Rizzetta & Company

University Place
Community Development District

Board of Supervisors' Meeting
November 24, 2025

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

www.universityplacecdd.org

UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Denise Broyhill	Chairman
	Sarah Hartz	Vice Chairman
	Elisabeth Pygott	Assistant Secretary
	David Meyers	Assistant Secretary
	Frank Ingrassia	Assistant Secretary
District Manager	Matt O'Nolan	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.

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

November 17, 2025

Board of Supervisors
University Place Community
Development District

FINAL AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the University Place Community Development District will be held on **Monday, November 24, 2025, at 4:30 p.m.,** at the Courtyard Sarasota University Town Center, **located at 8305 Tourist Center Drive, Sarasota, Fl 34201**. The following is the final 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 September 10, October 8, 2025, and November 12, 2025,..Tab 1
   - B. Consideration of Operation & Maintenance Expenditures for September 2025..Tab 2
4. **BUSINESS ITEMS**
   - A. Consideration of Troy's Tropic Proposal ....Tab 3
   - B. Consideration of Resolution 2026-01, Disbursement Of Funds...Tab 4
   - C. Consideration of Hoover Maintenance Proposal ....Tab 5
   - D. Consideration of the 3rd Quarter Website Audit ....Tab 6
   - E. Discussion of Total Landscape Care Landscape Proposals ....Tab 7
   - F. Discussion of Pond 12 Structures ....Tab 8
   - G. Discussion of Pump Station #4 Issues
5. **STAFF REPORTS**
   - A. District Counsel
   - B. District Engineer
     - i. Perimeter Concrete Wall Repair Update
   - C. District Manager Report ....Tab 9
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,

Matt O'Nolan

University Place Community Development District

Matt O'Nolan

District Manager

Tab 1

CDD workshop minutes 9/10/25

All supervisors present: Denise Broyhill, Lissa Pygott, Frank Ingrassia, David Meyers, Sarah Hartz
Meeting called to order 4:30 p.m.

Regarding improving water resistance of the Honore video recorder enclosure, David presented some ideas and is still looking into it.

Regarding the Cooper Creek entrance and border areas, Denise updated that Troy's Tropicals is coming out on Monday Sept. 15th to digitally scan the areas and create a plan.

David updated the board on progress being made to the perimeter concrete fence and removal of Brazilian pepper trees.

We discussed safety for pedestrians at the Cooper Creek gate entrance and decided to put up small signs for 'no pedestrians' in the roadway. Sarah found signs online and will order or have Doug or Lynn order and expense. Denise will also ask the gate contractor to possibly install longer gate arms at the Cooper Creek exit.

It appears that heavy thick vines caused the black iron fence to fall during the last hurricanes. Denise will report to Susan Lerman, HOA President, to ask if they can remove similar vines now growing on the Cooper Creek iron fence to prevent those from the "sail" effect in a future storm.

We are waiting for an official engineering report on how the wetlands damaged trees are causing flooding to Meeting Street and Heyward Circle which are not draining properly.

David recommended that the hedge between pond 4 and 7 be trimmed to 6 feet tall to prevent damage from wind. Sarah will coordinate with TLC.

David updated areas that need new drop lines around the perimeter and areas that need trimming.

Regarding district management, Denise updated the board that Rizzetta is making regional changes to district managers and we will be assigned a new district manager that is closer to our neighborhood. Also, we need to get pricing from Rizzetta for field management inspections/services.

Meeting adjourned at 5:30 p.m.

ATTESTED BY:

________________________________ ________________________________

Secretary/Assistant Secretary Chairperson/Vice-Chair

CDD Workshop minutes 10/08/25

All supervisors present: Denise Broyhill, Lissa Pygott, Frank Ingrassia, David Meyers, Sarah Hartz
Meeting called to order 4:30 p.m.
2 residents present: Dan Dragan, Armand Houze

Dan is still requisting irrigation repairs for the viburnum along Cooper Creek
Armand mentioned landscaping that needed attention from TLC (removal of a dead palm, palms to be trimmed, etc.)

We discussed that TLC has been falling behind on landscape maintenance. We may need to ask for them to hire a subcontractor while they're trying to get caught up.

We discussed changes that we want to the landscape plan from Troy's. (Denise will write up and submit).
The ligustrum outside of the fence need to be removed.
We would like the bottle bottom palms to be replaced with Christmas palms.
TLC has had problems maintaining bougainvillea so perhaps they can be replaced with something else colorful - maybe fire brush?
Sarah pointed out that oleanders get diseases so maybe they can be swapped out.
Sarah also asked that we ask Troy's to make an additional quote for the inside of the island behind the gatehouse.

Denise will also get a quote from Troy's to install irrigation and electric at the entrance.

We discussed the ongoing project of painting the tops of the fence monuments. Doug is progressing and we might consider hiring someone else to hang Christmas lights so that Doug can stay focused on painting. The fence also looks like it might need paint, but on closer inspection, there is lichen growing on it causing the white/light green spots. This can be scraped off and if it is still an issue, it can be painted.

David brought up the drainage issue along the back of the neighborhood behind Meeting Street and Heyward. While drainage is our responsibility, the property is the HOA's, and it is int he preserve. We discussed getting a read on this from Andy before proceeding.

Meeting adjourned at 6:00

CDD workshop minutes Nov 12 2025

Meeting called to order at 4:30 p.m.

4 board members present: Denise Broyhill, Sarah Hartz, David Meyers, Lissa Pygott

3 Residents present: Susan Lerman (HOA president), Alexander Chizhov (HOA VP), Dan Dragan

The board discussed various HOA properties that need irrigation repairs, mainly drip lines.

The landscape proposal for Troy's Tropics was discussed. David said maybe an alternate company could cut the lugustrum to save money. Sarah also mentioned maybe the mulching can be done by TLC as part of their mulch contract.

The Hoover pump maintenance contract is up for renewal and David brought it for perusal.

Denise updated that the road holes have been repaired.

Denise also updated that Universal Access is working to get the video recorder working at the gatehouse.

Meeting was adjourned at 5:20 p.m.

Tab 2

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures
September 2025
For Board Approval

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

The total items being presented: **$68,013.15**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	100172	2085	District Engineer 08/25	1,950.00
David Meyers	20250918-4	DM091025	BOS Meeting 09/10/25	200.00
Denise Broyhill	20250918-2	DB091025	BOS Meeting 09/10/25	200.00
Egis Insurance Advisors, LLC	100169	28966	Policy #100125943 10/01/2025-10/01/2026	11,227.00
Egis Insurance Advisors, LLC	100179	29194	Policy WC100125943 FY25-26	1,500.00
Elisabeth Pygott	20250918-3	EP091025	BOS Meeting 09/10/25	200.00
Florida Power & Light Company	20250924-1	FPL Summary 08/25 734	FPL Summary 08/25 734	1,920.19
Frank J. Ingrassia	100180	FI091025	BOS Meeting 09/10/25	200.00
Frontier Florida, LLC	100170	941-358-5340-100108-5 09/25	941-358-5340-100108-5 09/25	132.54
Frontier Florida, LLC	100181	941-359-0004-111611-5 09/25	941-359-0004-111611-5 09/25	172.92
Frontier Florida, LLC	100171	941-359-0009-111611-5 08/25	941-359-0009-111611-5 08/25	278.55
Frontier Florida, LLC	100182	941-359-0009-111611-5 09/25	941-359-0009-111611-5 09/25	278.55

University Place Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Frontier Florida, LLC	100173	941-359-3304-013124-5 09/25	941-359-3304-013124-5 09/25	109.49
Manatee County Utilities Department	100183	100171141 09/25	100171141 9/25	41.90
Persson, Cohen & Mooney, P.A.	100174	6307	District Counsel 08/25	1,323.36
Rizzetta & Company, Inc.	100168	INV0000102317	District Management Fees 09/25	3,283.33
Sarah E. Hartz	20250918-1	SH091025	SH091025	200.00
Securitas Security Services USA Inc	100175	12283173	Security Monitoring 08/25	6,328.85
Site Masters of Florida, LLC	100176	090325-1	Wall Clearing/Fence Repair Balance 09/25	17,000.00
The Observer Group, Inc.	100178	25-01627M	Legal Advertising 09/25	89.69
Total Landscape Care, Inc.	100184	202509	Landscape Maintenance 09/25	13,283.00
Troy's Tropics, Inc.	100177	109	Property Layout Design 08/25	2,500.00
Turner Pest Control, LLC	100185	620805060	Pest Control 06/25	56.65
Turner Pest Control, LLC	100185	621167877	Pest Control 09/25	56.65

University Place Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Universal Access, LLC	100186	AAAI3268	Tekwave setup 09/25	5,300.00
Valley National Bank	20250926-1	Valley Bank CC 08/25 734	Valley Bank CC 08/25 734	180.48
Total Report				**$ 68,013.15**

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	2085
DATE	08/28/2025
TERMS	Net 30
DUE DATE	09/27/2025

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[August 13 - August 26]	5:00	180.00	900.00
Project Manager	[August 25 - August 28]	5:00	210.00	1,050.00

BALANCE DUE **$1,950.00**

Pay invoice

UNIVERSITY PLACE CDD
August 2025

CDD Activities	WEEK(S)	HOURS	RATE	PERSON	TOTAL
Rizetta Coordination and General Administration Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board, site visit before meeting.	8/25	1.50	$210	R. Dvorak	$315.00
Miscellaneous Tasks - follow-up with FPL on light construction schedule, site visit for waterway/wetland inspection, coordination with Tim for road depressions, and kiosk bollard proposals	8/11 - 8/25	2.00	$210	R. Dvorak	$420.00
		0.00	$180	J. Whited	$0.00
		0.00	$120	K. Wagner	$0.00
Ownership Map - ownership parcel numbers for Andy and title search.	8/11	0.00	$210	R. Dvorak	$0.00
		1.00	$180	J. Whited	$180.00
Perimeter Fence Repair - CM services, coordination SiteMasters, and site inspection.	8/25	1.50	$210	R. Dvorak	$315.00
		4.00	$180	J. Whited	$720.00
		0.00	$120	J. Whited	$0.00
INVOICE TOTAL		10.00			**$1,950.00**

UNIVERSITY PLACE CDD

Meeting Date: September 10, 2025 Workshop Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Denise Broyhill	✓
David Meyers	✓
Frank Ingrassia	✓
Elisabeth Pygott	✓
Sarah Hartz	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:30pm
Meeting End Time:	5:30pm
Total Meeting Time:	1 hour

Time Over Ø (3) Hours:	Ø

Total at $175 per Hour:	$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	Ø
Additional or Continued Meeting?	Ø
Total Meeting Time:	Ø
Total at $175 per Hour:	$0.00

Business Mileage Round Trip	Ø
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: Lynn Hayes

INVOICE

Egis Insurance & Risk Advisors

RECEIVED 08/29/25

Customer	University Place Community Development District
Acct #	1301
Date	08/28/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	$ 11,227.00
Payment Amount	
Payment for:	Invoice#28966
100125943	

Thank You

University Place Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please detach and return with payment

Customer: University Place Community Development District

Invoice	Effective	Transaction	Description	Amount
28966	10/01/2025	Renew policy	Policy #100125943 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 8/28/2025	11,227.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 11,227.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
08/28/2025

INVOICE

Customer	University Place Community Development District
Acct #	1301
Date	09/12/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	$ 1,500.00
Payment Amount	
Payment for:	Invoice#29194
WC100125943	

Thank You

University Place Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Please detach and return with payment

Customer: University Place Community Development District

Invoice	Effective	Transaction	Description	Amount
29194	10/01/2025	Renew policy	Policy #WC100125943 10/01/2025-10/01/2026 FIA WC	
			Workers Compensation - Renew policy	1,339.73
			TRIA & Expense Constant - Renew policy	160.27
			Due Date: 9/12/2025	

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
$ 1,500.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors (321)233-9939
P.O. Box 748555
Atlanta, GA 30374-8555 accounting@egisadvisors.com

Date
09/12/2025

University Place CDD

Florida Power & Light Company Summary

Period Covered: 08/01/25-09/02/25 **Aug-25**

Due Date: 09/23/25

Account	Service Address	Code	Amount
10125-44514	7703 Cooper Creek Blvd Sign	53100-4301	$ 28.04
23503-29302	8133 Coates Row Pl Pmp 4	53100-6453	$ 771.72
28184-53512	7795 Honore Ave Pmp 1	53100-6453	$ 198.86
28666-94512	7900 Charleston St Gate Hse	53100-4301	$ 142.68
53322-87308	8005 Planters Knoll Ter Lft Sta	53100-6453	$ 482.83
61184-59301	7437 Sea Island Ln Pmp 6	53100-6453	$ 185.70
80884-58453	7607 Seven Oaks Dr Lgts	53100-4301	$ 82.05
85676-20409	7795 Honore Ave Pmp 2	53100-6453	$ 28.31
		TOTAL	**$ 1,920.19**

Summary		
53100-4301	**$**	**252.77**
53100-6453	**$**	**1,667.42**
Total	**$**	**1,920.19**

Electric Bill Statement
For: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 10125-44514
Service Address:
7703 COOPER CREEK BLVD # SIGN
UNIVERSITY PARK, FL 34201

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

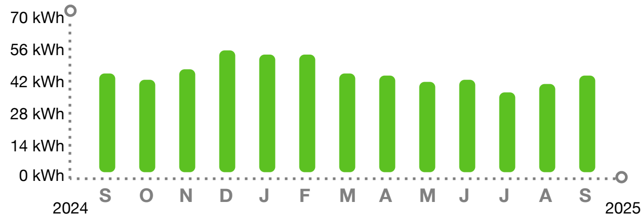
CURRENT BILL

$28.04
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	27.84
Payments received	-27.84
Balance before new charges	0.00
Total new charges	28.04
Total amount you owe	**$28.04**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 52011012544514440820000000

The 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:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
10125-44514	$28.04	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		27.84
Payment received - Thank you		–27.84
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$8.78	
Non-fuel: *($0.096100 per kWh)*	$4.42	
Fuel: *($0.027180 per kWh)*	$1.25	
Electric service amount	27.32	
Gross receipts tax (State tax)	0.70	
Taxes and charges	0.70	
Regulatory fee (State fee)	0.02	
Total new charges		$28.04
Total amount you owe		**$28.04**

METER SUMMARY

Meter reading - Meter AC06096. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	10587		10541		46

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	46	42	47
Service days	32	31	33
kWh/day	1	1	1
Amount	$28.04	$27.84	$27.56

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.

Electric Bill Statement
For: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 23503-29302
Service Address:
8133 COATES ROW PL # PMP 4
BRADENTON, FL 34201

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

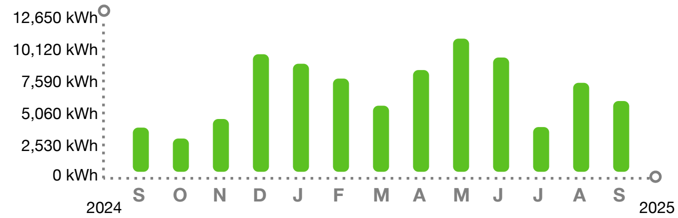
CURRENT BILL

$771.72
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	938.98
Payments received	-938.98
Balance before new charges	0.00
Total new charges	771.72
Total amount you owe	**$771.72**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 5201235032930292717700000

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

The 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 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
23503-29302	$771.72	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		938.98
Payment received - Thank you		–938.98
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Base charge:	$30.41	
Non-fuel: *($0.033890 per kWh)*	$206.83	
Fuel: *($0.027180 per kWh)*	$165.88	
Demand: *($13.41 per KW)*	$348.66	
Electric service amount	751.78	
Gross receipts tax (State tax)	19.29	
Taxes and charges	19.29	
Regulatory fee (State fee)	0.65	
Total new charges		$771.72
Total amount you owe		**$771.72**

METER SUMMARY

Meter reading - Meter KJL2048. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	26129		20026		6103
Demand KW	26.06				26

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	6103	7673	3810
Service days	32	31	33
kWh/day	190	247	115
Amount	$771.72	$938.98	$645.07

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.

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: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 28184-53512
Service Address:
7795 HONORE AVE # PMP 1
SARASOTA, FL 34243

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

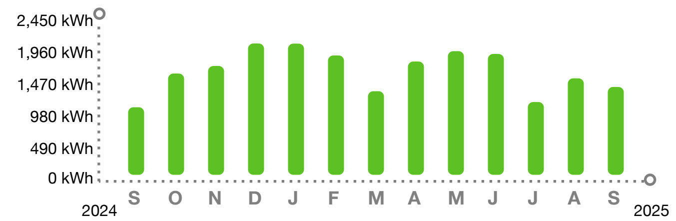
CURRENT BILL

$198.86
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	217.09
Payments received	-217.09
Balance before new charges	0.00
Total new charges	198.86
Total amount you owe	**$198.86**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 52012818453512 6889100000

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TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
28184-53512	$198.86	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		217.09
Payment received - Thank you		–217.09
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)*	$140.98	
Fuel: *($0.027180 per kWh)*	$39.87	
Electric service amount	193.72	
Gross receipts tax (State tax)	4.97	
Taxes and charges	4.97	
Regulatory fee (State fee)	0.17	
Total new charges		$198.86
Total amount you owe		**$198.86**

METER SUMMARY

Meter reading - Meter KN46375. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	34853		33386		1467

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	1467	1611	1128
Service days	32	31	33
kWh/day	45	51	34
Amount	$198.86	$217.09	$142.71

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.

Electric Bill Statement
For: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 28666-94512
Service Address:
7900 CHARLESTON ST # GATE HSE
BRADENTON, FL 34201

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

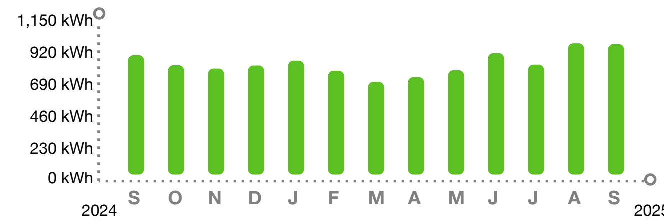
CURRENT BILL

$142.68
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Pay $120.64 instead of $142.68 by your due date to enroll in FPL Budget Billing®. **FPL.com/BB**

ENERGY USAGE HISTORY



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay $120.64 by your due date instead of $142.68. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	143.43
Payments received	-143.43
Balance before new charges	0.00
Total new charges	142.68
Total amount you owe	**$142.68**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 12064 520128666945129862410000O

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Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
28666-94512	$142.68	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		143.43
Payment received - Thank you		–143.43
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)*	$98.31	
Fuel: *($0.027180 per kWh)*	$27.81	
Electric service amount	138.99	
Gross receipts tax (State tax)	3.57	
Taxes and charges	3.57	
Regulatory fee (State fee)	0.12	
Total new charges		$142.68
Total amount you owe		**$142.68**

METER SUMMARY

Meter reading - Meter AC06099. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	55187		54164		1023

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	1023	1029	936
Service days	32	31	33
kWh/day	32	33	28
Amount	$142.68	$143.43	$120.65

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.

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: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 53322-87308
Service Address:
8005 PLANTERS KNOLL TER # LFT STA
BRADENTON, FL 34201

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

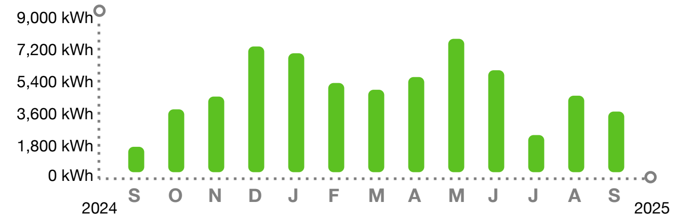
CURRENT BILL

$482.83
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	605.86
Payments received	-605.86
Balance before new charges	0.00
Total new charges	482.83
Total amount you owe	**$482.83**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 520153322873085382840000 0

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ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
53322-87308	$482.83	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		605.86
Payment received - Thank you		–605.86
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)*	$356.62	
Fuel: *($0.027180 per kWh)*	$100.86	
Electric service amount	470.35	
Gross receipts tax (State tax)	12.07	
Taxes and charges	12.07	
Regulatory fee (State fee)	0.41	
Total new charges		$482.83
Total amount you owe		**$482.83**

METER SUMMARY

Meter reading - Meter KJ15250. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	26415		22704		3711

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	3711	4683	1554
Service days	32	31	33
kWh/day	115	151	47
Amount	$482.83	$605.86	$191.64

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.

FPL.com Page 1 E001

Electric Bill Statement
For: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 61184-59301
Service Address:
7437 SEA ISLAND LN # PMP 6
BRADENTON, FL 34201

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

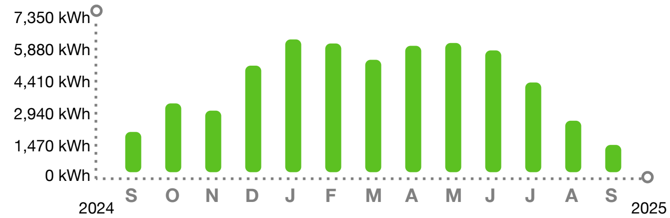
CURRENT BILL

$185.70
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	338.84
Payments received	-338.84
Balance before new charges	0.00
Total new charges	185.70
Total amount you owe	**$185.70**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 520161118459301007581000000

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MIAMI FL 33188-0001

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ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
61184-59301	$185.70	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		338.84
Payment received - Thank you		–338.84
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)*	$130.98	
Fuel: *($0.027180 per kWh)*	$37.05	
Electric service amount	180.90	
Gross receipts tax (State tax)	4.64	
Taxes and charges	4.64	
Regulatory fee (State fee)	0.16	
Total new charges		$185.70
Total amount you owe		**$185.70**

METER SUMMARY

Meter reading - Meter KJ15248. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	06190		04827		1363

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	1363	2573	2012
Service days	32	31	33
kWh/day	42	83	60
Amount	$185.70	$338.84	$244.27

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.

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: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 80884-58453
Service Address:
7607 SEVEN OAKS DR # LGTS
BRADENTON, FL 34201

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

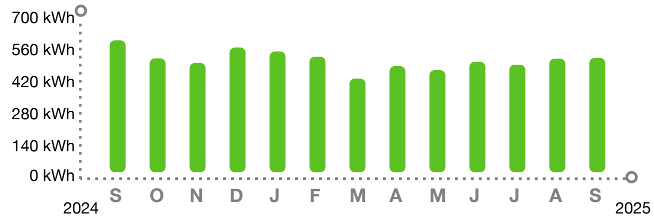
CURRENT BILL

$82.05
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Pay $78.43 instead of $82.05 by your due date to enroll in FPL Budget Billing®. **FPL.com/BB**

ENERGY USAGE HISTORY



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay $78.43 by your due date instead of $82.05. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	81.68
Payments received	-81.68
Balance before new charges	0.00
Total new charges	82.05
Total amount you owe	**$82.05**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

/ 27 7843 52018088458453350280000000

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TAMPA FL 33614-8390

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
80884-58453	$82.05	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill	81.68
Payment received - Thank you	–81.68
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)*	$52.27
Fuel:	*($0.027180 per kWh)*	$14.79
Electric service amount		79.93
Gross receipts tax (State tax)		2.05
Taxes and charges		2.05
Regulatory fee (State fee)		0.07
Total new charges		$82.05
Total amount you owe		**$82.05**

METER SUMMARY

Meter reading - Meter AC06065. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	84682		84138		544

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	544	541	628
Service days	32	31	33
kWh/day	17	17	19
Amount	$82.05	$81.68	$85.25

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.

FPL

FPL.com Page 1 E001

Electric Bill Statement
For: Aug 1, 2025 to Sep 2, 2025 (32 days)
Statement Date: Sep 2, 2025
Account Number: 85676-20409
Service Address:
7795 HONORE AVE # PMP 2
SARASOTA, FL 34243

UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

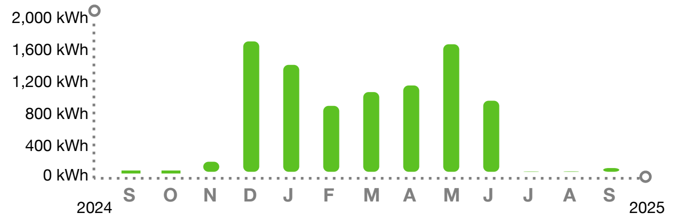
CURRENT BILL

$28.31
TOTAL AMOUNT YOU OWE

Sep 23, 2025
NEW CHARGES DUE BY

Scan to Pay or visit FPL.com/WaystoPay

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	25.98
Payments received	-25.98
Balance before new charges	0.00
Total new charges	28.31
Total amount you owe	**$28.31**

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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

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/ 27 520185676204094138200000

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ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED
85676-20409	$28.31	Sep 23, 2025	$

BILL DETAILS

Amount of your last bill		25.98
Payment received - Thank you		–25.98
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$12.87	
Minimum base bill charge:	$8.42	
Non-fuel: *($0.096100 per kWh)*	$4.90	
Fuel: *($0.027180 per kWh)*	$1.39	
Electric service amount	27.58	
Gross receipts tax (State tax)	0.71	
Taxes and charges	0.71	
Regulatory fee (State fee)	0.02	
Total new charges		$28.31
Total amount you owe		**$28.31**

METER SUMMARY

Meter reading - Meter KN46373. Next meter reading Oct 2, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	14692		14641		51

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 2, 2025	Aug 1, 2025	Sep 3, 2024
kWh Used	51	6	0
Service days	32	31	33
kWh/day	1	0	0
Amount	$28.31	$25.98	$25.66

KEEP IN MIND

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FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date: **Aug 28, 2025**

Billing Period: **Aug 28 - Sep 27, 2025**

Hi UNIVERSITY PLACE CDD,

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

Total balance
$132.54
due
Sep 22

Bill history		
Previous balance		$100.60
Payment received by Aug 28, thank you		-$100.60
Service summary	Previous month	Current month
Bundle	$95.81	↑$124.98
Taxes and Fees	$4.79	↑$7.56
Total services	**$100.60**	**$132.54**
Total balance		**$132.54**

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

6790 0107 DY RP 28 08292025 NNNNNNNY 01 995560

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

Total balance
$132.54

Due by
Sep 22

Account number
941-358-5340-100108-5

Amount enclosed
$ 132.54

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

1190089413585340100108000000000000000132545

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Aug 28, 2025

Billing Period:
Aug 28 - Sep 27, 2025

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

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FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Aug 28, 2025

Billing Period:
Aug 28 - Sep 27, 2025

Bundle

Monthly Charges		
08.28-09.27	Business Fiber Internet 1 Gig	$84.99
	1 Usable Static IP Address	$20.00
	Frontier Business Voice	$19.99
Bundle Total		**$124.98**

Taxes and Fees

	Federal USF Recovery Charge	$4.67
	Federal Taxes	**$4.67**
	FL State Communications Services Tax	$1.20
	County Communications Services Tax	$0.60
	FL State Gross Receipts Tax	$0.58
	Manatee Co VOIP 911 Surcharge	$0.40
	FL Telecommunications Relay Service	$0.08
	FL State Gross Receipts Tax	$0.03
	State Taxes	**$2.89**
Taxes and Fees Total		**$7.56**

Total current month charges **$132.54**

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 $132.54 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.

NOTICE OF RATE INCREASE...

Effective with this bill, there is a $20.00 increase per month, per line for your Internet/Broadband services (example Internet, Internet for Business, Broadband ("BB"), High Speed Internet ("HSI"), Business High Speed, etc.).

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Aug 28, 2025

Billing Period:
Aug 28 - Sep 27, 2025

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date: **Sep 13, 2025**

Billing Period: **Sep 13 - Oct 12, 2025**

Hi UNIVERSITY PLACE CDD,

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

Total balance **$172.92** due **Oct 07**

Bill history		
Previous balance		$172.92
Payment received by Sep 13, thank you		-$172.92
Service summary	Previous month	Current month
Internet	$104.99	$104.99
Phone	$37.48	$37.48
Additional Services	$12.99	$12.99
Taxes and Fees	$17.46	$17.46
Total services	**$172.92**	**$172.92**
Total balance		**$172.92**

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

6790 0107 DY RP 13 09152025 NNNNNNNY 01 991971

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

Total balance
$172.92

Due by
Oct 07

Account number
941-359-0004-111611-5

Amount enclosed
$ 172.92

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

1860049413590004111611000000000000000172925

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 13, 2025

Billing Period:
Sep 13 - Oct 12, 2025

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Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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SERVICE TERMS

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

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date: **Sep 13, 2025**

Billing Period: **Sep 13 - Oct 12, 2025**

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 $54.03 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.

Internet

Monthly Charges		
09.13-10.12	Business Fiber Internet 500	$94.99
	Valued Customer Fiber 1 Gig Upgrade	$0.00
	FiberOptic Internet	$10.00
Internet Total		**$104.99**

Phone

Monthly Charges		
09.13-10.12	Carrier Cost Recovery Surcharge	$13.99
	Federal Primary Carrier Single Line Charge	$9.99
	Frontier Roadwork Recovery Surcharge	$4.50
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
Phone Total		**$37.48**

Additional Services

Monthly Charges		
09.13-10.12	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	$0.42
	Federal Taxes	**$12.30**
	FL State Communications Services Tax	$2.43
	County Communications Services Tax	$1.20
	FL State Sales Tax	$0.78
	FL State Gross Receipts Tax	$0.56
	County Sales Tax	$0.13
	FL State Gross Receipts Tax	$0.06
	State Taxes	**$5.16**
Taxes and Fees Total		**$17.46**

Total current month charges $172.92

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 13, 2025

Billing Period:
Sep 13 - Oct 12, 2025

941-359-0004

88/KQXA/026813/ /VZFL

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

Hi UNIVERSITY PLACE CDD,

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

Total balance
$278.55
due
Sep 12

Bill history		
Previous balance		$272.98
Payment received by Aug 19, thank you		–$272.98
Service summary	Previous month	Current month
Bundle	$239.96	↑$245.46
Other	$4.50	$4.50
Taxes and Fees	$28.52	↑$28.59
Total services	**$272.98**	**$278.55**
Total balance		**$278.55**

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

6790 0107 DY RP 19 08202025 NNNNNNNY 01 002347 0009

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

Total balance
$ 278.55

Account number
941-359-0009-111611-5

Due by
Sep 12

Amount enclosed
$ 278.55

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

836006941359000911161100000000000000278555

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

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PAYING YOUR BILL

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FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date: **Aug 19, 2025**

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

Bundle

Monthly Charges		
08.19-09.18	FiberOptic Internet for Business 25/25	$130.98
	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	$4.50
	Access Recovery Charge-Business	$2.50
Bundle Total		**$245.46**

Other Charges

Monthly Charges		
08.19-09.18	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	$0.42
	Federal Taxes	**$15.90**
	FL State Communications Services Tax	$6.40
	County Communications Services Tax	$3.16
	FL State Gross Receipts Tax	$2.47
	Manatee Co 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.18
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$12.69**
Taxes and Fees Total		**$28.59**

Total current month charges **$278.55**

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 $143.07 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Starting this month, the Road Recovery surcharge has increased 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.

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Aug 19, 2025

Billing Period:
Aug 19 - Sep 18, 2025

Account Activity

9413590009

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2025-08-19	-$22.00
Total				-$22.00

941-359-0009

88/KQXA/029470/ /VZFL

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 19, 2025

Billing Period:
Sep 19 - Oct 18, 2025

Hi UNIVERSITY PLACE CDD,

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

Total balance
$278.55
due
Oct 14

Bill history		
Previous balance		$278.55
Payment received by Sep 19, thank you		–$278.55
Service summary	Previous month	Current month
Bundle	$245.46	$245.46
Other	$4.50	$4.50
Taxes and Fees	$28.59	$28.59
Total services	**$278.55**	**$278.55**
Total balance		**$278.55**

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

6790 0107 DY RP 19 09222025 NNNNNNNY 01 002241 0009

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

Total balance
$ 278.55

Due by
Oct 14

Account number
941-359-0009-111611-5

Amount enclosed
$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

8360069413590009111611000000000000000278555

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 19, 2025

Billing Period:
Sep 19 - Oct 18, 2025

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FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date: **Sep 19, 2025**

Billing Period: **Sep 19 - Oct 18, 2025**

Bundle

Monthly Charges		
09.19-10.18	FiberOptic Internet for Business 25/25	$130.98
	Solutions Bundle Discount	-$22.00
	Solutions Bundle Line	$99.00
	Carrier Cost Recovery Surcharge	$13.99
	Federal Primary Carrier Single Line Charge	$9.99
	Frontier Roadwork Recovery Surcharge	$4.50
	Federal Subscriber Line Charge - Bus	$6.50
	Access Recovery Charge-Business	$2.50
Bundle Total		**$245.46**

Other Charges

Monthly Charges		
09.19-10.18	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	$0.42
	Federal Taxes	**$15.90**
	FL State Communications Services Tax	$6.40
	County Communications Services Tax	$3.16
	FL State Gross Receipts Tax	$2.47
	Manatee Co 911 Surcharge	$0.40
	FL State Gross Receipts Tax	$0.18
	FL Telecommunications Relay Service	$0.08
	State Taxes	**$12.69**
Taxes and Fees Total		**$28.59**

Total current month charges **$278.55**

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 $143.07 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.

Beginning with your next bill, your FiberOptic Internet service will increase by $10.00 per month, per line. Questions? Please contact customer service.

Beginning with your next bill, your Business Line (standalone or part of your voice bundle) will increase to $71.00 per month, per line. Questions? Please contact customer service.

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 19, 2025

Billing Period:
Sep 19 - Oct 18, 2025

Account Activity

9413590009

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2025-09-19	-$22.00
Total				-$22.00

941-359-0009

88/KQXA/029470/ /VZFL

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 02, 2025

Billing Period:
Sep 02 - Oct 01, 2025

Hi UNIVERSITY PLACE CDD,

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

Total balance
$109.49
due
Sep 26

Bill history		
Previous balance		$109.49
Payment received by Sep 02, thank you		–$109.49
Service summary	Previous month	Current month
Internet	$104.99	$104.99
Other	$4.50	$4.50
Total services	**$109.49**	**$109.49**
Total balance		**$109.49**

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

6790 0107 DY RP 02 09032025 NNNNNNNY 01 001975 0008

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

Total balance
$109.49

Due by
Sep 26

Account number
941-359-3304-013124-5

Amount enclosed
$ 109.49

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

294006941359330401312400000000000000109495

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date: **Sep 02, 2025**

Billing Period: **Sep 02 - Oct 01, 2025**

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For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
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PAYING YOUR BILL

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FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 02, 2025

Billing Period:
Sep 02 - Oct 01, 2025

Internet

Monthly Charges		
09.02-10.01	Business Fiber Internet 500	$79.99
	1 Usable Static IP Address	$25.00
Internet Total		**$104.99**

Other Charges

Monthly Charges		
09.02-10.01	Printed Bill Fee	$4.50
Other Charges Total		**$4.50**

Total current month charges **$109.49**

FRONTIER

UNIVERSITY PLACE CDD

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

PIN:

Billing Date:
Sep 02, 2025

Billing Period:
Sep 02 - Oct 01, 2025

MCUD

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

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

UNIVERSITY PLACE CDD
7900 CHARLESTON ST

Amount Due	$41.90
Please Pay By	10-Oct-2025
Account Number	100171141

Account Summary

Previous Amount Due	$41.90
Payments Received	-$41.90
Balance Forward	$0.00
Contract Charges	$41.90
Total Amount Due	$41.90

Usage Profile (Consumption x 1000 = GAL)

Meter Number 77298591

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
08/13	1872	09/11	1872	0 kgal

Important Information

- Upcoming Changes to Utility Payment Processing :Beginning September 1, 2025, mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details — Service Period 08/13 - 09/11 (30 Days)

Commercial Water Service (Meter # 77298591) (08/13 - 09/11)		
Water Base Rate	1 month(s) x $12.38	$12.38
Sewer Commercial Service (08/13 - 09/11)		
Sewer Base Rate	1 month(s) x $29.52	$29.52
Total New Charges		**$41.90**
Total Amount Due		**$41.90**

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

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

SERVICE ADDRESS	7900 CHARLESTON ST
ACCOUNT NUMBER	100171141
BILLING DATE	19-Sep-2025
DUE DATE	10-Oct-2025
TOTAL AMOUNT DUE	$41.90

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

AMOUNT PAID 41.90

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

1001711412000000419000000000

RECEIVED SEP -5 2025

INVOICE

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

Invoice # 6307
Date: 09/02/2025
Due On: 10/02/2025

University Place Community Development District
3434 Colwell Ave, Ste. 100
Tampa, Florida 33614

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$1,323.36	) - (	$0.00	) =	$1,323.36

UPCDD

District Counsel Representation

Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AHC	08/05/2025	Review agenda for workshop. Exchange e-mails with District Manager re: towing policies.	0.25	$303.00	$75.75
Service	DPL	08/07/2025	Draft contracts for Universal Gates and termination letter for Securitas.	1.75	$303.00	$530.25
Service	AHC	08/07/2025	Confer with associate counsel. Review Securitas termination. Review Universal gate contract and preventative maintenance contract prepared by associate counsel. Revise both contracts and e-mail to District management and Chair for review/comment.	0.75	$303.00	$227.25
Service	DPL	08/08/2025	Update termination letter for Securitas and send for mailing.	0.25	$303.00	$75.75
Service	AHC	08/15/2025	Research re: parcels still owned by developer.	0.25	$303.00	$75.75
Service	AHC	08/18/2025	Initial review of 8/25 CDD meeting agenda. Follow-up on ownership of roadways and additional remaining potential developer owned parcels.	0.50	$303.00	$151.50

Service	AHC	08/22/2025	Continued review of 8/25 agenda package and follow-up on action items.	0.25	$303.00	$75.75
Service	AHC	08/26/2025	Exchange e-mails with Chair and title company. Order ownership reports re: roadways and other property "slivers."	0.25	$303.00	$75.75
					Services Subtotal	**$1,287.75**

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	08/08/2025	certified mail: Securitas termination	3.00	$11.87	$35.61
				Expenses Subtotal	**$35.61**
				Subtotal	**$1,323.36**
				Total	**$1,323.36**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6307	10/02/2025	$1,323.36	$0.00	$1,323.36
			Outstanding Balance	**$1,323.36**
			Total Amount Outstanding	**$1,323.36**

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

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

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

Invoice

Date	Invoice #
9/2/2025	INV0000102317

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	5.00	$20.00	$100.00
Management Services	1.00	$3,083.33	$3,083.33
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$3,283.33
Total	$3,283.33

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

Securitas
INVOICE

Account#	537689
Engagement#	5000066946
PO#	
Inv#	12283173
Invoice Amount	$6,328.85
Invoice Date	08/31/2025
Invoice Period	08/01/2025 - 08/31/2025
Page 1 of 1	**Please Pay Promptly**

Subject to 1.5% monthly finance charge if not paid by 09/30/2025

E02 Email

NCC #:

Dept: 48624
Tax ID: 71-0912217

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

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

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

Expenses

TS-PKG1 University Place (Change order, Rewire) - Bradenton,FL - ACS-08/01/2025--	1.00	$	189.020	$	189.02
TS-PKG1 University Place - Main & Back Gates - Bradenton,FL - VMS & VSS-08/01/2	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#	**12283173**
Invoice Date	08/31/2025

Invoice Total **$** **6,328.85**

Subject to 1.5% monthly finance charge if not paid by 09/30/2025

E02 Email
Dept: 48624

Amount Paid **$** 6,328.85

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

INVOICE
#090325-1

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

Date: September 3, 2025

East Perimeter Wall Clearing and Fence Panel Repair

Contract amount	$36,200
Work completed	$17,000
Previously paid	($18,100)

TOTAL DUE $17,000

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01627M **Date 09/12/2025**

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

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

Description	Amount
Serial # 25-01627M **Board of Supervisors Meeting Dates** **RE:** Fiscal Year 2025/2026; University Place CDD **Published:** 9/12/2025	$89.69

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$89.69**

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

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

Business Observer

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

INVOICE

Legal Advertising

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

The Board of Supervisors of the University Place Community Development District will hold Workshop meetings for Fiscal Year 2025-2026 in person located in the Community Room located at 7805 Charleston Street, Bradenton, Florida at 4:30 p.m. unless otherwise indicated as follows:

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

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3434 Colwell Ave, #200, Tampa, Florida 33614 or by calling (813) 933-5571.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Lynn Hayes
District Manager
September 12, 2025 25-01627M

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

Total Landscape Care, Inc
3905 65th St E
Bradenton, FL 34208
USA

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 202509
Invoice Date: Sep 1, 2025
Page: 1

Duplicate

Bill To:	Ship to:
University Place CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	University Place CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Open		9/30/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections	60.00	7,200.00
		Services: 9/1/25 to 9/30/25		

Subtotal	13,283.00
Sales Tax	
Total Invoice Amount	13,283.00
Payment/Credit Applied	
TOTAL	**13,283.00**

Check/Credit Memo No:

TROY'S TROPICS

4151 Proctor Rd
Sarasota, FL 34233

Invoice 109

Date	PO#
08/12/25	
Sales Rep	**Terms**
Russell Keeton	Due on Receipt

Bill To
CDD Invoice Rizetta & Company University Place CDD c/o Rizetta & Co 3434 Colwell Ave Ste 200 Tampa, FL 33644

Property Address
University Place 7700 Cooper Creek Place Bradenton, FL 34201

Description	Qty / UOM	Rate	Ext. Price	Amount

Thanks again for trusting Troy's Tropics—we appreciate your business.

Warm regards,
The Troy's Tropics Team
941-923-1246
TroysTropics.com

Custom Layout Design comprised of a to-scale drawing of your property that shows existing elements and proposed features. Placement of hardscapes (patios, walkways, retaining walls), garden beds, lawn areas, edible gardens, and other special elements, as applicable. Includes plant legend.

DESIGN/CONSULT - 08/12/2025 $2,500.00

Subtotal	$2,500.00
Sales Tax	$0.00
Total	**$2,500.00**
Credits/Payments	($0.00)
Balance Due	**$2,500.00**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$0.00	$2,500.00	$0.00	$0.00	$0.00

Service Slip/Invoice

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

INVOICE: 620805060
DATE: 06/18/2025
ORDER: 620805060

Bill To: [717534]
University Place
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Work Location: [717534] 941-223-2475
Poc
Gate House
7900 Charleston St
Bradenton, FL 34201-2042

Work Date	Time	Target Pest	Technician		Time In
06/18/2025	07:54 AM	ANTS, ROACH, SILVER			07:54 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/22/2025			08:11 AM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	$56.65

SUBTOTAL	$56.65
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$56.65

AMOUNT DUE **$56.65**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Turner Pest Control

PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

Service Slip/Invoice

INVOICE: 621167877
DATE: 09/22/2025
ORDER: 621167877

Bill To: [717534]
University Place
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207

Work Location: [717534] 941-223-2475
Poc
Gate House
7900 Charleston St
Bradenton, FL 34201-2042

Work Date	Time	Target Pest	Technician		Time In
09/22/2025	07:33 AM	ANTS, ROACH, SILVER			07:33 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	09/22/2025			07:51 AM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	$56.65

SUBTOTAL	$56.65
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$56.65

AMOUNT DUE **$56.65**

TECHNICIAN SIGNATURE

N/A

N/A EXTERIOR ONLY
CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

UNIVERSAL

ACCESS

941.705.9782

Invoice

Universal Access, LLC
5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number	AAAI3268
Date	9/9/2025

Sold to

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

Ship to

University Place
Rizzetta & Company
Lynn Hayes <>
,

Salesperson	P.O. Number	Terms
Paul Savage		

Line	Qty	Description	Unit Price	Ext. Price
1	1	Tekwave Access and Allbox Transfer fee from Tekwave Ontime Fee	$2,400.00	$2,400.00
2	1	Virtual Guard Setup Fee one time	$2,900.00	$2,900.00

This setup will provide Universal with Control access to Tekwave services for University Place

Cost For Virtual Guard is $2900.00 per Month
Cost For Universal Tekwave Service and support - $975.00 Per Month
Quarterly Maintenance -$600.00 per Quarter

Sales Tax	*$0.00*
Total	*$5,300.00*

Notes:
Please contact me if I can be of further assistance.

0 0 | Account Number: XXXX XXXX XXXX

ACCOUNT SUMMARY

Credit Limit	
Credit Available	
Statement Closing Date	August 31, 2025
Days in Billing Cycle	31
Previous Balance	$0.00
Payments & Credits	$535.59
Purchases & Other Charges	$716.07
Balance Transfer	$0.00
FEES CHARGED	$0.00
INTEREST CHARGED	$0.00
New Balance	$180.48

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	$180.48
Minimum Payment Due	**$180.48**
Payment Due Date	**September 25, 2025**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX $106.52	
08/07	08/07	F1515006V000PR219	ADJUSTMENT-PAYMENTS	535.59
08/07	08/07		*FINANCE CHARGE* PREV CYCLE PURCHASES	6.52
08/07	08/07		PREVIOUS CYCLE LATE FEE	100.00
08/12	08/12	853341170EHMSBRVQ	PAYMENT - PAYPOINT NEW YORK NY	535.59-
		MICHELLE WHITE	**TOTAL XXXXXXXXXXXX $0.00**	
		DOUG PEWTERBAUGH	**TOTAL XXXXXXXXXXXX $73.96**	
08/08	08/08	52707156X09FV7Z3M	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	2.94
08/08	08/08	52707156X09FV82GY	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	8.44
08/08	08/08	52707156X09FV85WR	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	1.47
08/08	08/08	52707156X09FV87HV	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	18.97
08/11	08/11	52707157009FEBFV1	HOMEDEPOT.COM 800-430-3376 GA	4.57

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX
Payment Due Date	**September 25, 2025**
New Balance	**$180.48**
Minimum Payment Due	$180.48
Past Due Amount	$0.00
Amount Enclosed:	$

Make Check Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0
UNIVERSITY PLACE COMMUNITY DEVELOP
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5200 MERCHANT ZIP: 30339000	
08/26	08/26	52707157F09FWTBDM	THE HOME DEPOT #6319 BRADENTON FL	11.25
			MCC: 5200 MERCHANT ZIP: 34201000	
08/29	08/29	55432867H5SZ9YYVX	LOWES #01935* SARASOTA FL	26.32
			MCC: 5200 MERCHANT ZIP: 342326409	

IMPORTANT ACCOUNT INFORMATION

$0 - $180.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 09/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$2.42	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$0.18	$0-$500,000 = 0.25%
New Cashback Balance	$2.60	$500,001-$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	$1,500,00-$4,000,000 = 0.75%
		$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

Tiers	*Cashback %*
$0 - $500,000	*0.25*
$500,001 - $1,500,000	*0.60*
$1,500,001 - $4,000,000	*0.75*
$4,000,001 - $12,500,000	*0.90*
$12,500,001 +	*1.00*

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.
This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

University Place CDD Credit Card

08/31/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
8/7/2025		Credit Card Fee-Payment Error	51300-4903	$ 6.52	Y	
8/7/2025		Credit Card Fee-Payment Error	51300-4903	$ 100.00	Y	
8/8/2025	Home Depot	Mounting for guardhouse modem	52900-4809	$ 2.94	Y	Y
8/8/2025	Home Depot	Mounting for guardhouse modem	52900-4809	$ 8.44	Y	Y
8/8/2025	Home Depot	Mounting for guardhouse modem	52900-4809	$ 1.47	Y	Y
8/8/2025	Home Depot	Screwdriver	57200-4647	$ 18.97	Y	Y
8/11/2025	Home Depot	Mounting for guardhouse modem	52900-4809	$ 4.57	Y	Y
8/26/2025	Home Depot	Paper Lawn Bags	57200-4647	$ 11.25	Y	Y
8/29/2025	Lowe's	Kiosk Repair	57200-4647	$ 26.32	Y	Y

08/31/25 Statement **001-10103**

Total activity	180.48
Replenish card	-
Credit/Refund	-
Total charges	180.48
	$ 180.48

0

Expense Summary

57200-4647	(56.54)
53900-4609	-
57200-5101	-
57200-4761	-
51300-4903	(106.52)
52900-4809	(17.42)
	(180.48)

TRUE

How doers get more done.

5475 UNIVERSITY PARKWAY
BRADENTON, FL 34201 (941)358-3360

6319 00022 44234 08/08/25 10:40 AM
SALE CASHIER MELISSA

887480286618 MACH SCREW <A> 1.47N
MCH SCRW ZINC COMB RND #8 X 5/8
887480300413 BAG FASTNR <A> 1.47N
WING NUT ZINC #8

SUBTOTAL 2.94
SALES TAX 0.00
TAX EXEMPT
TOTAL $2.94
XXXXXXXXXXXX7622 MASTERCARD
USD$ 2.94
AUTH CODE 008649/1224427 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: IT

2025 PRO XTRA SPEND 08/07: $3,997.88

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6319 08/08/25 10:40 AM

6319 22 44234 08/08/2025 2698

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/06/2025

How doers get more done.

5475 UNIVERSITY PARKWAY
BRADENTON, FL 34201 (941)358-3360

6319 00062 30635 08/08/25 12:57 PM
SALE CASHIER IVANA

887480029611 MACH SCREW <A> 1.47N
MCH SCRW ZINC COMB RND #4 X 3/4

SUBTOTAL 1.47
SALES TAX 0.00
TAX EXEMPT
TOTAL $1.47
XXXXXXXXXXXX7622 MASTERCARD
USD$ 1.47
AUTH CODE 008332/1624774 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: guardshack it

2025 PRO XTRA SPEND 08/07: $4,009.26

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6319 08/08/25 12:57 PM

6319 62 30635 08/08/2025 9597

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/06/2025

UNIVERSITY PLACE CDD

Receipt # 6319-52-33648

PO/Job Name: guard house it

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered
8/8/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
#6-32 x 3/4 in. Zinc Plated Combo Round Head Machine Screw (8-Pack) SKU 1006547981	1	$1.47	$0.00	$1.47	$1.47
#6-32 Zinc Wing Nuts(50-Pack) SKU 592029	1	$6.97	$0.00	$6.97	$6.97

Subtotal	$8.44
Discount	$0.0
Shipping	$0

UNIVERSITY PLACE CDD

Order # WG95909593

PO/Job Name: **Tool**

Buy Online Deliver From Store

Ordered
8/8/2025
Delivered
8/8/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Multi-Bit Screwdriver with 37 Tips SKU 1006011711	1	$18.97	$0.00	$18.97	$18.97

Subtotal	$18.97
Discount	$0.00
Shipping	$0.0
Delivery Charge	$0.00
Sales Tax	$0.00
Order Total	**$18.97**

UNIVERSITY PLACE CDD

Order # WG95909332

PO/Job Name: Guardshack it

Ship To Home

Ordered
8/8/2025
Being Processed
8/8/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
#4-40 x 1 in. Phillips Drive Pan Head Machine Screws (25-Pack) SKU 1004651843	1	$4.57	$0.00	$4.57	$4.57

Subtotal	$4.57
Discount	$0.00
Shipping	$0.0
Delivery Charge	$0.00
Sales Tax	$0.00
Order Total	**$4.57**

Printed On: August 8, 2025 16:43:14 EDT

5475 UNIVERSITY PARKWAY
BRADENTON, FL 34201 {941}358-3360

6319 00061 42566 08/26/25 06:19 PM
SALE CASHIER FREDERICK

----------Instant Vol Savings-----------
729928000496 30G LAWNBAGS <A>
PAPER LAWN BAGS-30GAL-5PK
5@2.50 12.50N
MAX REFUND VALUE $11.25/5
Instant Vol Savings -1.25

SUBTOTAL	11.25
SALES TAX	0.00

TAX EXEMPT

TOTAL	$11.25

XXXXXXXXXXXX7622 MASTERCARD
USD$ 11.25
AUTH CODE 026114/3615689 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: bp cleanup

2025 PRO XTRA SPEND 08/25: $4,067.87

6319 08/26/25 06:19 PM
6319 61 42566 08/26/2025 9930

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	11/24/2025

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LOWE'S HOME CENTERS, LLC
5750 FRUITVILLE ROAD
SARASOTA, FL 34232   (941) 961-6261

— SALE —

SALES#: FSTLAN01 4905330 TRANS#: 73181092 08-29-25

74772 TPCN DRL BT 5/32X3-1/2 IN	6.98
104520 METAL CLOSURE PLUG KIT	2.58
50440 2G BLANK COVER GREY	3.78
49959 2G METAL 5-HOLE 1/2-IN WP	12.98
SUBTOTAL:	26.32
TOTAL TAX:	0.00
INVOICE 94138 TOTAL:	26.32
M/C:	26.32

MC: XXXXXXXXXXXX7622 AMOUNT: 26.32 AUTHCD: 029832
TAP REFID:1935251138230 08/29/25 18:42:08
CUSTOMER CODE: TPI
TVR : 0000008001
AID : A0000000041010

STORE: 1935 TERMINAL: 25 08/29/25 18:42:36
 # OF ITEMS PURCHASED: 4
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

THANK YOU FOR SHOPPING LOWE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

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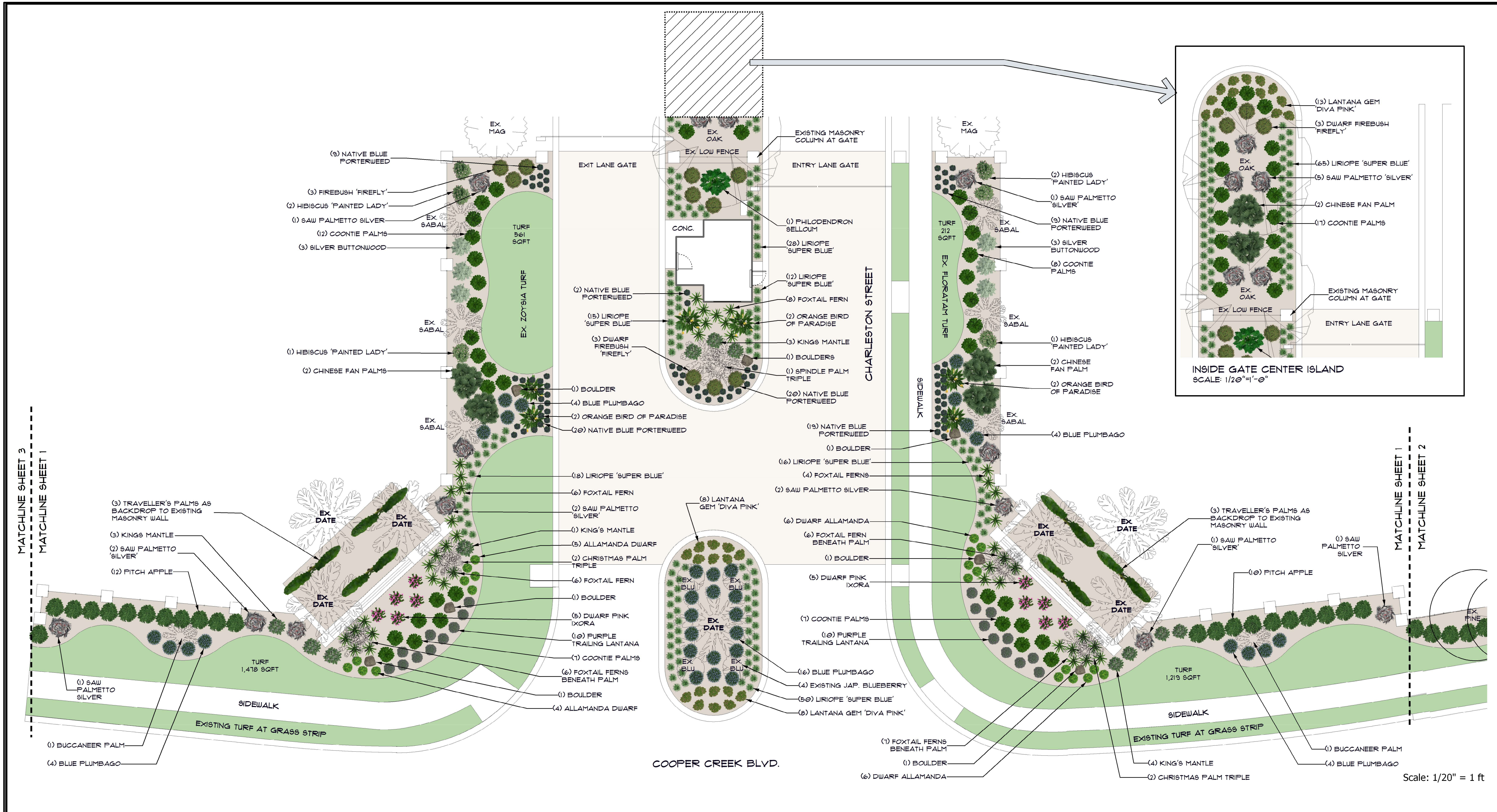
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

****
* SHARE YOUR FEEDBACK! *
* ENTER FOR A CHANCE TO BE *
* ONE OF FIVE $500 WINNERS DRAWN MONTHLY! *
* ¡ENTRE EN EL SORTEO MENSUAL *
* PARA SER UNO DE LOS CINCO GANADORES DE $500! *
* *

Tab 3



N

Scale: 1"=20'

Client Name: University Place
Address: 7700 Cooper Creek Boulevard
City: Bradenton State: FL
Zip/Code: 34201
Client Phone: (302) 668-5494
Client Email: dbroyhill@universityplacecdd.org

Landscape Plan:

UNIVERSITY PLACE

Main Entrance & Guardhouse

Sheet 1 of 4

Design by: Daniel Lucas
Phone : (941) 310-4401
Email: Design5@troystropics.com
Date Drawn: 9-25-2025
Revised Date: 10-14-2025

TROY'S TROPICS
5 Acre Nursery & Landscape Division

TROY'S TROPICS

Proposal #788

Date: 10/20/2025

Customer:
Denise Broyhill University Place 5844 Old Pasco Rd Wesley Chapel, FL 33544 302-668-5494

Property:
University Place 7700 Cooper Creek Place Bradenton, FL 34201 302-668-5494

Main Entrance & Guardhouse

Troy's Tropics - Our Commitment to You

At Troy's Tropics, we treat every landscape installation with the same care and attention we'd give our own property. With nearly 40 years of experience serving Sarasota and the surrounding areas, we take pride in delivering thoughtful, high-quality installations that bring your vision to life and thrive in Florida's unique environment.

From initial site prep to the final planting, our team is focused on craftsmanship, efficiency, and long-term success. We believe great landscapes start with great relationships — and we're committed to guiding you through every step of the process with clear communication and dependable service.

We stand behind our work, and we stand by our clients — always.

Estimate good for 30 days.

Please see attached for your design and customized, detailed scope of work.

Main Entrance/ Guardhouse

PLANT INSTALLATION

SOIL AMENDMENT

We incorporate nutrient-rich organic material into the existing soil to improve drainage, structure, and overall plant health. Amending the soil helps roots establish quickly and ensures your landscape investment thrives from the start. This service is especially important in sandy or compacted Florida soil.

PLANT INSTALLATION

We install trees, shrubs, groundcovers, and seasonal plants based on your landscape design or vision. Each plant is carefully placed at the correct depth and spacing to encourage healthy root development and long-term success. We ensure everything is watered in and the site is left clean and professional.

FERTILIZATION AND MULCH APPLICATION

We fertilize all newly installed plants to give them a strong, healthy start. Fresh mulch is added to help retain moisture, suppress weeds, and complete the polished look of your landscape.

Items	Quantity	Unit	Price/Unit	Price
SPINDLE PALM, TRIPLE, 10FT OA	1.00	FG	$1,700.00	$1,700.00
CHRISTMAS PALM, TRIPLE	4.00	25G	$220.97	$883.88
TRAVELER PALM	6.00	25G	$350.00	$2,100.00
BUCCANEER PALM	2.00	25G	$799.00	$1,598.00
CHINESE FAN PALM	6.00	25G	$250.00	$1,500.00
SAW PALMETTO, SILVER	16.00	15G	$189.97	$3,039.52
BIRD OF PARADISE, ORANGE	6.00	15G	$150.00	$900.00
PITCH APPLE	22.00	15G	$99.97	$2,199.34
PHILODENDRON, SELLOUM	1.00	7G	$59.97	$59.97
IXORA, NORA GRANT, PINK	10.00	7G	$55.97	$559.70
COONTIE PALM	51.00	7G	$79.97	$4,078.47
BUTTONWOOD, BUSH, SILVER	6.00	7G	$55.97	$335.82
HIBISCUS, BUSH, PAINTED LADY	6.00	7G	$55.97	$335.82
FIRE BUSH, DWARF FIREFLY	13.00	3G	$18.97	$246.61
PLUMBAGO, BLUE	32.00	3G	$16.97	$543.04
THUNBERGIA, KING'S MANTLE	11.00	3G	$15.97	$175.67
FOXTAIL FERN	43.00	3G	$15.97	$686.71
ALLAMANDA, DWARF	21.00	3G	$16.97	$356.37
PORTERWEED, ASSORTED	77.00	1G	$6.97	$536.69
LANTANA, GEM DIVA PINK	29.00	1G	$6.97	$202.13
LIRIOPE, SUPER BLUE	204.00	1G	$2.25	$459.00
LANTANA, TRAILING, LAVENDER	20.00	1G	$6.97	$139.40

PREMIUM COMPOST/TOPSOIL MIX, BULK	15.00	YARD	$55.00	$825.00
MULCH, COCOA BROWN, BAG	961.00	2CF	$3.99	$3,834.39
SOD, ST. AUGUSTINE, FLORATAM	9.00	PALLET	$399.00	$3,591.00
BOULDER, LIMESTONE CAP ROCK, 2-3FT	6.00	EA	$225.00	$1,350.00
LABOR - LANDSCAPE				$25,198.11
DUMP/DISPOSAL TRK	1.00	EA	$1,400.00	$1,400.00
			PLANT INSTALLATION:	$58,834.64

Herbicide Application

Before any landscape installation begins, we apply a targeted, professional-grade herbicide to existing vegetation and weed growth throughout the project area. This crucial step eliminates unwanted plant material at the root level, reducing the risk of regrowth and minimizing competition with your new plantings. By preparing a clean and weed-free foundation, we ensure your landscape starts off right—healthier, easier to maintain, and with better long-term results.

Items	Quantity	Unit	Price/Unit	Price
HERBICIDE APPLICATION	2.00	EA	$400.00	$800.00
			Herbicide Application:	$800.00

SOD CUTTER

Items	Quantity	Unit	Price/Unit	Price
SOD CUTTER	1.00	EA	$250.00	$250.00
			SOD CUTTER:	$250.00

MINI SKID

Items	Quantity	Unit	Price/Unit	Price
MINI SKID	1.00	EA	$700.00	$700.00
			MINI SKID:	$700.00

LARGE LOADER

Items	Quantity	Unit	Price/Unit	Price
LOADER - LARGE	1.00	EA	$350.00	$350.00
			LARGE LOADER:	$350.00

Subtotal	$60,934.64
Estimated Tax	$0.00
Total	**$60,934.64**

Optional Services

Initial next to the Optional Services you would like to accept.

_________ **Irrigation Inspection** **$0.00**

Check water supply. Check entire system for leaks. Inspect all system components for damage or wear. Test each zone to confirm proper functionality and coverage. Inspect sprinkler heads and nozzles. Examine control clock(s) and rain sensor(s) to ensure proper functionality. Perform a comprehensive inspection to verify the system is operating within optimal range. Record needed repairs and/or component replacements.

~ Needed repairs and/or component replacements will be quoted separately for customer approval ~

_________ **BED MAINTENANCE** **$0.00**

Keep your landscape beds looking their best year-round with our routine bed maintenance service. We take care of regular weeding to prevent unwanted growth, provide light pruning of shrubs and perennials to encourage healthy blooms and shape, and apply fertilization as needed to keep your plants thriving. Our team maintains crisp bed edges for a clean, polished appearance that highlights your landscape’s design. Scheduled visits ensure your beds stay healthy, neat, and weed-free, enhancing your property’s curb appeal and protecting your investment season after season — so you can simply enjoy your beautiful outdoor spaces without the hassle.

_________ **Lighting Service** **$0.00**

Inspect transformer(s) and all fixtures for proper operation. Adjust angle and beam direction of lights as needed to ensure optimal illumination. Adjust timers to match desired lighting schedules. Record any needed repairs and/or replacements.

~ Needed repairs and/or replacements will be quoted separately for customer approval ~

Payment Schedule

Schedule	Price	Sales Tax	Total Price
Deposit	$30,465.00	$0.00	$30,465.00
Final Balance	$30,469.64	$0.00	$30,469.64
	$60,934.64	**$0.00**	**$60,934.64**

Terms & Conditions

Troy's Tropics - Landscape Installation Terms & Conditions - Estimate Good for 30 Days

1. Scope of Work

Troy's Tropics ("Company") will provide all labor, materials, and equipment needed to complete the landscape design and installation services described in the signed estimate or proposal ("Agreement"). The scope of work includes only the items listed in the estimate. Typical services may include planting, sod installation, grading, drainage improvements, mulch or rock installation, irrigation adjustments, landscape lighting, and hardscape elements like pavers or edging. Any work requested beyond the agreed scope will be quoted separately and must be approved in writing.

2. Plant Guarantee

Plants, trees, and shrubs recommended by Troy's Tropics designers and installed by our team are guaranteed for six (6) months from the installation date.
If you notice any issues with your plants, please contact Troy's Tropics promptly so we can help troubleshoot.
Proper watering and care are the client's responsibility. Lack of proper watering may void the guarantee.

3. What's Not Covered

The following are not covered under the plant guarantee:

- Annuals and edible plants
- Sod
- Damage caused by acts of nature (storms, cold weather, fires, pests, animals, etc.)
- Weed growth in new beds
- Damage from external factors beyond Troy's Tropics' control
- Survival of existing mature trees that are straightened or uprighted
- No other guarantees, expressed or implied, are provided.

4. Existing Lighting, Irrigation & Utilities

While we take every reasonable precaution, Troy's Tropics is not responsible for damage to existing landscape lighting, electric dog fences, or irrigation systems if the location of wiring or pipes cannot be anticipated or protected. Any necessary repairs or adjustments will be discussed and billed separately. The client is responsible for marking all private underground utilities; Troy's Tropics will coordinate local utility locates for public lines.

5. Permits and Approvals

If required, the client is responsible for securing any necessary permits, HOA approvals, or architectural review board permissions unless otherwise agreed in writing. Troy's Tropics can assist with site plans or documents if needed.

6. Payment Terms

A deposit of 50% of the estimate is due when accepting this Agreement, with the remaining balance due upon completion. A $30 fee applies to any returned checks. A 3% processing fee applies to debit or credit card payments.

7. Scheduling and Changes

Once your project is scheduled, rescheduling or canceling may result in a restocking fee equal to 50% of the plant material cost, which will be deducted from your deposit. This helps cover the time and resources invested in preparing your order.

8. Changes and Delays

Troy's Tropics takes pride in meeting scheduled installation dates as promised. In the rare event of severe weather or circumstances truly beyond our control, we will communicate with you immediately and make every effort to stay on track.

9. Termination

Either party may end the Agreement with written notice if the other party does not fulfill its obligations. If the client terminates work after materials have been ordered or installation has begun, the client agrees to pay for all costs incurred up to that point.

10. Acceptance of Terms

By signing the estimate or paying deposit on proposal and proceeding with work, the client acknowledges and agrees to these Terms and Conditions.

By	______________________	**By**	______________________
	Daniel Lucas		
Date	10/20/2025	**Date**	______________________
	Troy's Tropics		**University Place**

PLANT LIST

QUANTITY	DESCRIPTION	SIZE
308	PITCH APPLE	7-GAL

MATERIALS

QUANTITY	SIZE	DESCRIPTION
20	YARD	COMPOST/TOPSOIL MIX
1272	2 CUFT.	COCOA BROWN MULCH
4	PALLET	ST. AUGUSTINE CITRABLUE SOD
1	PER DAY	SOD CUTTER
32	EACH	LIGUSTRUM TREE REMOVAL
32	EACH	LIGUSTRUM STUMP GRINDING

NOTES

TEAR OUT ALL EXISTING SHRUBS IN FRONT OF THE EXISTING MASONRY PERIMETER WALL
REMOVE (32) LIGUSTRUM TREES BETWEEN LIVE OAKS ALONG COOPER CREEK BLVD.
GRIND (33) LIGUSTRUM STUMPS
UTILIZE SOD CUTTER TO REMOVE SOD WHERE NEEDED
ADD ST. AUGUSTINE CITRABLUE SOD, FOR SHADE TOLERANCE, TO CREATE CLEAN BED EDGES
HAUL AWAY AND DISPOSE OF ALL DEBRIS
AVOID PLANTING ON TOP OF EXISTING OAK TREE & LIGUSTRUM TREE ROOTS
INSTALL COMPOST / TOPSOIL IN BEDS WHERE NEW PLANTS ARE TO BE INSTALLED
INSTALL ALL PLANTS ACCORDING TO DESIGN
MULCH WITH COCOA BROWN, SHREDDED HARDWOOD MULCH
* IRRIGATION MODIFICATIONS/REPAIRS WILL BE NEEDED AFTER INSTALLATION AND ARE NOT INCLUDED IN THIS ESTIMATE *
** PLEASE LET US KNOW IF YOU ARE INTERESTED IN A IRRIGATION ESTIMATE AND OUR IRRIGATION DEAPRTMENT WILL REACH OUT TO YOU **

Tab 4

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN RECCURRING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-RECURRING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, University Place Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions that may be necessary for the conduct of District business; and

WHEREAS, the District's Board of Supervisors ("**Board**") meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, quarterly, or other meeting/workshop dates, or may cancel scheduled meetings/workshops from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines that this Resolution is in the best interest of the District and necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

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

SECTION 1. Recurring General Expenses: The Board hereby authorizes the payment of invoices of recurring expenses that meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board.
2. The invoice must be pursuant to a contract or agreement authorized by the Board.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

SECTION 2. Non-Recurring General Expenses: The Board hereby authorizes the disbursement of funds for payment of invoices of non-recurring expenses that are: 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, replace due to damage, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Recurring Expenses less than $5,000 - with approval of the District Manager.
2. Non-Recurring Expenses $5,000 or above - with approval of the District Manager and Chairperson of the Board or Vice Chairperson in his/her absence.

SECTION 4. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

SECTION 5. This Resolution shall become effective immediately upon its adoption and shall amend and supersede any Resolutions in conflict therewith previously adopted by the Board including but not limited to Resolution 2023-05.

PASSED AND ADOPTED this _________ day of ________, 2023.

ATTEST:	**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Vice/Chairperson, Board of Supervisors

Tab 5

Date: 9/2/2025 **Phone:** 813-533-2950

To: University Place CDD
Matt O'Nolan

Subject: Hoover Maintenance Agreement, MA#7615

Contract Term: 12 months 12/1/2025 - 11/30/2026

Site IDs: #9431

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) -Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) -Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty

Date: 9/2/2025 **Phone:** 813-533-2950

To: University Place CDD
Matt O'Nolan

Subject: Hoover Maintenance Agreement, MA#7615

Contract Term: 12 months 12/1/2025 - 11/30/2026

Site IDs: #9431

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
9431	University Place - Clubhouse	HCF-25PDV-230/3-MR3L-Z

Total Annual Price	$2,290.00

Save Time and Costs of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

☐ YES, I authorize Hoover to complete non-maintenance related repairs up to $750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding $750.00, approval will be obtained immediately or in advance.*

☐ NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:
Hoover Pumping Systems

Charles J. Gleason Jr.

Charles Gleason 9/2/2025

Accepted by:
University Place CDD

Signature/Date

Name Printed

P.O. Number (if required)

Tab 6

Quarterly Compliance Audit Report

University Place

Date: October 2025 - 3rd 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

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

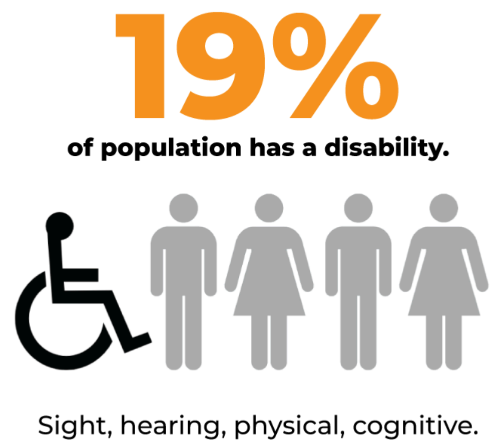
Result: PASSED

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*
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

Tab 7

Total Landscape Care Irrigation, Inc.
3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number:	2863
Proposal Date:	Nov 11, 2025
Complete By:	Nov 11, 2025
Page:	1

To:	Ship To:
University Place CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614	Matt O'Nolan 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	**Shipping Method**	**Payment Terms**
Matt O'Nolan	Airborne	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		Install new Poly pipe for new landscape in common area in Honore ave behind 7610 Alston Ct		
4.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	4.00
2.00	050 CAP	Cap 1/2"	1.00	2.00
10.00	075 FLEX PIPE	3/4" Flex Pipe	1.50	15.00
2.00	075 SLIP TEE	slip tee 3/4"	1.00	2.00
2.00	050 MALE ADAPTI	1/2" Male Adapter	1.00	2.00
10.00	MJ STAKE	maxi jet stake assembly	1.25	12.50
10.00	MJ NOZ	MJ Spray Nozzle	0.50	5.00
30.00	075 POLY PIPE	3/4" Poly Pipe for Maxi Jet	0.35	10.50
2.00	075 NETAFIM BAF	3/4" Netafim thread x barb x barb tee	1.49	2.98
2.00	075 POLY PIPE C(	3/4" Poly Pipe Insert Coupling	1.05	2.10
1.00		Misc Items	250.00	250.00
2.50	LABOR-INSTALL	at $60.00 per hour for irrigation installation	60.00	150.00

Subtotal	458.08
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	**458.08**

Total Landscape Care Irrigation, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number: 2864
Proposal Date: Nov 11, 2025
Complete By: Nov 11, 2025
Page: 1

To:	Ship To:
University Place CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614	Matt O'Nolan 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	**Shipping Method**	**Payment Terms**
Matt O'Nolan	Airborne	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		Install irrigation for new plants in common area on Honore along 7606 Alston Ct.		
16.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	16.00
2.00	050 SLIP TEE	slip tee 1/2"	1.00	2.00
2.00	050 MALE ADAPTI	1/2" Male Adapter	1.00	2.00
4.00	050 COUPLING	Coupling 1/2"	1.00	4.00
30.00	MJ STAKE	maxi jet stake assembly	1.25	37.50
30.00	MJ NOZ	MJ Spray Nozzle	0.50	15.00
100.00	075 POLY PIPE	3/4" Poly Pipe for Maxi Jet	0.35	35.00
2.00	075 NETAFIM BAF	3/4" Netafim thread x barb x barb tee	1.49	2.98
1.00		Misc Items	250.00	250.00
6.00	LABOR-INSTALL	at $60.00 per hour for irrigation installation	60.00	360.00

Subtotal	724.48
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	**724.48**

Total Landscape Care Irrigation, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number:	2865
Proposal Date:	Nov 11, 2025
Complete By:	Nov 11, 2025
Page:	1

To:	Ship To:
University Place CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614	Matt O'Nolan 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	**Shipping Method**	**Payment Terms**
Matt O'Nolan	Airborne	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		Install Irrigation for new landscape in the common area along cooper creek behind 7728 Drayton Circle		
25.00	075 FLEX PIPE	3/4" Flex Pipe	1.50	37.50
2.00	075 SLIP TEE	slip tee 3/4"	1.00	2.00
2.00	075 MALE ADAPTI	3/4" Male Adapter	1.00	2.00
2.00	075 COUPLING	Coupling 3/4"	1.00	2.00
55.00	075 POLY PIPE	3/4" Poly Pipe for Maxi Jet	0.35	19.25
1.00	075 NETAFIM BAF	3/4" Netafim thread x barb x barb tee	1.49	1.49
1.00		Misc Items	250.00	250.00
6.00	LABOR-INSTALL	at $60.00 per hour for irrigation installation	60.00	360.00

Subtotal	674.24
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	**674.24**

Total Landscape Care Irrigation, Inc.
3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number:	2867
Proposal Date:	Nov 11, 2025
Complete By:	Nov 11, 2025
Page:	1

To:	Ship To:
University Place CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614	Matt O'Nolan 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	**Shipping Method**	**Payment Terms**
Matt O'Nolan	Airborne	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		Install irrigation for new landscape in common area behind 8106 Spring Marsh.		
20.00	075 FLEX PIPE	3/4" Flex Pipe	1.50	30.00
2.00	075 SLIP TEE	slip tee 3/4"	1.00	2.00
2.00	075 MALE ADAPTI	3/4" Male Adapter	1.00	2.00
2.00	075 COUPLING	Coupling 3/4"	1.00	2.00
20.00	MJ STAKE	maxi jet stake assembly	1.25	25.00
20.00	MJ NOZ	MJ Spray Nozzle	0.50	10.00
80.00	075 POLY PIPE	3/4" Poly Pipe for Maxi Jet	0.35	28.00
2.00	075 NETAFIM BAF	3/4" Netafim thread x barb x barb tee	1.49	2.98
1.00		MISC items	250.00	250.00
6.00	LABOR-INSTALL	at $60.00 per hour for irrigation installation	60.00	360.00

Subtotal	711.98
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	**711.98**

Total Landscape Care Irrigation, Inc.
3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number: 2857
Proposal Date: Oct 15, 2025
Complete By: Oct 16, 2025
Page: 1

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

Ship To:
Matt O'Nolan 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	**Shipping Method**	**Payment Terms**
Matt O'Nolan	Airborne	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		David has requested the addition of rotors to provide irrigation for the bushes on cooper creek common area.		
50.00	050 PVC	PVC 1/2"	0.40	20.00
12.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	12.00
2.00	050 90 ELBOW ST	1/2 90 Degree Male thread X Slip		
2.00	050 SLIP TEE	slip tee 1/2"	1.00	2.00
2.00	400 POP UP ROTO	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	46.00
2.00	075x050 POLY NIP	poly nipple 3/4" x 1/2"	1.00	2.00
3.50	LABOR-RPR	at $60.00 per hour for repairs	60.00	210.00

Subtotal	292.00
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	**292.00**

Total Landscape Care Irrigation, Inc.
3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number:	2862
Proposal Date:	Nov 11, 2025
Complete By:	Nov 11, 2025
Page:	1

To:	Ship To:
University Place CDD 3434 Colwell Avenue Suite 200 Tampa, FL 33614	Matt O'Nolan 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Customer ID	PO Number	Sales Rep Name
UPCDD		
Customer Contact	**Shipping Method**	**Payment Terms**
Matt O'Nolan	Airborne	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		Install new maxi jet stakes for the new plants in the common area on Honore Ave in front of pond #4.		
14.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	14.00
2.00	050 CAP	Cap 1/2"	1.00	2.00
5.00	075 FLEX PIPE	3/4" Flex Pipe	1.50	7.50
2.00	075 SLIP TEE	slip tee 3/4"	1.00	2.00
2.00	075 MALE ADAPTI	3/4" Male Adapter	1.00	2.00
30.00	MJ STAKE	maxi jet stake assembly	1.25	37.50
30.00	MJ NOZ	MJ Spray Nozzle	0.50	15.00
120.00	075 POLY PIPE	3/4" Poly Pipe for Maxi Jet	0.35	42.00
2.00	075 POLY PIPE C(	3/4" Poly Pipe Insert Coupling	1.05	2.10
2.00	075 NETAFIM BAF	3/4" Netafim thread x barb x barb tee	1.49	2.98
1.00		Misc	200.00	200.00
6.00	LABOR-INSTALL	at $60.00 per hour for irrigation installation	60.00	360.00

Subtotal	687.08
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	**687.08**

Tab 8

DISTRICT ENGINEER

Technical Memorandum

Date: 11-05-2025

To: UNIVERSITY PLACE CDD **Project Name:** Pond 12 Inspection

From: BDi Engineering

Subject: Site Visit – Inspection

A site visit was conducted by BDi on 11/05/2025 to review the conditions at pond 12 in University Place CDD.

The pond is experiencing an algae bloom.

It was observed that the oak trees in the landscape buffer on the North side of the pond are overgrown and need to be trimmed. Some of the branches have grown all the way down to the pond bank waters edge. There is one oak tree with a large dead branch hanging in the tree that should be removed to avoid a safety hazard. The overgrown trees are blocking out the sun and the turf on the North side of the pond bank is very worn out and thinned out which is affecting the stabilization of the pond bank.

All structures were inspected. The control structure in the littoral zone looks clear of debris and has adequate clearance under the skimmer. The outfall pipe to the East from the control structure is covered in debris and a fallen tree. It is recommended to clear an access path to the outfall pipe by removing some vegetation and removing the fallen tree and debris in front of the outfall pipe.

The MES on the West side of the pond has some sediment built up in front of the pipe. Recommended to dig out some of the sediment in front of the pipe to improve flow.

There is a hole in the pond bank on the West side of the pond. It's approximately 2 feet in diameter. The hole should be filled in and sod installed to avoid further washout damage to the pond berm.

More pictures and videos from the inspection are available on request.


WGS84
±12ft
27.40903, -82.46042
ft
±10ft
18
°,T
±11
N9
05Nov25 12:57 Ad-hoc
7740 Heyward Cir, Bradenton FL 34201, US 05-Nov-25 12:57:24


WGS84
±16ft
27.40913, -82.46038
ft
±15ft
20
°,T
±11
W269
05Nov25 12:57 Ad-hoc
7736 Heyward Cir, Bradenton FL 34201, US 05-Nov-25 12:57:46

Adequate skimmer clearance and free of debris in box.

This is the outfall pipe from the CS. Need to remove the tree and debris.


WGS84
±8ft
27.41050, -82.46072
17
W264
Tree limbs hanging down to the water.
05Nov25 13:04 Ad-hoc
7710 Rio Bella Pl, Bradenton FL 34201, US 05-Nov-25 13:04:17


WGS84
±8ft
27.41051, -82.46076
19
SW251
Turf is very worn and missing in this area. No sun.
05Nov25 13:04 Ad-hoc
7710 Rio Bella Pl, Bradenton FL 34201, US 05-Nov-25 13:04:26

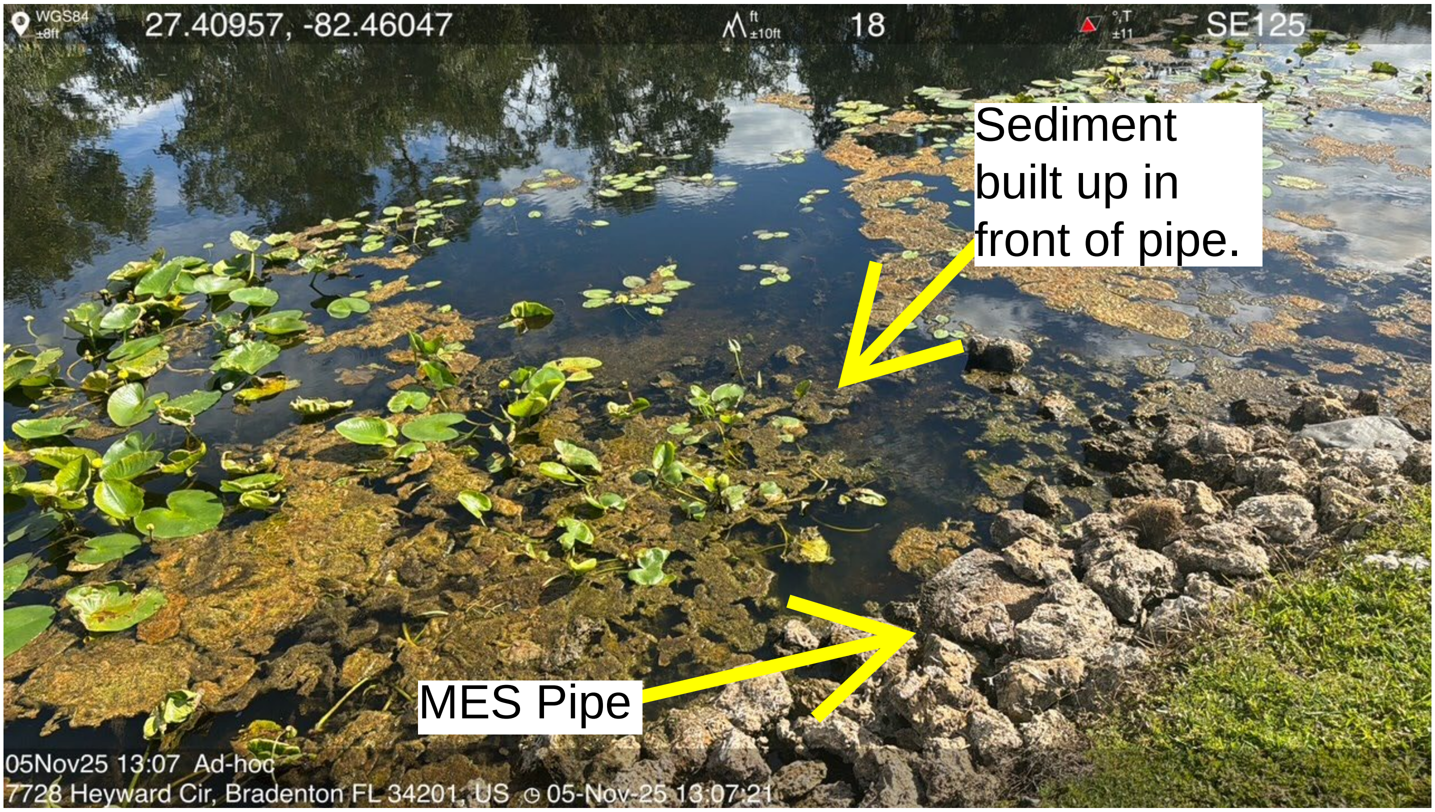

WGS84
±10ft
27.41051, -82.46089
ft
±10ft
19
°T
±11
NE59
Large dead
branch is
hanging from
the same tree.
05Nov25 13:04 Ad-hoc
7706 Rio Bella Pl, Bradenton FL 34201, US 05-Nov-25 13:04:42


WGS84
±12ft
27.41046, -82.46101
ft
±11ft
21
°T
±11
SE108
05Nov25 13:04 Ad-hoc
7702 Rio Bella Pl, Bradenton FL 34201, US 05-Nov-25 13:04:57


WGS84
±7ft
27.41004, -82.46055
ft
±10ft
21
°T
±11
NE54
05Nov25 13:05 Ad-hoc
7724 Heyward Cir, Bradenton FL 34201, US 05-Nov-25 13:05:54


WGS84
±7ft
27.40983, -82.46050
ft
±10ft
20
°T
±11
N4
Hole in berm.
05Nov25 13:06 Ad-hoc
7724 Heyward Cir, Bradenton FL 34201, US 05-Nov-25 13:06:26


WGS84
±7ft
27.40984, -82.46051
ft
±10ft
20
°T
±11
N352
Fill and Sod.
05Nov25 13:06 Ad-hoc
7724 Heyward Cir, Bradenton FL 34201, US 05-Nov-25 13:06:31


WGS84
±8ft
27.40957, -82.46047
ft
±10ft
18
°T
±11
SE125
Sediment built up in front of pipe.
MES Pipe
05Nov25 13:07 Ad-hoc
7728 Heyward Cir, Bradenton FL 34201, US 05-Nov-25 13:07:21

Tab 9

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** December 22, 2025 @ 4:30 PM

District Manager's Report

November 24

2025

UNIVERSITY PLACE CDD

FINANCIAL SUMMARY	10/31/2025
General Fund Cash & Investment Balance:	$327,472
Reserve Fund Cash & Investment Balance:	$1,621,304
Debt Service Fund Investment Balance:	$146,115
Total Cash and Investment Balances:	**$2,112,891**
General Fund Expense Variance: $11,125	**Under Budget**