract Invoice

Scheduled: 7/1/2025 Tech: UN  
Warranty Expires: 7/10/2025  
Maint Expires: 6/30/2026

Invoice#: **190436**  
Invoice Date: 7/1/2025  
Due Date: 7/1/2025  
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: Lynn Hayes  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL, 33614  
Tel: 813-933-5571 Fax:  
Cust. P.O.#

Job Site:            Site ID# **9492**  
University Place - Honore (West Pump)  
Ashley Circle  
Bradenton, FL 34201  
Tel: 650-823-3333 Contact: David Meyers  
Maintenance: FG2  
Model: HCF-20PDV-460/3-MR3L-Z

### Nature of Call

One Year Service Agreement MA #7325. , -- Yr 1 of 1 year agreement. Sites: 9492 University Place - Honore (West Pump)

Sub Total: \$2,290.00

Sales Tax \$0.00  
Grand Total: \$2,290.00

**RECEIVED**  
07/08/2025



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



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

UNIVERSITY PLACE CDD  
7900 CHARLESTON ST



Amount Due	\$43.81
Please Pay By	12-Aug-2025
Account Number	100171141


Account Summary	
Previous Amount Due	\$40.61
Payments Received	-\$40.61
Balance Forward	\$0.00
Contract Charges	\$43.81
Total Amount Due	\$43.81

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 77298591				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
06/12	1870	07/13	1872	0.2 kgal

Important Information	
<ul style="list-style-type: none"><li>The 2024 Drinking Water Quality Summary is now available at <a href="http://mymanatee.org/waterquality">mymanatee.org/waterquality</a>. In 2024, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.</li></ul>	

Charge Details		Service Period 06/12 - 07/13 (32 Days)
Commercial Water Service (Meter # 77298591) (06/12 - 07/13)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Commercial Water Usage	0.2 kgal x \$2.97	\$0.59
Sewer Commercial Service (06/12 - 07/13)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Sewer Service	0.2 kgal x \$6.59	\$1.32
Total New Charges		\$43.81
Total Amount Due		\$43.81

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	7900 CHARLESTON ST
	ACCOUNT NUMBER	100171141
	BILLING DATE	22-Jul-2025
	DUE DATE	12-Aug-2025
	TOTAL AMOUNT DUE	\$43.81
<input type="checkbox"/> 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

100171141200000043810000000

# INVOICE

Invoice # 6168  
Date: 07/02/2025  
Due On: 08/02/2025

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

## Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$0.00	+ \$2,121.00	) - ( \$0.00	) = <b>\$2,121.00</b>

## UPCDD

## District Counsel Representation

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	06/16/2025	Initial review of agenda package for 6/23 CDD meeting. Exchange e-mails with Chair re: Securitas.	0.25	\$303.00	\$75.75
Service	DPL	06/20/2025	Review agenda package and prepare for the supervisor meeting.	1.25	\$303.00	\$378.75
Service	DPL	06/23/2025	Begin to draft amiad filter addendum.	1.00	\$303.00	\$303.00
Service	DPL	06/23/2025	Final preparation for and attend CDD meeting.	1.25	\$303.00	\$378.75
Service	DPL	06/23/2025	Begin to draft the Hoover pump addendum.	1.00	\$303.00	\$303.00
Service	DPL	06/28/2025	Prepare draft Site-Masters fence contract.	1.00	\$303.00	\$303.00
Service	DPL	06/28/2025	Review and revise the amiad filter addendum.	0.25	\$303.00	\$75.75
Service	DPL	06/28/2025	Review and revise the Hoover pump addendum.	0.25	\$303.00	\$75.75
Service	DPL	06/28/2025	Review and calculate the buyout of the Securitas contract.	0.75	\$303.00	\$227.25
Subtotal						<b>\$2,121.00</b>

Total \$2,121.00

**RECEIVED**  
07/02/2025

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6168	08/02/2025	\$2,121.00	\$0.00	\$2,121.00
Outstanding Balance				\$2,121.00
Total Amount Outstanding				\$2,121.00

*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

<b>Date</b>	<b>Invoice #</b>
7/2/2025	INV0000100544

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

[illegible]

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

# Invoice

Date	Invoice #
7/8/2025	INV0000100598

**Bill To:**

University Place CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

RECEIVED  
07/08/25

Services for the month of	Terms	Client Number
July	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#	12214459
Invoice Amount	\$6,328.85
Invoice Date	06/30/2025
Invoice Period	06/01/2025 - 06/30/2025
Page 1 of 1	<b>Please Pay Promptly</b>

Subject to 1.5% monthly finance  
charge if not paid by 07/30/2025

E02 Email

NCC #:

Dept: 48624

Tax ID: 71-0912217

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

RECEIVED  
07/03/25

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-06/01/2025-- 1.00 \$ 189.020 \$ 189.02

TS-PKG1 University Place - Main & Back Gates - Bradenton,FL - VMS & VSS-06/01/2 1.00 \$ 6,139.830 \$ 6,139.83

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

## Comments:

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

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

Invoice Amount	\$	6,328.85
----------------	----	----------

Fort Myers 2  
14060 Metropolis Avenue  
Fort Myers FL 33912  
239-337-5444

## Remittance Advice

Invoice#	12214459
Invoice Date	06/30/2025

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

Subject to 1.5% monthly finance charge if not paid by 07/30/2025

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

Site Masters of Florida, LLC  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
(813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

**RECEIVED**  
07/07/25

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**INVOICE**  
**#070725-5**

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

Date: July 7, 2025

**East Perimeter Wall Clearing and Fence Panel Repair**

Contract amount	\$36,200
Deposit (50%)	\$18,100

**TOTAL DUE      \$18,100**

INVOICE

TEKWAVE SOLUTIONS LLC  
4575 Webb Bridge Rd, Ste 4345  
Alpharetta, GA 30023

accounting@tekwavesolutions.com  
+1 (678) 951-0626  
www.tekwavesolutions.com



Bill to  
Lynn Hayes  
University Place CDD c/o Rizzetta &  
Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33410

Ship to  
Lynn Hayes  
University Place CDD c/o Rizzetta &  
Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33410

Invoice details  
Invoice no.: 7192  
Terms: Net 15  
Invoice date: 05/14/2025  
Due date: 05/29/2025

RECEIVED  
06/30/25

Product or service	Description	Qty	Rate
Service	NOV 2024	2.5	\$50.00
Service	DEC 2024	2	\$50.00
Service	JAN 2025	3	\$50.00
Service	FEB 2025	2.5	\$50.00
Service	MARCH 2025	2	\$50.00
Service	APR 2025	2	\$50.00

Ways to pay



Total	\$700.00
Payment	-\$600.00
Balance due	\$100.00
Overdue	05/29/2025

View and pay

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

**RECEIVED**  
07/28/25

# INVOICE

Invoice Number: 18134  
Invoice Date: Jun 27, 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		7/27/25

Quantity	Item	Description	Unit Price	Amount
8.00	LABOR-RPR	Investigate to see if there is sleeves in 7715 Charleston Street through 7731 Charleston Street. This investigation is needed to determine our next steps to properly fix the issue. The current Tucor wire has been damaged by possibly being cut somewhere or by being struck by lightning at \$60.00 per hour for repairs	60.00	480.00
Subtotal				480.00
Sales Tax				
Total Invoice Amount				480.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>480.00</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18136  
Invoice Date: Jun 30, 2025  
Page: 1  
*Duplicate*

**RECEIVED**  
07/28/25

**Bill To:**

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

**Ship to:**

8303 Planters Knoll

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

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 06/30: 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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18145

Invoice Date: Jun 17, 2025

Page: 1

*Duplicate*

**Bill To:**

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

**Ship to:**

Lynn Hayes  
Cooper Creek Common Area  
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		7/17/25

Quantity	Item	Description	Unit Price	Amount
		Relocate rotors for better water coverage in Cooper Creek common area .		
10.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	230.00
10.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	10.00
10.00	050 90 ELBOW STREET	1/2 90 Degree Male thread X Slip	1.50	15.00
10.00	050 COUPLING	Coupling 1/2"	1.00	10.00
60.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	60.00
14.00	LABOR-RPR	at \$60.00 per hour for repairs	60.00	840.00

**RECEIVED**  
07/29/2025

Check/Credit Memo No:

Subtotal	1,165.00
Sales Tax	
Total Invoice Amount	1,165.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,165.00</b>

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18146  
Invoice Date: Jun 18, 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		7/18/25

Quantity	Item	Description	Unit Price	Amount
6.00	LABOR-RPR	Replaced a damaged wire in the Coates row, which had caused the pump to go down. The damage was due to rodent chewing. New wire connections were made to restore functionality. 06/18/25: 1 men for 6 hours at \$60.00 per hour for repairs	60.00	360.00
3.00	VB 10" ROUND BOX	10" Round Valve Box Green	27.83	83.49
25.00	TUCOR WIRE	Tucor Wire	0.65	16.25
Subtotal				459.74
Sales Tax				
Total Invoice Amount				459.74
Payment/Credit Applied				
<b>TOTAL</b>				<b>459.74</b>

Check/Credit Memo No:

**RECEIVED**  
07/29/2025

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18147  
Invoice Date: Jun 23, 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		7/23/25

Quantity	Item	Description	Unit Price	Amount
1.00		June monthly inspection & repairs .		
1.25	LABOR-RPR	Seven Oaks Pool: 06/23/25: 1 men for 1.25 hours at \$60.00 per hour for repairs	60.00	75.00
1.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	14.70
1.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	23.00
1.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	1.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
2.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	4.30
1.00		Clock 1 :		
2.00	LABOR-RPR	06/25/25 1 men for 2 hours at \$60.00 per hour for repairs	60.00	120.00
2.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	20.90
1.00	400 POP UP ROTOR	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
2.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	4.30
2.00	MJ NOZ	MJ Spray Nozzle	0.50	1.00
1.00		Common Area Baskets :		
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18147  
Invoice Date: Jun 23, 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		7/23/25

Quantity	Item	Description	Unit Price	Amount
0.75	LABOR-RPR	06/25/25: 1 men for .75 hours at \$60.00 per hour for repairs	60.00	45.00
3.00	MJ NOZ	MJ Spray Nozzle	0.50	1.50
1.00		SVC Common areas		
2.00	LABOR-RPR	men for hours at \$60.00 per hour for repairs	60.00	120.00
2.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	20.90
1.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	14.70
2.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	2.00
3.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	6.45
2.00	SOLENOID RB 24v DV10	Rainbird 24V Solenoid DV100	14.49	28.98
1.00		Natural Trail:		
1.25	LABOR-RPR	06/26/25: 1 men for 1.25 hours at \$60.00 per hour for repairs	60.00	75.00
1.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	23.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
10.00	DRIP-RB	Rainbird Drip line	0.55	5.50
1.00	NETAFIM INSERT TEE	Netafim Insert Tee	1.00	1.00
6.00	NETAFIM INSERT COUP	NETAFIM INSERT COUPLING	1.00	6.00
2.00	SOLENOID RB 24v DV10	Rainbird 24V Solenoid DV100	14.49	28.98
1.00		Charleston Controller Common Area :		

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

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 18147

Invoice Date: Jun 23, 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		7/23/25

Quantity	Item	Description	Unit Price	Amount
1.75	LABOR-RPR	06/27/25: 1 men for 1.75 hours at \$60.00 per hour for repairs	60.00	105.00
2.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	20.90
1.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	14.70
2.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	2.00
3.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	6.45

**RECEIVED**  
07/30/2025

Check/Credit Memo No:

Subtotal	820.26
Sales Tax	
Total Invoice Amount	820.26
Payment/Credit Applied	
<b>TOTAL</b>	<b>820.26</b>

# UNIVERSAL ACCESS

941.705.9782

Invoice

**Universal Access, LLC**

5265 University Pkwy  
Unit 101-175  
University Park Florida 34201

Number AAA13195  
Date 7/16/2025

**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

Code to 52900-4612

Salesperson	P.O. Number	Terms
Paul Savage		

Line	Qty	Description	Unit Price	Ext. Price
1	2	Replace Operator Bases• Remove operator and all existing rusted steel structure - Install complete cement base and re install operators and setup.	\$1,500.00	\$3,000.00
2	1	Replace base for the TEKWAVE call box and resetaup unit	\$750.00	\$750.00

Sales Tax \$0.00

**Total \$3,750.00**

**RECEIVED**  
07/16/2025

**Notes:**

Please contact me if I can be of further assistance.

# UNIVERSAL ACCESS

941.705.9782

Invoice

**Universal Access, LLC**

5265 University Pkwy  
Unit 101-175  
University Park Florida 34201

Number AAAI2954  
Date 3/26/2025

**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		Honore Exit Gate-	\$796.00	\$796.00
		Required repairs to exit swing gate Gate controller has failed and needs replaced to solve communications issues with slave		
2		Materials:		
3		Liftmaster controller - UL Board (2) Install, setup and testing		
			Sales Tax	\$0.00
			<b>Total</b>	<b>\$796.00</b>

**Notes:**

Please contact me if I can be of further assistance.

**Universal Access, LLC**

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

1 of 1

## Tab 4

## UNIVERSITY PLACE LANDSCAPE PROPOSALS

Below, on this page, is a summary of the estimated landscape costs for all of the work listed. We calculated these numbers using the following methodology:

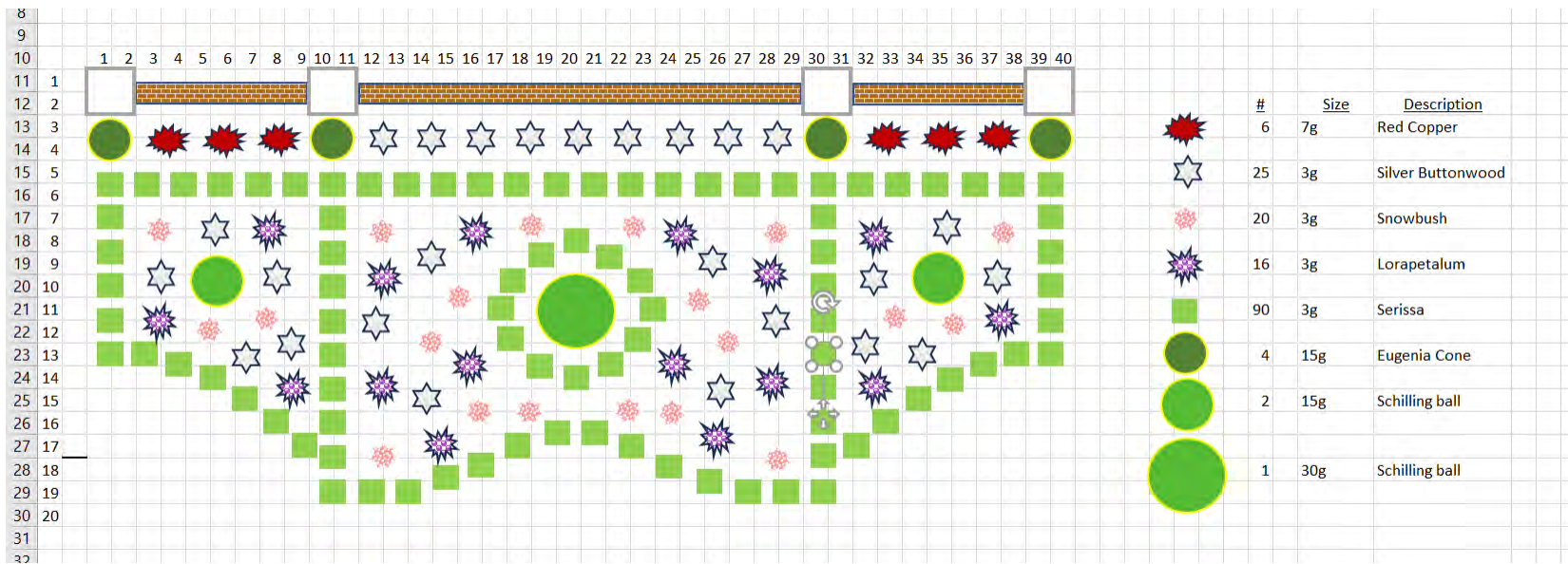
Based on the design previously presented on pages 4 thru 6 below, we created a detailed design for one monument sign (pg 3; note: the design has changed slightly from the original). Based on the detailed design we calculated plant counts and created a proposal for the one monument (pg 2). We then used the area to be landscaped on that one monument (760 sq ft) to calculate a cost per square foot (\$8,740 / 760 = \$11.50). We then used the estimated square footage of the other areas to be landscaped and multiplied that by \$11.50.

Note: the low hedge material that will be installed will not create the look in the pictures below to start. It will take some time to achieve that highly manicured look. Depending on when the install is done, it may take a full year to get that look.

It is important to remember that we are removing large plants and trees that have been in the ground for up to 17 years. The roots will have grown over, under and around pipes, electrical wires and anything else in the ground. It is unavoidable to cause some damage to these other items. Also, the irrigation needed for the new design may require some modifications to the existing system. Finally the existing monument lighting may need to be moved, lowered or raised to aesthetically fit with the new design.

							Sq Ft	Cost Per Sq Ft	Total
	Areas	1	Charleston West Monument				760	11.50	\$ 8,740.00
		2	Charleston East Monument				760	11.50	\$ 8,740.00
		3	Charleston South Median (by CC)				880	11.50	\$ 10,120.00
		4	Charleston Guard House South Median				440	11.50	\$ 5,060.00
		5	Charleston Guard House North Median				660	11.50	\$ 7,590.00
		6	Charleston Entrance Sides	Remove section of schilling. Add 7g red copper (18?)					\$ 1,500.00
		7	Charleston Interior Median Tips (3)				660	11.50	\$ 7,590.00
		8	CC/Honore Corner Monument				760	11.50	\$ 8,740.00
		9	Honore South Monument				760	11.50	\$ 8,740.00
		10	Honore North Monument				760	11.50	\$ 8,740.00
		11	Honore Median				2640	11.50	\$ 30,360.00
		12	Honore Entrance Sides	TBD					\$ -
		13	Clusia Hedge	2,250' length	562.5	3g clusia		-	15,078.89
			TOTAL						\$ 120,998.89
NOTE:	Plan for irrigation and lighting reinstall costs								

<b>Job Name</b>		Charleston St Entrance Monument		Job #	T-UP	
<b>PO #</b>				Proposal Date		8/15/2025
	Total Quantity	Size (gal)	Plant Description		Unit Rate	Extended Total
	<b><u>Plants To Install:</u></b>					
	6	7	Red Copper		36.40	218.40
	25	3	Silver Buttonwood		8.75	218.75
	20	3	Snowbush		11.90	238.00
	16	3	Lorapetalum		9.45	151.20
	90	3	Serissa		11.90	1,071.00
	90	4.5	flowers		4.20	378.00
	4	15	Eugenia Cone		147.00	588.00
	2	15	2' globe		70.00	140.00
	1	25	3' globe		189.00	189.00
	<b><u>Install Rate</u></b>					
	90	Annuals-4.5"			1.60	144.00
	151	3GL Installed			8.00	1,208.00
	6	7GL Installed			18.00	108.00
	6	15GL Installed			38.00	228.00
	1	25GL Installed			75.00	75.00
	<b><u>Material Purchased/Rentals/Disposal:</u></b>					
	1	0	Disposal Fee		280.00	280.00
	1	0	Day Mini Ex Rental		168.00	168.00
	1	0	Day Loader Rental		294.00	294.00
	2	0	Smart Start Fertilizer Box		249.20	498.40
2cf bag	<b><u>Mulch, Topsoil, Sod:</u></b>					
70	5.19	yds	Cocoa Brown Mulch - installed		62.00	321.48
	400	sq. ft.	Sod - St. Augustine		0.84	336.00
	<b><u>Billable Labor Hours:</u></b>					
	30	Remove trees, shrubs and sod			45.00	1,350.00
	<b>SUB-TOTAL:</b>					<b>8,203.23</b>
	Sales Tax					251.62
	Delivery					286.00
	<b>TOTAL:</b>					<b>8,740.85</b>





South-Florida-Plant-Guide.com



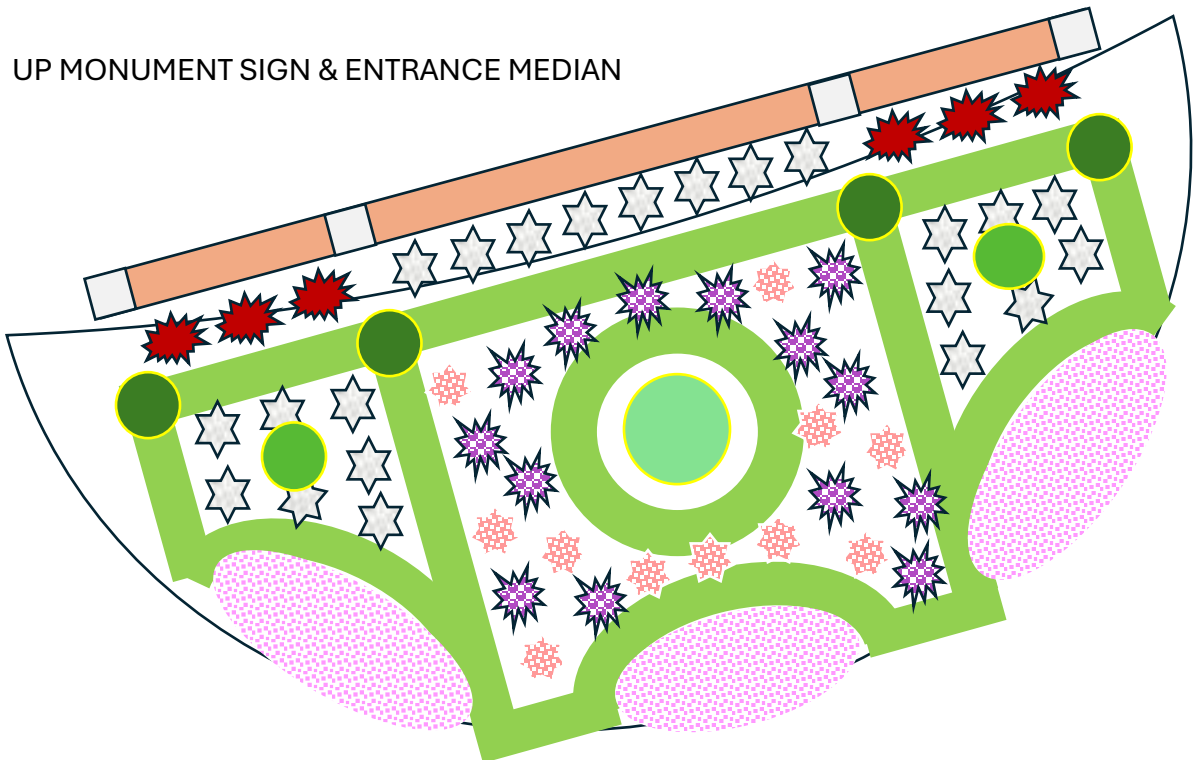
# PLANTS (from top left)

Snowbush, Lorapetalum,  
Red Copper, Silver  
Buttonwood, Juniper  
cone, Evergreen ball,  
Schilling ball, Boxwood  
cone





UP MONUMENT SIGN & ENTRANCE MEDIAN



Flowers



Boxwood or Schilling  
or similar small shrub  
trimmable to 12"



Snowbush or similar  
light variegated



Lorapetalum



Silver Buttonwood



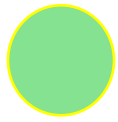
Red Copper



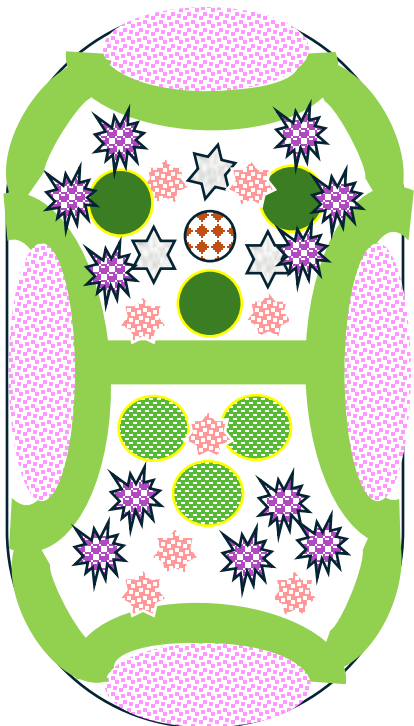
4-5' tall cone



2' Ball



3' Ball





Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 29, 2025 @ 4:30 PM

## District Manager's Report

August 25

# 2025

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#### FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance: \$515,830

Reserve Fund Cash & Investment Balance: \$1,672,725

Debt Service Fund Investment Balance: \$143,864

**Total Cash and Investment Balances: \$2,332,419**

**General Fund Expense Variance: \$204,929 Under Budget**

## **Tab 5**



# Quarterly Compliance Audit Report

---

## University Place

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

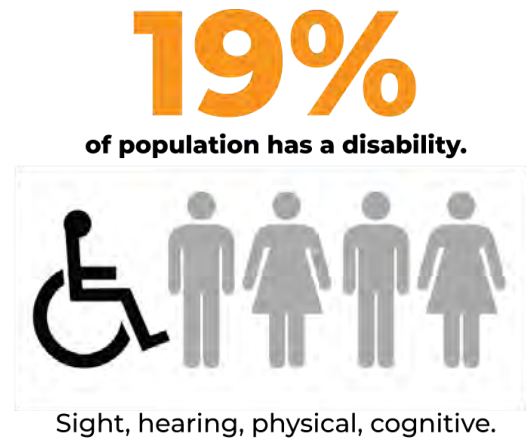
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web