



Rizzetta & Company

University Place Community Development District

**Board of Supervisors' Meeting
February 2, 2026**

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

www.universityplacecdd.org

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

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

University Place Community Development District

District Office – Riverview, Florida (813) 533-2950
Mailing Address – 2700 S Falkenburg Rd, Suite 2745, Riverview, FL 33578

January 26, 2026

**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, February 2, 2026, 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. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Perimeter Concrete Wall Repair Update
 - C. District Manager Report.....Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statements for November 2025Tab 2
 - B. Consideration of Operation & Maintenance Expenditures for October and November and December 2025Tab 3
 - C. Consideration of the Workshop Board of Supervisors Meeting Minutes for December 10, 2025, and January 14, 2026,.....Tab 4
 - D. Consideration of Regular Board of Supervisors Meeting Minutes for November 24, 2025,Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of Lighting ProposalsTab 6
 - B. Consideration of Irrigation ProposalTab 7
- 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

Matt O’Nolan
District Manager-

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** March 2, 2026 @ 4:30 PM

District Manager's Report

February 2nd

2026

FINANCIAL SUMMARY

12/31/2025

General Fund Cash & Investment Balance:	\$718,612
Reserve Fund Cash & Investment Balance:	\$1,874,647
Debt Service Fund Investment Balance:	<u>\$221,968</u>
Total Cash and Investment Balances:	\$2,815,227
General Fund Expense Variance: \$6,343	Under Budget

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Tab 2



Rizzetta & Company

University Place Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

universityplacecdd.org
rizzetta.com

University Place Community Development District
Balance Sheet
As of 12/31/2025
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	718,612	243,870	149,689	1,112,171	0	0
Investments	0	1,630,777	221,968	1,852,745	0	0
Accounts Receivable	75,910	0	25,533	101,443	0	0
Fixed Assets	0	0	0	0	9,363,935	0
Amount Available in Debt Service	0	0	0	0	0	397,190
Amount To Be Provided Debt Service	0	0	0	0	0	1,346,110
Total Assets	794,522	1,874,647	397,190	3,066,359	9,363,935	1,743,300
Liabilities						
Accounts Payable	2,784	0	0	2,784	0	0
Accrued Expenses	6,052	0	0	6,052	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,743,300
Total Liabilities	8,836	0	0	8,836	0	1,743,300
Fund Equity & Other Credits						
Beginning Fund Balance	366,813	1,615,969	145,624	2,128,406	0	0
Investment In General Fixed Assets	0	0	0	0	9,363,935	0
Net Change in Fund Balance	418,873	258,678	251,566	929,117	0	0
Total Fund Equity & Other Credits	785,686	1,874,647	397,190	3,057,523	9,363,935	0
Total Liabilities & Fund Equity	794,522	1,874,647	397,190	3,066,359	9,363,935	1,743,300

University Place Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	12,000	12,000	1,753	(10,247)
Special Assessments				
Tax Roll	558,009	558,009	565,261	7,252
Total Revenues	570,009	570,009	567,014	(2,995)
Expenditures				
Legislative				
Supervisor Fees	21,000	5,250	2,800	2,450
Total Legislative	21,000	5,250	2,800	2,450
Financial & Administrative				
Accounting Services	14,800	3,700	3,700	0
Administrative Services	3,256	814	814	0
Assessment Roll	3,000	3,000	3,000	0
Auditing Services	6,800	0	0	0
Disclosure Report	350	87	0	88
District Engineer	25,000	6,250	3,945	2,305
District Management	16,169	4,043	4,042	0
Dues, Licenses & Fees	300	206	175	31
Financial & Revenue Collections	2,775	694	694	0
Legal Advertising	500	125	87	38
Miscellaneous Fees	1,500	375	0	375
Miscellaneous Mailings	900	225	0	225
Public Officials Liability Insurance	0	0	3,198	(3,199)
Trustees Fees	4,600	1,500	1,347	154
Website Hosting, Maintenance, Backup & E	4,013	1,003	2,213	(1,210)
Total Financial & Administrative	83,963	22,022	23,215	(1,193)
Legal Counsel				
District Counsel	14,000	3,500	1,966	1,534
Total Legal Counsel	14,000	3,500	1,966	1,534
Security Operations				
Gate Maintenance & Repair	5,000	1,250	4,863	(3,613)
Guardhouse Maintenance	2,500	625	2,200	(1,575)
Security Monitoring Services	85,000	21,250	9,750	11,500
Total Security Operations	92,500	23,125	16,813	6,312
Electric Utility Services				
Utility - Street Lights	500	125	0	125
Utility Services	3,000	750	745	5
Utility-Aerator, Fountain, Irr, Well	30,000	7,500	9,779	(2,279)
Total Electric Utility Services	33,500	8,375	10,524	(2,149)
Water-Sewer Combination Services				
Utility Services	6,000	1,500	124	1,376
Total Water-Sewer Combination Services	6,000	1,500	124	1,376

See Notes to Unaudited Financial Statements

University Place Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Stormwater System Repair	4,000	1,000	0	1,000
Wetland Monitoring & Maintenance	500	125	0	125
Total Stormwater Control	4,500	1,125	0	1,125
Other Physical Environment				
Employee - Incentives and Bonuses	500	500	0	500
Employee - Payroll Taxes	2,500	625	811	(186)
Employee - Salaries	10,500	2,625	4,949	(2,324)
Employee - Workers Comp	1,000	1,000	1,500	(500)
General Liability & Property Insurance	13,000	13,000	8,029	4,971
Holiday Decorations	100	100	0	100
Irrigation Maintenance	86,400	21,600	21,600	0
Irrigation Maintenance & Repair	40,000	10,000	9,946	54
Landscape Maintenance	72,996	18,249	18,306	(57)
Landscape Replacement Plants, Shrubs, Tr	20,000	5,000	0	5,000
Pump Station	30,000	7,500	3,868	3,632
Total Other Physical Environment	276,996	80,199	69,009	11,190
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	1,250	5,600	(4,350)
Sidewalk Maintenance & Repair	12,000	3,000	0	3,000
Street Light/Decorative Light Mainte- nanc	2,000	500	0	500
Total Road & Street Facilities	19,000	4,750	5,600	(850)
Parks & Recreation				
Maintenance & Repairs	6,000	1,500	1,833	(333)
Office Supplies	550	138	0	138
Room Rentals Expense	3,000	750	3,019	(2,270)
Telephone, Internet, Cable	8,000	2,000	2,305	(305)
Total Parks & Recreation	17,550	4,388	7,157	(2,770)
Contingency				
Miscellaneous Contingency	1,000	250	10,932	(10,682)
Total Contingency	1,000	250	10,932	(10,682)
Total Expenditures	570,009	154,484	148,140	6,343
Total Excess of Revenues Over(Under) Ex- penditures	0	415,525	418,874	3,348
Fund Balance, Beginning of Period	0	0	366,812	366,813
Total Fund Balance, End of Period	0	415,525	785,686	370,161

University Place Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,808	14,808
Special Assessments				
Tax Roll	243,870	243,870	243,870	0
Total Revenues	243,870	243,870	258,678	14,808
Expenditures				
Contingency				
Aquatic Pond Maintenance	10,988	2,747	0	2,747
Fence Repairs	18,311	4,578	0	4,577
Gate Maintenance & Repair	12,000	3,000	0	3,000
Irrigation Maintenance	32,000	8,000	0	8,000
Irrigation Pump Station Reserve	69,000	17,250	0	17,250
Roadway Repair & Maintenance	101,571	25,393	0	25,393
Total Contingency	243,870	60,968	0	60,967
Total Expenditures	243,870	60,968	0	60,967
Total Excess of Revenues Over(Under) Expenditures	0	182,902	258,678	75,775
Fund Balance, Beginning of Period	0	0	1,615,969	1,615,969
Total Fund Balance, End of Period	0	182,902	1,874,647	1,691,744

University Place Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,377	1,377
Special Assessments				
Tax Roll	269,716	269,716	272,155	2,439
Total Revenues	269,716	269,716	273,532	3,816
Expenditures				
Debt Service				
Interest	46,116	46,116	21,966	24,150
Principal	223,600	223,600	0	223,600
Total Debt Service	269,716	269,716	21,966	247,750
Total Expenditures	269,716	269,716	21,966	247,750
Total Excess of Revenues Over(Under) Ex- penditures	0	0	251,566	251,566
Fund Balance, Beginning of Period	0	0	145,624	145,624
Total Fund Balance, End of Period	0	0	397,190	397,190

University Place CDD**Investment Summary****December 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u>	<u>December 31, 2025</u>
BankUnited	Money Market Account	\$	1,630,777
		Total Reserve Fund Investments	\$ 1,630,777
US Bank Series 2022 Revenue	US Bank GCTS 0490	\$	194,997
US Bank Series 2022 Reserve	US Bank GCTS 0490		26,971
		Total Debt Service Fund Investments	\$ 221,968

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

University Place Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
734, 94						
	734-001	734 General Fund	Manatee County Tax Collector	AR00002795	12110	10/01/2025
						75,910.36
		Sum for 734, 94				75,910.36
734, 112						
	734-200	734 Debt Service Fund S2022	Manatee County Tax Collector	AR00002795	12110	10/01/2025
						25,532.82
		Sum for 734, 112				25,532.82
		Sum for 734				101,443.18
		Sum Total				101,443.18

University Place Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due	
734, 94						
734 General Fund	12/13/2025	Frontier Communications of FL	941-359-0004-111611 -5 12/25	Internet: 941-359-0004-111611 -5 12/25	173.67	
734 General Fund	12/19/2025	Frontier Communications of FL	941-359-0009-111611 -5 12/25	941-359-0009-111611 -5 12/25	296.02	
734 General Fund	12/18/2025	Manatee County Utilities Department	100171141	12/25	100171141 12/25	47.63
734 General Fund	12/19/2025	SchoolStatus, LLC	INV-SS-5713	Website Hosting 01/26	1,613.00	
734 General Fund	12/19/2025	Water Equipment Technologies of Southwest Florida LLC	27577	Service Call: Well #1 & #5	653.57	
Sum for 734, 94					2,783.89	
Sum for 734					2,783.89	
Sum Total					2,783.89	

University Place Community Development District
Notes to Unaudited Financial Statements
December 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice AR00002795 in the amount of \$28,798.45 was received in January 2026.
6. Debt Service Fund – Payment for Invoice AR00002795 in the amount of \$9,686.51 was received in January 2026.

Tab 3

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

November 2025

For Board Approval

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

The total items being presented: **\$36,241.65**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100215	2166	Engineering Services 10/25	\$ 1,110.00
Buffalo-Cooper Creek, LLC	100214	1427	Banquet Meeting Room 11/25	\$ 335.50
Florida Power & Light Company	20251125-1	1012544514	Utilities: 7703 Cooper Creek Blvd Sign 10/25	\$ 28.21
Florida Power & Light Company	20251125-1	2350329302	Utilities: 8133 Coates Row Pl Pmp 4 10/25	\$ 1,023.70
Florida Power & Light Company	20251125-1	2818453512	Utilities: 7795 Honore Ave Pmp 1 10/25	\$ 296.17
Florida Power & Light Company	20251125-1	2866694512	Utilities: 7900 Charleston St Gate Hse 10/25	\$ 127.11
Florida Power & Light Company	20251125-1	5332287308	Utilities: 8005 Planters Knoll Ter Lft Sta 10/25	\$ 1,013.21
Florida Power & Light Company	20251125-1	6118459301	Utilities: 7437 Sea Island Ln Pmp 6 10/25	\$ 299.10
Florida Power & Light Company	20251125-1	8088458453	Utilities: 7607 Seven Oaks Dr Lgts 10/25	\$ 80.53
Florida Power & Light Company	20251125-1	8567620409	Utilities: 7795 Honore Ave Pmp 2 10/25	\$ 272.77
Florida Department of Commerce	20251103-1	92631	Special District Fee FY25-26	\$ 175.00
Frontier Florida, LLC	20251124-2	110225-9413593304013124-5	9413593304013124-5 11/25	\$ 269.99
Frontier Florida, LLC	20251124-1	941-358-5340-100108-5 11/25	941-358-5340-100108-5 11/25	\$ 132.86
Hardesty Electric Service, Inc.	100212	105609	Pump Station electrical repair 10/25	\$ 625.00

University Place Community Development District**Paid Operation & Maintenance Expenditures**

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Persson, Cohen & Mooney, P.A.	100216	6495	District Counsel 10/25	\$ 155.00
Rizzetta & Company, Inc.	100211	INV0000104549	District Management Services 11/25	\$ 3,283.33
Site Masters of Florida, LLC	100218	110725-1	Steel Bollard 11/25 Remediate Roadway Depression	\$ 2,200.00
Site Masters of Florida, LLC	100218	110725-2	11/25	\$ 5,600.00
Total Landscape Care, Inc.	100213	18395	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100213	18398	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100217	18417	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100217	18418	Irrigation Repairs 10/25	\$ 80.95
Total Landscape Care, Inc.	100217	18420	Irrigation Repairs 10/25	\$ 657.72
Total Landscape Care, Inc.	100217	18428	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100217	18430	Irrigation Maintenance 11/25	\$ 444.50
Total Landscape Care, Inc.	100217	18431	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100217	18432	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100217	18434	Irrigation Maintenance 10/25	\$ 444.50

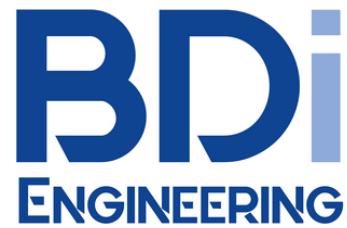
University Place Community Development District**Paid Operation & Maintenance Expenditures**

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Total Landscape Care, Inc.	100217	18437	Irrigation Maintenance 10/25	\$ 444.50
Total Landscape Care, Inc.	100217	18438	Irrigation Maintenance 11/25	\$ 444.50
Total Landscape Care, Inc.	100217	202511	Landscape Maintenance 11/25	\$ 13,283.00
Valley National Bank	20251126-1	CC103125-734	Valley CC 10/25 734	<u>\$ 747.50</u>
Total				<u>\$ 36,241.65</u>

Brletic Dvorak Inc

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

**INVOICE**

BILL TO

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

INVOICE 2166
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[October 06 - October 13]	6:00	120.00	720.00
Project Manager II	[October 08]	1:00	180.00	180.00
Project Manager	[October 31] invoice (1)	1:00	210.00	210.00

BALANCE DUE

\$1,110.00



UNIVERSITY PLACE CDD
October 2025

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizetta Coordination and General Administration Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board and district manager.	10/27	0.50	\$210	R. Dvorak	\$105.00
Miscellaneous Tasks - Kiosk bollard and Planters Knoll depression. Follow-up with Tim on schedules for both projects.	10/6	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$180	J. Whited	\$0.00
		0.50	\$120	K. Wagner	\$60.00
Ownership Map - will finalize when Andy completes title search and research by the county.		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$180	J. Whited	\$0.00
Sea Island Wetland Assessment -		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$120	K. Wagner	\$0.00
Perimeter Fence Repair - preparation of RFP for south section, meetings with contractors for proposals. Follow-up with Tim on fence slat replacement on north section.	10/6 - 10/13	0.00	\$210	R. Dvorak	\$0.00
		1.00	\$180	J. Whited	\$180.00
		<u>5.50</u>	\$120	K. Wagner	<u>\$660.00</u>
INVOICE TOTAL		8.00			\$1,110.00

COURTYARD

BY MARRIOTT

Sarasota at University Town Center

BEO #: 1427
 Page 1 of 1
 Date Printed: 11/5/2025

Courtyard by Marriott Sarasota at University Town Center

8305 Tourist Center Drive, Sarasota, FL 34201
 Phone: 941-360-2626

Banquet Event Order

Account:	Rizzetta & Company	Event Date:	Monday, November 24, 2025
Group Name: Address:	University Place CDD 3434 Colwell Ave, Suite 200, Tampa, FL 33614	Contact: Phone: Email:	Nancy Bregg (813) 789-6611 nbregg@rizzetta.com

Event Time	Event Name	Room	Setup	Agr	Gtd	Rental
4:00 PM - 8:00 PM	Rizzetta Meeting	Courtyard Meeting Room	U Shape	10		\$275.00
Menu		Beverage				
Audio Visual		Setup & Additional Information				

Estimated Charges					
	Amount	Tax	Admin	Gratuity	Total
Rental	\$275.00	\$0.00	\$0.00	\$60.50	\$335.50
Grand Total	\$275.00	\$0.00	\$0.00	\$60.50	\$335.50
				Deposit Paid	(\$0.00)
				Balance Due	\$335.50

- No outside food and beverage may be brought into the event space. If outside food and beverage is brought in, your event may be terminated, and your party asked to leave the event space.
- Final headcount must be received at least 7 days prior to the event. If there are any dietary restrictions, the hotel must be notified at that time.
- If any AV equipment is found to be missing at the conclusion of the event, there may be a replacement fee applied to the final bill.
- Event cancellations received after 7 days prior to start of event, will be charged Meeting Room Rental fee, not to exceed one day's rental charge.
- Prices are plus 7% sales tax and 22% service charge on the final bill. Payment may be taken up to 7 days prior to the event start date.



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

CURRENT BILL**\$28.21**

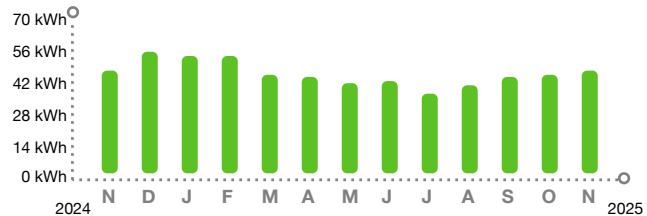
TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY



Scan to
Pay
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	28.09
Payments received	-28.09
Balance before new charges	0.00
Total new charges	28.21
Total amount you owe	\$28.21

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 23, 2026 is considered LATE; a late payment charge of 1% will apply.

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Outside Florida: 1-800-226-3545

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10125-44514

ACCOUNT NUMBER

\$28.21

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	28.09
Payment received - Thank you	-28.09
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$8.56
Non-fuel: (\$0.096100 per kWh)	\$4.72
Fuel: (\$0.027180 per kWh)	\$1.33
Electric service amount	27.48
Gross receipts tax (State tax)	0.71
Taxes and charges	0.71
Regulatory fee (State fee)	0.02
Total new charges	\$28.21
Total amount you owe	\$28.21

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	10683		10634		49

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	49	47	49
Service days	30	30	31
kWh/day	2	2	2
Amount	\$28.21	\$28.09	\$27.65

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CURRENT BILL

\$1,023.70

TOTAL AMOUNT YOU OWE

Nov 24, 2025

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FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	726.89
Payments received	-726.89
Balance before new charges	0.00
Total new charges	1,023.70
Total amount you owe	\$1,023.70

(See page 2 for bill details.)

KEEP IN MIND

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92348 5201235032930260732010000

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23503-29302

ACCOUNT NUMBER

\$1,023.70

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	726.89
Payment received - Thank you	-726.89
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$313.28
Fuel: (\$0.027180 per kWh)	\$251.25
Demand: (\$13.41 per KW)	\$402.30
Electric service amount	997.24
Gross receipts tax (State tax)	25.59
Taxes and charges	25.59
Regulatory fee (State fee)	0.87
Total new charges	\$1,023.70
Total amount you owe	\$1,023.70

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	40541		31297		9244
Demand KW	29.94				30

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	9244	5168	4553
Service days	30	30	31
kWh/day	308	172	146
Amount	\$1,023.70	\$726.89	\$689.22

KEEP IN MIND

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

CURRENT BILL

\$296.17

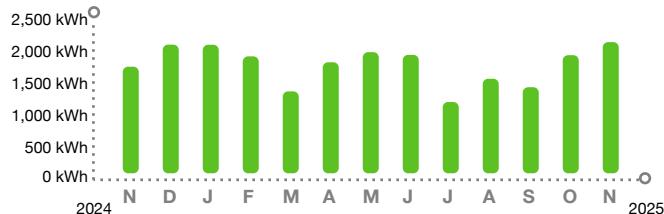
TOTAL AMOUNT YOU OWE

Nov 24, 2025

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ENERGY USAGE HISTORY



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- Payment received after January 23, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	267.96
Payments received	-267.96
Balance before new charges	0.00
Total new charges	296.17
Total amount you owe	\$296.17

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

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24611 5201281845351297169200000

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28184-53512

ACCOUNT NUMBER

\$296.17

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	267.96
Payment received - Thank you	-267.96
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)	\$214.88
Fuel: (\$0.027180 per kWh)	\$60.77
Electric service amount	288.52
Gross receipts tax (State tax)	7.40
Taxes and charges	7.40
Regulatory fee (State fee)	0.25
Total new charges	\$296.17
Total amount you owe	\$296.17

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	39102		36866		2236

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	2236	2013	1817
Service days	30	30	31
kWh/day	74	67	58
Amount	\$296.17	\$267.96	\$221.86

KEEP IN MIND

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UNIVERSITY PLACE CDD,
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CURRENT BILL**\$127.11**

TOTAL AMOUNT YOU OWE

Nov 24, 2025

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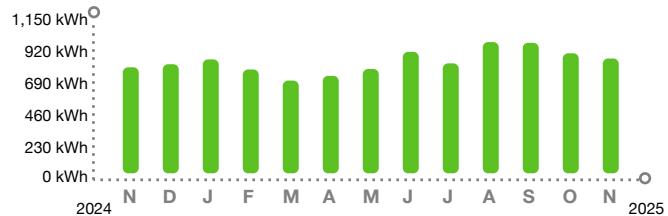
Electric Bill Statement

For: Oct 2, 2025 to Nov 1, 2025 (30 days)

Statement Date: Nov 1, 2025

Account Number: 28666-94512

Service Address:

7900 CHARLESTON ST # GATE HSE
BRADENTON, FL 34201**ENERGY USAGE HISTORY****KEEP IN MIND**

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- Payment received after January 23, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	132.31
Payments received	-132.31
Balance before new charges	0.00
Total new charges	127.11
Total amount you owe	\$127.11

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
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12391 52012866694512 1172100000

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28666-94512

ACCOUNT NUMBER

\$127.11

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	132.31
Payment received - Thank you	-132.31
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)	\$86.49
Fuel: (\$0.027180 per kWh)	\$24.46
Electric service amount	123.82
Gross receipts tax (State tax)	3.18
Taxes and charges	3.18
Regulatory fee (State fee)	0.11
Total new charges	\$127.11
Total amount you owe	\$127.11

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	57028		56128		900

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	900	941	831
Service days	30	30	31
kWh/day	30	31	27
Amount	\$127.11	\$132.31	\$108.59

KEEP IN MIND

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UNIVERSITY PLACE CDD,
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CURRENT BILL

\$1,013.21

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	484.11
Payments received	-484.11
Balance before new charges	0.00
Total new charges	1,013.21
Total amount you owe	\$1,013.21

(See page 2 for bill details.)

KEEP IN MIND

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72283 5201533228730881231010000

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53322-87308

ACCOUNT NUMBER

\$1,013.21

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	484.11
Payment received - Thank you	-484.11
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)	\$759.37
Fuel: (\$0.027180 per kWh)	\$214.78
Electric service amount	987.02
Gross receipts tax (State tax)	25.33
Taxes and charges	25.33
Regulatory fee (State fee)	0.86
Total new charges	\$1,013.21
Total amount you owe	\$1,013.21

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	38038		30136		7902

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	7902	3721	4629
Service days	30	30	31
kWh/day	263	124	149
Amount	\$1,013.21	\$484.11	\$544.88

KEEP IN MIND

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CURRENT BILL**\$299.10**

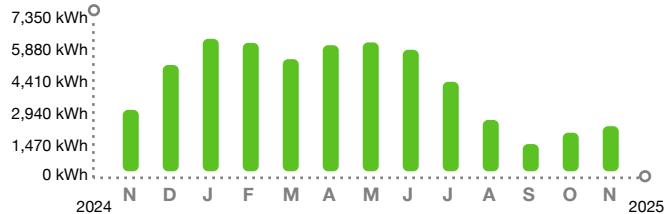
TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	257.83
Payments received	-257.83
Balance before new charges	0.00
Total new charges	299.10
Total amount you owe	\$299.10

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 23, 2026 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

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61184-59301

ACCOUNT NUMBER

\$299.10

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	257.83
Payment received - Thank you	-257.83
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)	\$217.10
Fuel: (\$0.027180 per kWh)	\$61.40
Electric service amount	291.37
Gross receipts tax (State tax)	7.48
Taxes and charges	7.48
Regulatory fee (State fee)	0.25
Total new charges	\$299.10
Total amount you owe	\$299.10

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	10382		08123		2259

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	2259	1933	3077
Service days	30	30	31
kWh/day	75	64	99
Amount	\$299.10	\$257.83	\$366.59

KEEP IN MIND

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UNIVERSITY PLACE CDD,
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CURRENT BILL**\$80.53**

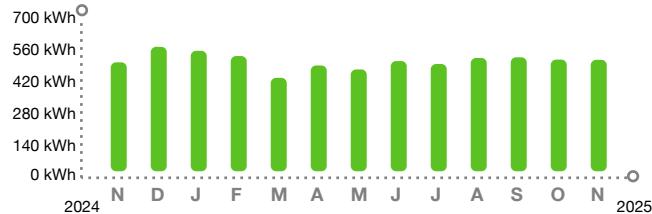
TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	80.67
Payments received	-80.67
Balance before new charges	0.00
Total new charges	80.53
Total amount you owe	\$80.53

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 23, 2026 is considered LATE; a late payment charge of 1% will apply.

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

ACCOUNT NUMBER

\$80.53

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	80.67
Payment received - Thank you	-80.67
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)	\$51.12
Fuel: (\$0.027180 per kWh)	\$14.46
Electric service amount	78.45
Gross receipts tax (State tax)	2.01
Taxes and charges	2.01
Regulatory fee (State fee)	0.07
Total new charges	\$80.53
Total amount you owe	\$80.53

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	85747		85215		532

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	532	533	520
Service days	30	30	31
kWh/day	18	18	17
Amount	\$80.53	\$80.67	\$72.86

KEEP IN MIND

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

CURRENT BILL**\$272.77**

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

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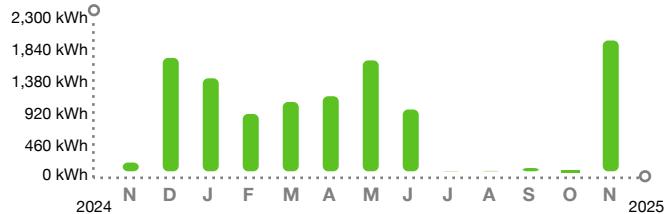
Electric Bill Statement

For: Oct 2, 2025 to Nov 1, 2025 (30 days)

Statement Date: Nov 1, 2025

Account Number: 85676-20409

Service Address:

7795 HONORE AVE # PMP 2
SARASOTA, FL 34243**ENERGY USAGE HISTORY****KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$133.54 by your due date instead of \$272.77. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after January 23, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	272.77
Total amount you owe	\$272.77

(See page 2 for bill details.)

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

/ 27

13354 5201856762040997727200000

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 33614-8390FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

85676-20409

ACCOUNT NUMBER

\$272.77

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
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)	\$197.10
Fuel: (\$0.027180 per kWh)	\$55.75
Electric service amount	265.72
Gross receipts tax (State tax)	6.82
Taxes and charges	6.82
Regulatory fee (State fee)	0.23
Total new charges	\$272.77
Total amount you owe	\$272.77

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16743		14692		2051

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 1, 2025	Oct 2, 2025	Nov 1, 2024
kWh Used	2051	0	137
Service days	30	30	31
kWh/day	68	0	4
Amount	\$272.77	\$25.66	\$31.23

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now](#)

Bigger LED rebates

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

[Claim rebates](#)

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.

FloridaCommerce, Special District Accountability Program**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Involved: 10/01/2025				Invoice No: 92631
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

Paid Online 10/31/25

University Place Community Development District
 Mr. Andrew Cohen
 Persson, Cohen and Mooney, P.A.
 6853 Energy Court
 Lakewood Ranch, Florida 34240



2. Telephone: 941-306-4730 Ext:
3. Fax: 941-306-4832
4. Email: acohen@swflgovlaw.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: universityplacecdd.org
8. County(ies): Manatee
9. Special Purpose(s): Community Development
10. Boundary Map on File: 07/09/2001
11. Creation Document on File: 07/09/2001
12. Date Established: 03/13/2001
13. Creation Method: Local Ordinance
14. Local Governing Authority: Manatee County
15. Creation Document(s): County Ordinance 01-20
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Andrew H. Cohen Date 10/8/25**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



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

Billing Date:
Nov 02, 2025

Billing Period:
Nov 02 - Dec 01, 2025

Hi UNIVERSITY PLACE CDD,

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

Total balance
\$269.99
due
Nov 26

Bill history

Previous balance	\$109.49
Payment received by Nov 02, thank you	-\$109.49

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Other	\$4.50	\$4.50
One-Time Charges		\$150.00
Taxes and Fees		\$10.50
Total services	\$109.49	\$269.99
Total balance		\$269.99

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



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

6790 0107 DY RP 02 11042025 NNNNNNNY 01 001880 0008

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



Total balance
\$269.99

Account number
941-359-3304-013124-5

Due by
Nov 26

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



1940039413593304013124000000000000000269995



UNIVERSITY PLACE CDD

Account Number:

941-359-3304-013124-5

Billing Date:

Nov 02, 2025

Billing Period:

Nov 02 - Dec 01, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



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

PAYING YOUR BILL

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

IMPORTANT MESSAGES

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

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.



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

Billing Date:
Nov 02, 2025

Billing Period:
Nov 02 - Dec 01, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Internet

Monthly Charges

11.02-12.01	Business Fiber Internet 500 1 Usable Static IP Address	\$79.99 \$25.00
Internet Total		\$104.99

Other Charges

Monthly Charges

11.02-12.01	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

One-Time Charges

Field Tech Premise Visit	\$150.00
One-Time Charges Total	\$150.00

Taxes and Fees

FL State Sales Tax	\$9.00
County Sales Tax	\$1.50
State Taxes	\$10.50
Taxes and Fees Total	\$10.50

Total current month charges **\$269.99**

**LET FRONTIER
BE YOUR
TECH SUPPORT**

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

business.frontier.com



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

**Billing Date:
Oct 28, 2025**

Billing Period:
Oct 28 - Nov 27, 2025

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$132.54
Payment received by Oct 28, thank you	-\$132.54

Service summary

 Bundle	\$124.98	\$124.98
 Taxes and Fees	\$7.56	+\$7.88
Total services	\$132.54	\$132.86
Total balance		\$132.86

Total balance
\$132.86
due
Nov 21

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

6790 0107 DY RP 28 10292025 NNNNNNNY 01 995627

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

Total balance
\$132.86

Account number
941-358-5340-100108-5

Due by
Nov 21

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



UNIVERSITY PLACE CDD

Account Number:

941-358-5340-100108-5

Billing Date:

Oct 28, 2025

Billing Period:

Oct 28 - Nov 27, 2025

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

Billing Date:
Oct 28, 2025

Page 3/4

Billing Period:
Oct 28 - Nov 27, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

Bundle

Monthly Charges

10.28-11.27	Business Fiber Internet 1 Gig 1 Usable Static IP Address Frontier Business Voice	\$84.99 \$20.00 \$19.99	\$124.98
-------------	--	-------------------------------	-----------------

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 \$132.86 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.

Taxes and Fees

Federal USF Recovery Charge	\$4.94
Federal Taxes	\$4.94
FL State Communications Services Tax	\$1.23
County Communications Services Tax	\$0.60
FL State Gross Receipts Tax	\$0.60
Manatee Co VOIP 911 Surcharge	\$0.40
FL Telecommunications Relay Service	\$0.08
FL State Gross Receipts Tax	\$0.03
State Taxes	\$2.94

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.

Taxes and Fees Total

Total current month charges **\$132.86**

LET FRONTIER BE YOUR TECH SUPPORT

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

business.frontier.com

Hardesty Electric Service, Inc.

1501 North Lime Avenue
Sarasota, Florida 34237-2813

941-364-5130 941-364-8940
hardestyelectric@yahoo.com
Lic. #EC-13003098

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

INVOICE

DATE	INVOICE #
10/28/2025	105609

JOB ADDRESS	DUE DATE
	10/28/2025
DESCRIPTION	AMOUNT
Electrical panel for Pump Station #5 Well Pump:	
- Checked all connections in panel. - Removed 100 amp circuit labor and clean all corrosion and debris. - Removed conduit fitting from hole and Install metal knock seal.	
Total labor & material:	275.00
Irrigation Pump Station 2:	
- Replaced right Dayton Axial Fan at back of pump enclosure; owner-supplied.	
Total labor:	350.00
<i>Due upon receipt! Thank you for your business. It is a pleasure working with you!</i>	
Payments/Credits	\$0.00
Total	\$625.00
Balance Due	\$625.00



INVOICE

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

Invoice # 6495
Date: 11/04/2025
Due On: 12/04/2025

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

NOV 10 2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,128.75)	+ \$155.00) - (\$0.00) =	\$2,283.75

UPCDD

District Counsel Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	10/08/2025	Review and execute DEO annual reporting form and prepare correspondence to District Manager to coordinate payment of annual fee.	0.25	\$310.00	\$77.50
Service	AHC	10/14/2025	Review and reply to multiple e-mails re: October meeting date. E-mail Chair re: status of title search review.	0.25	\$310.00	\$77.50
						Subtotal \$155.00
						Total \$155.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6397	11/01/2025	\$2,128.75	\$0.00	\$2,128.75

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6495	12/04/2025	\$155.00	\$0.00	\$155.00
Outstanding Balance				\$2,283.75
Total Amount Outstanding				\$2,283.75

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 #
11/2/2025	INV0000104549

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

INVOICE
#110725-1

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

Date: November 7, 2025

Installed 6" diameter, concrete-filled, steel bollard, with 6' above ground, and "Traffic Yellow" bollard sleeve to protect Visitor's call box from incoming vehicles.

TOTAL DUE \$2,200

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

INVOICE
#110725-2

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

Date: November 7, 2025

Remediate depression in roadway near 8008/8012 Planters Knoll
and 3 separate depressions across from 8004 Planters Knoll.

TOTAL DUE \$5,600

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18395
Invoice Date: Oct 21, 2025
Page: 1

Duplicate

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

Ship to:
8215 Indigo Ridge

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/20/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/21/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
Subtotal				
Sales Tax				
Total Invoice Amount				
Payment/Credit Applied				
TOTAL				

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18398
Invoice Date: Oct 24, 2025
Page: 1

Duplicate

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

Ship to:
8122 Spring Marsh

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/23/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/24/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
Subtotal				
Sales Tax				
Total Invoice Amount				
Payment/Credit Applied				
TOTAL				

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18417
Invoice Date: Oct 20, 2025
Page: 1

Duplicate

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

Ship to:
Seven oaks pool

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/19/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replace bad decoder . Seven Oaks Pool 10/20/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Check/Credit Memo No:	Subtotal	444.50
	Sales Tax	
	Total Invoice Amount	444.50
	Payment/Credit Applied	
	TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18418
Invoice Date: Oct 24, 2025
Page: 1

Duplicate

Bill 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	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/23/25

Quantity	Item	Description	Unit Price	Amount
1.00		Repair a broken Pipe at cooper creek entrance		
3.00	050 PVC	Cooper Creek Entrance PVC 1/2"	0.40	1.20
1.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	1.00
1.00	050 SLIP TEE	slip tee 1/2"	1.00	1.00
1.00	050 MALE ADAPTER	1/2" Male Adapter	1.00	1.00
1.00	050 COUPLING	Coupling 1/2"	1.00	1.00
1.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	10.45
1.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	1.00
2.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	4.30
1.00	LABOR-RPR	10/24/25 : 1 men for 1 hours at \$60.00 per hour for repairs	60.00	60.00

Check/Credit Memo No:	Subtotal	80.95
	Sales Tax	
	Total Invoice Amount	80.95
	Payment/Credit Applied	
	TOTAL	80.95

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18420
Invoice Date: Oct 22, 2025
Page: 1

Duplicate

Bill 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	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/21/25

Quantity	Item	Description	Unit Price	Amount
		Repair a broken Mainline at 8203		
		Tabbystone		
20.00	100 PVC SCH40	1" PVC SCH 40	0.80	16.00
4.00	100 90 ELBOW	90 Degree Elbow 1"	1.20	4.80
2.00	100 COUPLING	Coupling 1"	1.00	2.00
8.00	150 PVC SCH40	1.5" PVC SCH 40	1.10	8.80
2.00	200 PVC SCH40	2" PVC SCH 40	1.66	3.32
1.00	200 COUPLING	Coupling 2"	2.00	2.00
2.00	150 BRASS GATE VALVE	1.5 Brass Gate Valve	86.87	173.74
1.00	200 SLIP TEE	2" SLIP TEE	4.00	4.00
2.00	200x150 REDUCER BUSH	ss reducer bushing 2" x 1-1/2"	2.57	5.14
2.00	150x100 REDUCER BUSH	ss reducer bushing 1 1/2" x 1"	1.46	2.92
7.25	LABOR-RPR	10/22/25: 1 men for 7.25 hours at \$60.00 per hour for repairs	60.00	435.00

Check/Credit Memo No:	Subtotal	657.72
	Sales Tax	
	Total Invoice Amount	657.72
	Payment/Credit Applied	
	TOTAL	657.72

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18428
Invoice Date: Oct 30, 2025
Page: 1

Duplicate

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

Ship to:
7706 Edmonston Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/30/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
			Subtotal	444.50
			Sales Tax	
			Total Invoice Amount	444.50
			Payment/Credit Applied	
			TOTAL	444.50

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18430
Invoice Date: Nov 12, 2025
Page: 1

Duplicate

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

Ship to:
7412 Green Street

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/12/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/30/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
			Subtotal	444.50
			Sales Tax	
			Total Invoice Amount	444.50
			Payment/Credit Applied	
			TOTAL	444.50

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18431
Invoice Date: Oct 31, 2025
Page: 1

Duplicate

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

Ship to:
7415 Green Street

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/31/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Check/Credit Memo No:	Subtotal	444.50
	Sales Tax	
	Total Invoice Amount	444.50
	Payment/Credit Applied	
	TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18432
Invoice Date: Oct 31, 2025
Page: 1

Duplicate

Duplicate

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

Ship to:
7724 Heywar Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/31/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Check/Credit Memo No:	Subtotal	444.50
	Sales Tax	
	Total Invoice Amount	444.50
	Payment/Credit Applied	
	TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18434
Invoice Date: Oct 31, 2025
Page: 1

Duplicate

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

Ship to:
7607 Charleston Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/31/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
Subtotal				
Sales Tax				
Total Invoice Amount				
Payment/Credit Applied				
TOTAL				
444.50				
444.50				
444.50				
444.50				

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18437
Invoice Date: Oct 31, 2025
Page: 1

Duplicate

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

Ship to:
7812 Edmonston Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		11/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 10/31/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
			Subtotal	444.50
			Sales Tax	
			Total Invoice Amount	444.50
			Payment/Credit Applied	
			TOTAL	444.50

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18438
Invoice Date: Nov 3, 2025
Page: 1

Duplicate

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

Ship to:
7428 Sea Island

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/3/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 11/3/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50
			Subtotal	444.50
			Sales Tax	
			Total Invoice Amount	444.50
			Payment/Credit Applied	
			TOTAL	444.50

Check/Credit Memo No:

Total Landscape Care, Inc

3905 65th St E
Bradenton, FL 34208
USA

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 202511
Invoice Date: Nov 1, 2025
Page: 1

*Duplicate***Bill To:**

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

Ship to:

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		11/30/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections Services: 11/1/2025 - 11/30/2025	60.00	7,200.00

Check/Credit Memo No:	Subtotal	13,283.00
	Sales Tax	
	Total Invoice Amount	13,283.00
	Payment/Credit Applied	
	TOTAL	13,283.00



NOV - 7 2025

00

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,230.00
Statement Closing Date	October 31, 2025
Days in Billing Cycle	31
Previous Balance	\$636.18
Payments & Credits	\$703.57
Purchases & Other Charges	\$814.89
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$747.50

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	\$747.50
Minimum Payment Due	\$747.50
Payment Due Date	November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL \$636.18-	
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	636.18-
		MICHELLE WHITE	TOTAL \$0.00	
		DOUG PEWTERBAUGH	TOTAL \$747.50	
10/06	10/06	52707158R09FRHH1K	THE HOME DEPOT #6319 BRADENTON FL	33.58
			MCC: 5200 MERCHANT ZIP: 34201000	
10/06	10/06	52707158R09FRHH1V	THE HOME DEPOT #6319 BRADENTON FL CREDIT	33.58-
			MCC: 5200 MERCHANT ZIP: 34201000	
10/06	10/06	52707158R09FRHH2L	THE HOME DEPOT #6319 BRADENTON FL	31.38
			MCC: 5200 MERCHANT ZIP: 34201000	
10/09	10/09	52707158V09FV4EQZ	THE HOME DEPOT #6319 BRADENTON FL	62.76
			MCC: 5200 MERCHANT ZIP: 34201000	
10/13	10/13	52707158Z09FRH6FD	THE HOME DEPOT #6319 BRADENTON FL	160.75
			MCC: 5200 MERCHANT ZIP: 34201000	

Transactions continued on next page

1080 0001 TVH 001 7 31 251031 0 PAGE 1 of 2 10 1515 0000 BASE

421

Please detach bottom portion and submit with payment using enclosed envelope



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

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

421

PAYMENT INFORMATION

Account Number:	
Payment Due Date	November 25, 2025
New Balance	\$747.50
Minimum Payment Due	\$747.50
Past Due Amount	\$0.00

Make Check
 Payable to:

Amount Enclosed: \$

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St. Petersburg FL 33716

00074750000747502

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.

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/15	10/15	5531020918Z2FH0E5	NEWARK CORPORATION PHOENIX AZ MCC: 5065 MERCHANT ZIP: 85034	33.81
10/15	10/15	52707159109FV8DB5	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	61.71
10/17	10/17	52707159309FS7WJK	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	32.36
10/21	10/21	52707159709FWMTMJ	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	19.30
10/22	10/22	55310209892Y37KF7	NEWARK CORPORATION PHOENIX AZ MCC: 5065 MERCHANT ZIP: 85034	32.25
10/22	10/22	55310209892Y37KJR	NEWARK CORPORATION PHOENIX AZ CREDIT MCC: 5065 MERCHANT ZIP: 85034	33.81
10/23	10/23	52707159909FV1REG	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	78.98
10/23	10/23	52707159909FV1RG2	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	1.98
10/24	10/24	52707159A09FV8GQ3	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	1.83
10/24	10/24	52707159A09FV89RP	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	141.38
10/25	10/25	52707159B09FYNFR2	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	18.98
10/28	10/28	52707159E09FWQP4L	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	103.84

IMPORTANT ACCOUNT INFORMATION

\$0 - \$747.50 WILL BE DEDUCTED FROM YOUR ACCOUNT AND
CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE
AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS
POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$4.19	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.87	\$0-\$500,000 = 0.25%
New Cashback Balance	\$6.06	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,001-\$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.

University Place CDD Credit Card

10/31/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
10/6/2025	Home Depot	Maintence Supplies	57200-4647	\$ 33.58	Y	Y
10/6/2025	Home Depot	Maintence Supplies	57200-4647	\$ (33.58)	Y	Y
10/6/2025	Home Depot	Maintence Supplies	57200-4647	\$ 31.38	Y	Y
10/9/2025	Home Depot	Maintence Supplies	57200-4647	\$ 62.76	Y	Y
10/13/2025	Home Depot	Maintence Supplies	57200-4647	\$ 160.75	Y	Y
10/15/2025	Newark Corp	Maintence Supplies	57200-4647	\$ 33.81	Y	Y
10/15/2025	Home Depot	Maintence Supplies	57200-4647	\$ 61.71	Y	Y
10/17/2025	Home Depot	Maintence Supplies	57200-4647	\$ 32.36	Y	Y
10/21/2025	Home Depot	Maintence Supplies	57200-4647	\$ 19.30	Y	Y
10/22/2025	Newark Corp	Maintence Supplies	57200-4647	\$ 32.25	Y	Y
10/22/2025	Newark Corp	Maintence Supplies	57200-4647	\$ (33.81)	Y	Y
10/23/2025	Home Depot	Maintence Supplies	57200-4647	\$ 78.98	Y	Y
10/23/2025	Home Depot	Maintence Supplies	57200-4647	\$ 1.98	Y	Y
10/24/2025	Home Depot	Maintence Supplies	57200-4647	\$ 1.83	Y	Y
10/24/2025	Home Depot	Maintence Supplies	57200-4647	\$ 141.38	Y	Y
10/25/2025	Home Depot	Maintence Supplies	57200-4647	\$ 18.98	Y	Y
10/28/2025	Home Depot	Maintence Supplies	57200-4647	\$ 103.84	Y	Y

10/31/25 Statement

001-10103

Total activity	747.50
Replenish card	-
Credit/Refund	-
Total charges	<u><u>747.50</u></u>
	\$ 747.50

0

Expense Summary

57200-4647	(747.50)
53900-4609	-
57200-5101	-
57200-4761	-
51300-4903	-
52900-4809	-
	<u><u>(747.50)</u></u>

TRUE

← → C homedepot.com/myaccount/purchase-history ⌂ New Chrome available ⌂

Need Help? Call 1-866-333-3551 or Text 78465 Projects NEW Buy it Again Home Depot Credit Cards

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Pro Xtra Program

Rewards Hub Card View Table View Don't see a purchase? [?](#) Table Settings

Pricing Benefits

Path to Pro Network

Order Details successfully exported. Check your browser downloads folder for the file.

Plan Your Jobs

Projects [Beta](#) Job Quotes PO/Job Names Product Lists

Products	Order/ Receipt #	Date	PO/Job Name	Payment	Purchaser	Total
^ ■	# WH11004652	10/07/25	PS5-landscaping	MasterCard - 7622	Doug Pewterbaugh	\$33.58

[Feedback](#) [Live Chat](#)

Account Settings

Profile Addresses Military Discount Benefit Doug

Canceled October 7



UNIVERSITY PLACE CDD

Order # WH11005024

PO/Job Name: PS5-Landscaping

Buy Online Pickup In Store

Ordered

10/6/2025

Complete

10/7/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
12 ft. x 2 in. x 2 in. Vinyl Trimplank Moulding SKU 227557	1	\$31.38	\$0.00	\$0.00	\$31.38
			Subtotal		\$31.38
			Discount		\$0.00
			Shipping		\$0.0
			Delivery Charge		\$0.00
			Sales Tax		\$0.00
			Order Total		\$31.38



UNIVERSITY PLACE CDD

Order # WH11529453

PO/Job Name: PS-5 Landscaping

Buy Online Pickup In Store

Ordered

10/9/2025

Complete

10/9/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
12 ft. x 2 in. x 2 in. Vinyl Trimplank Moulding SKU 227557	2	\$31.38	\$0.00	\$0.00	\$62.76
				Subtotal	\$62.76
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$62.76

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

6319 00076 42861 10/13/25 06:50 PM
SALE CASHIER MOLLY

816101004553 BLACK EDGING <A>
VIGORO BRICKFACE RUBBER EDGING BLACK
10@12.98 129.80N
024114785073 75 STAPLES <A> 15.97N
VIGORO 75 PK STAPLES
073257012850 3.5MILBLKSHT <A> 14.98N
10'X25' 3.5MIL BLK PLASTIC SHEETING

SUBTOTAL	160.75
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$160.75
XXXXXXXXXXXX7622	MASTERCARD
USD\$ 160.75	
AUTH CODE 013789/5761790	TA
Chip Read	
AID A0000000041010	Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ####-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: ps5 landscape

2025 PRO XTRA SPEND 10/12: \$4,897.21

As of 10/13/2025 your Paint Rewards level is Member; Spend 606.76 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6319 10/13/25 06:50 PM

6319 76 42861 10/13/2025 0080

RETURN POLICY DEFINITIONS			
POLICY ID	DAYS	POLICY EXPIRES ON	
A	1	90	01/11/2026

From: DPewter@msn.com
To: Customer Service Newark
Subject: FW: Newark Invoice Confirmation, Invoice 38270247, Order 514851, Your PO KIOSK REPAIR

Attn: Chandini S.

This is a copy of the invoice that needs the sales tax credited.

Regards,
Doug Pewterbaugh
Bradenton, FL
940-453-0418

From: donotreply@newark.com <donotreply@newark.com>
Sent: Tuesday, October 14, 2025 7:34 PM
To: dpewter@msn.com
Subject: Newark Invoice Confirmation, Invoice 38270247, Order 514851, Your PO KIOSK REPAIR

The screenshot shows the Newark website with a green header bar. The header includes a logo for 'Newark - An Avnet Company' with a question mark icon, and navigation links for 'Home', 'My Account', 'My Orders', and 'Contact Us'. The main content area has a green background and displays the title 'Invoice Confirmation for 514851' in white text.

Dear Douglas Pewterbaugh,

Thank you for your payment. We have included a detailed invoice confirmation of this order below. To check your order status click the link to log into your account:

The screenshot shows the detailed invoice confirmation for Order 514851. It includes sections for 'Order Details' and 'Invoice Details', both of which are currently empty. Below these are sections for 'Company' and 'Shipping to', each containing a list of details. The 'Company' section lists: Name: Valued Customer-US, Account Number: 395462, and Payment Type: Credit Card. The 'Shipping to' section lists: Name: UNIVERSITY PLACE CDD, Account Number: 1 / 1, For Attn Of: DAVID MEYERS, and address: 7828 ASHLEY CIR, BRADENTON, FL, 342012091, USA. At the bottom, there is a table for the order line items, showing one item: Stock No: 38X5485, Mfr. Part No: LTB50GC, Cust. Part No: (empty), UOM: Each, Qty: 1, Price: \$22.26, and Total: \$22.26. The 'Customer PO Line Number' is listed as 001.

Stock No:	Mfr. Part No:	Cust. Part No:	UOM:	Qty:	Price:	Total:
38X5485	LTB50GC		Each	1	\$22.26	\$22.26

Customer PO Line Number: 001

Description: CONDUIT GLAND W/GROUND-LUG, INSULATED, IRON, 0.5"; Conduit Configuration:Straight; Trade Size:1/2"; Conduit Material:Malleable Iron; Conduit Colour:Metallic - Zinc Electroplate; External Length:44.45mm; IP / NEMA Rating:-

Merchandise Total:	\$22.26
Freight Total:	\$9.99
Tax Total:	\$1.56
Order Total:	\$33.81
Sale in:	USD



If you have questions regarding your current order, please [email us](#) anytime. Or you can contact our Customer Service Team at 1-800-463-9275.

Our Terms and Conditions of Sale apply and are available [HERE](#).

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Newark
300 S. Riverside Plaza, Suite 2200, Chicago, IL 60607



UNIVERSITY PLACE CDD

Order # WH12096086

PO/Job Name: Pier caps

Buy Online Pickup In Store

Ordered

10/15/2025

Complete

10/15/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
7 in. Mini Roller Tray Black SKU 1004400897	3	\$3.78	\$0.00	\$0.00	\$11.34
Original 1 gal. White Oil-Based Interior/Exterior Primer, Sealer, and Stain Blocker SKU 1003828017	1	\$41.98	\$0.00	\$0.00	\$41.98
2 in. Flat Chip Brush SKU 130249	3	\$1.47	\$0.00	\$0.00	\$4.41
UTILITY 2 in. Polyester Flat Utility Paint Brush SKU 456077	1	\$3.98	\$0.00	\$0.00	\$3.98

Subtotal	\$61.71
Discount	\$0.00
Shipping	\$0.0
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$61.71



UNIVERSITY PLACE CDD

Order # WH12254020

PO/Job Name: Pier caps

Buy Online Pickup In Store

Ordered

10/17/2025

Being Processed

10/17/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
UTILITY 2 in. Polyester Flat Utility Paint Brush SKU 456077	1	\$3.98	\$0.00	\$0.00	\$3.98
1 gal. Paint Can Pour Spout SKU 322308	2	\$1.38	\$0.00	\$0.00	\$2.76
1 Quart Natural Paint Bucket SKU 697265	1	\$2.18	\$0.00	\$0.00	\$2.18
1 Qt. Mineral Spirits Combustible Paint Thinner SKU 200212	1	\$9.48	\$0.00	\$0.00	\$9.48

14 oz. Foaming Wasp and Hornet Insect Killer Aerosol Spray	1	\$5.98	\$0.00	\$0.00	\$5.98
<hr/>					
PRO 18 oz. Wasp and Hornet Killer Aerosol	1	\$7.98	\$0.00	\$0.00	\$7.98
<hr/>					
			Subtotal		\$32.36
			Discount		\$0.00
			Shipping		\$0.0
			Delivery Charge		\$0.00
			Sales Tax		\$0.00
			Order Total		\$32.36



UNIVERSITY PLACE CDD

Receipt # 6319-51-4803

PO/Job Name: pier caps

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

10/21/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1 qt. Plastic Multi-Mix Container Bucket Lid SKU 723189	1	\$0.98	\$0.00	\$0.98	\$0.98
1 qt. Plastic Multi-Mix Container Bucket Lid SKU 723189	1	\$0.98	\$0.00	\$0.98	\$0.98
1QT BUCKET SKU 697265	1	\$2.18	\$0.00	\$2.18	\$2.18

1QT BUCKET	1	\$2.18	\$0.00	\$2.18	\$2.18
SKU 697265					
Pop-N-Go Black Disposable Heavy Duty Nitrile Gloves,	1	\$12.98	\$0.00	\$12.98	\$12.98
Size Large (40-Count)					
SKU 1005142793					
			Subtotal		\$19.30
			Discount		\$0.00
			Shipping		\$0
			Delivery Charge		\$0
			Sales Tax		\$0.00
			Order Total		\$19.30

From: donotreply@newark.com
To: DPewter@msn.com
Subject: Newark Invoice Confirmation, Invoice 38285383, Order 538368, Your PO KIOSK REPAIR
Date: Tuesday, October 21, 2025 4:34:09 PM

[Home](#)[My Account](#)[My Orders](#)[Contact Us](#)

Invoice Confirmation for 538368

Dear Douglas Pewterbaugh,

Thank you for your payment. We have included a detailed invoice confirmation of this order below. To check your order status click the link to log into your account:

[My Order ►](#)

Forgotten anything? [Go online now](#)

Order Details:

Order Number: 538368
Your PO Number: KIOSK REPAIR - Rise Number:
Order Date: 10/21/2025

Company:

Name: Univ Place Community
Account Number: 888732
Payment Type: Credit Card

Invoice Details:

Invoice Number: 38285383
Invoice Date: 10/21/2025

Shipping to:

Name: UNIVERSITY PLACE CDD
Account Number: 1 / 1
For Attn Of:
7828 ASHLEY CIR

BRADENTON, FL, 342012091, USA

Order:

Stock No:	Mfr. Part No:	Cust. Part No:	UOM:	Qty:	Price:	Total:
38X5485	LTB50GC		Each	1	\$22.26	\$22.26

Customer PO Line Number: 001

Description: CONDUIT GLAND W/GROUND-LUG, INSULATED, IRON, 0.5"; Conduit Configuration:Straight; Trade Size:1/2"; Conduit Material: Malleable Iron; Conduit Colour: Metallic - Zinc Electroplate; External Length:44.45mm; IP / NEMA Rating:-

Merchandise Total:	\$22.26
Freight Total:	\$9.99
Tax Total:	\$0.00
Order Total:	\$32.25
Sale in:	USD

From: donotreply@newark.com
To: DPewter@msn.com
Subject: Newark Invoice Confirmation, Invoice 81063326, Order 538370, Your PO KIOSK REPAIR
Date: Tuesday, October 21, 2025 4:33:59 PM



Home

My Account

My Orders

Contact Us

Invoice Confirmation for 538370

Dear Douglas Pewterbaugh,

Thank you for your payment. We have included a detailed invoice confirmation of this order below. To check your order status click the link to log into your account:

[My Order ►](#)

Forgotten anything? [Go online now](#)

Order Details:

Order Number: 538370
Your PO Number: KIOSK REPAIR - Rise Number:
Order Date: 10/21/2025

Company:

Name: Valued Customer-US
Account Number: 395462
Payment Type: Credit Card

Invoice Details:

Invoice Number: 81063326
Invoice Date: 10/21/2025

Shipping to:

Name: UNIVERSITY PLACE CDD
Account Number: 1 / 1
For Attn Of:
7828 ASHLEY CIR

BRADENTON, FL, 342012091, USA

Order:

Stock No:	Mfr. Part No:	Cust. Part No:	UOM:	Qty:	Price:	Total:
38X5485	LTB50GC		Each 1	-1	\$22.26	\$-22.26

Customer PO Line Number: 001

Description: CONDUIT GLAND W/GROUND-LUG, INSULATED, IRON, 0.5"; Conduit Configuration:Straight; Trade Size:1/2"; Conduit Material: Malleable Iron; Conduit Colour: Metallic - Zinc Electroplate; External Length:44.45mm; IP / NEMA Rating:-

Merchandise Total:	\$22.26
Freight Total:	\$9.99-
Tax Total:	\$1.56-
Order Total:	\$33.81-
Sale in:	USD



If you have questions regarding your current order, please [email us](#) anytime. Or you can contact our Customer Service Team at 1-800-463-9275.

Our Terms and Conditions of Sale apply and are available [HERE](#).

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Newark
300 S. Riverside Plaza, Suite 2200, Chicago, IL 60607



UNIVERSITY PLACE CDD

Order # WH12846784

PO/Job Name: Pier caps

Buy Online Pickup In Store

Ordered

10/23/2025

Being Processed

10/23/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1 gal. Ultra Pure White Satin Exterior Stain-Blocking Paint & Primer	1	\$78.98	\$0.00	\$0.00	\$78.98
SKU 1009057939				Subtotal	\$78.98
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$78.98



E Bradenton 10PM 34201

W.

E Bradenton 10PM 34201

☰ Doug**EXPLORE INSTALLATION & SERVICES**

From bathroom remodeling to window installation, we offer more than 400 services

[Learn More](#) **Order #WH12849657**

Placed on: Oct 23, 2025

Billing Information**Douglas Pewterbaugh**3434 Colwell Ave 200
Tampa FL 33614

Payment Method: MC ***7622

Item	Price/Item	Qty	Line Total
Store Pickup (1 item)			
5475 University Pkwy 6319, Bradenton, FL 34201			
Item picked up from store 6319			
Halex 3/4 in. Knock-Out Seals (4-Pack)	\$1.98	1	\$1.98
Available: Tomorrow			
Subtotal			\$1.98
Pick Up In Store			FREE
Sales Tax			\$0.00
Total			\$1.98

Need help?Online Customer Support:
1-800-430-3376Call 7 days a week:
6 a.m. to 2 a.m. EST



UNIVERSITY PLACE CDD

Order # WH12912944

PO/Job Name: Ps4

Buy Online Pickup In Store

Ordered

10/24/2025

Ready for Pickup

10/24/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1/2 in. Knock-Out Seals (4-Pack) SKU 322612	1	\$1.83	\$0.00	\$0.00	\$1.83
				Subtotal	\$1.83
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$1.83

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

6319 00052 82066 10/24/25 12:35 PM
SALE CASHIER

885911248556 7/64BOXSPNT <A> 5.47N
DW BLK OX 7/64" BIT 2PC
648846003504 VAC. ACC <A> 12.48N
RIDGID 1-7/8" TO 2-1/2" ADAPTER
648846025032 1-7/8 IN. LO <A> 28.48N
RIDGID 1-7/8" TELESCOPING WAND
648846024783 3 GAL. 5.0-P <A,S,U> 79.98N
3 GAL. 5.0-PEAK HP NXT WET/DRY SHOP
1007-337-274 AIR-TIP UTLB <A> 14.97N
MKE AIR-TIP 2-IN-1 UTILITY BRUSH

SUBTOTAL 141.38
SALES TAX 0.00

TAX EXEMPT

TOTAL \$141.38

XXXXXXXXXXXX7622 MASTERCARD

USD\$ 141.38

AUTH CODE 024243/4525499 TA

Chip Read

AID A0000000041010 Mastercard

<U> - NON-DISCOUNTABLE ITEM

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 10/23: \$5,252.29

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6319 10/24/25 12:35 PM

6319 52 82066 10/24/2025 3254

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 01/22/2026



UNIVERSITY PLACE CDD

Order # WH13251484

PO/Job Name: Ps5 landscaping

Buy Online Pickup In Store

Ordered

10/28/2025

Complete

10/29/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
48 in. x 3 in. x 3 in. Black Brickface Rubber Landscape Edging <small>SKU 1005807518</small>	8	\$12.98	\$0.00	\$0.00	\$103.84
			Subtotal		\$103.84
			Discount		\$0.00
			Shipping		\$0.0
			Delivery Charge		\$0.00
			Sales Tax		\$0.00
			Order Total		\$103.84

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures

December 2025

For Board Approval

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

The total items being presented: **\$55,668.73**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100223	2212	Engineering Services 11/25	\$ 2,340.00
Buffalo-Cooper Creek, LLC	100227	2026 BOS	Meeting Room FY 26	\$ 2,684.00
David Meyers	20251217-1	DM100825	Workshop Meeting 10/08/2025	\$ 200.00
David Meyers	20251217-1	DM111225	Workshop Meeting 11/12/2025	\$ 200.00
David Meyers	20251217-1	DM112425	Board of Supervisors Meeting 11/24/25	\$ 200.00
Denise Broyhill	20251217-2	DB100825	Workshop Meeting 10/08/2025	\$ 200.00
Denise Broyhill	20251217-2	DB111225	Workshop Meeting 11/12/2025	\$ 200.00
Denise Broyhill	20251217-2	DB112425	Board of Supervisors Meeting 11/24/25	\$ 200.00
Doug Pewterbaugh	100221	734-030625	D Pewterbaugh Christmas Bonus 2025	\$ 500.00
Elisabeth Pygott	20251217-4	EP100825	Workshop Meeting 10/08/2025	\$ 200.00
Elisabeth Pygott	20251217-4	EP111225	Workshop Meeting 11/12/2025	\$ 200.00
Elisabeth Pygott	20251217-4	EP112425	Board of Supervisors Meeting 11/24/25	\$ 200.00
Florida Power & Light Company	20251224-1	1012544514 11/25	7703 Cooper Creek Blvd Sign - Utilities 11/25	\$ 29.19
Florida Power & Light Company	20251224-1	2350329302	8133 Coates Row PI Pmp 4 - Utilities 11/25	\$ 1,150.55

University Place Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20251224-1	2818453512	7795 Honore Ave Pmp 1 - Utilities 11/25	\$ 255.43
Florida Power & Light Company	20251224-1	2866694512	7900 Charleston St Gate Hse - Utilities 11/25	\$ 126.97
Florida Power & Light Company	20251224-1	5332287308	8005 Planters Knoll Ter Lft Sta - Utilities 11/25	\$ 996.14
Florida Power & Light Company	20251224-1	6118459301	7437 Sea Island Ln Pmp 6 - Utilities 11/25	\$ 464.62
Florida Power & Light Company	20251224-1	8088458453	7607 Seven Oaks Dr Lgts - Utilities 11/25	\$ 84.46
Florida Power & Light Company	20251224-1	8567620409	7795 Honore Ave Pmp 2 - Utilities 11/25	\$ 248.23
Frank J. Ingrassia	100233	FI100825	Workshop Meeting 10/08/2025	\$ 200.00
Frank J. Ingrassia	100233	FI112425	Board of Supervisors Meeting 11/24/25	\$ 200.00
Frontier Florida, LLC	20251216-1	941-359-0009-1116115-112825	941-359-0009-111611-5 11/25	\$ 300.52
Frontier Florida, LLC	20251223-1	941-358-5340-100108-5-112825	941-358-5340-100108-5 12/25	\$ 132.86
Frontier Florida, LLC	20251208-2	94135900041116115-112825	Internet: 941-359-0004-111611-5 11/25	\$ 173.67
Frontier Florida, LLC	20251223-1	941-359-3304-013124-5-120225	941-359-3304-013124-5 12/25	\$ 109.49
Gregory Christian Boyes	100228	112025-734	Pressure Washing Streets 12/25	\$ 10,457.00
Hoover Pumping Systems Corp.	100230	193818	One Year Service Agreement 12/25	\$ 2,290.00

University Place Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Manatee County Utilities Department	20251208-1	100171141.4	Utilities: 100171141 11/25	\$ 33.52
Persson, Cohen & Mooney, P.A.	100220	6397	District Counsel 09/25	\$ 2,128.75
Persson, Cohen & Mooney, P.A.	100224	6559	Legal Services 11/25	\$ 1,007.50
Rizzetta & Company, Inc.	100222	INV0000105364	Accounting Services 12/25	\$ 3,283.33
Sarah E. Hartz	20251217-3	SH100825	Workshop Meeting 10/08/2025	\$ 200.00
Sarah E. Hartz	20251217-3	SH111225	Workshop Meeting 11/12/2025	\$ 200.00
Sarah E. Hartz	20251217-3	SH112425	Board of Supervisors Meeting 11/24/25	\$ 200.00
Total Landscape Care, Inc.	100229	18465	Irrigation Maintenance & Repair 11/25	\$ 1,206.20
Total Landscape Care, Inc.	100231	18503	Irrigation Repairs 11/25	\$ 444.50
Total Landscape Care, Inc.	100231	18510	Irrigation Repairs 12/25	\$ 444.50
Total Landscape Care, Inc.	100231	18512	Irrigation Repairs 12/25	\$ 444.50
Total Landscape Care, Inc.	100231	202517	Landscape Maintenance 12/25	\$ 13,283.00
Turner Pest Control, LLC	100232	621537389	Pest Control 12/25	\$ 56.65
Universal Access, LLC	100219	AAAI3441	Tex Wave Services 10/25	\$ 3,875.00

University Place Community Development District

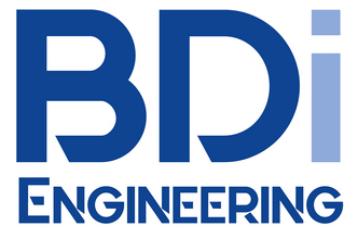
Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Universal Access, LLC	100225	AAAI3492	Tekwave Subscription 11/25	\$ 3,875.00
Valley National Bank	20251226-1	CC113025-734 ACH	Msintenance & Repairs 11/25	\$ 143.15
Water Equipment Technologies of Southwest Florida LLC	100226	27459	Service call Well #4 11/25	\$ 300.00
Total				\$ 55,668.73

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 2212
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[November 05 - November 25]	6:00	210.00	1,260.00
Project Manager II	[November 05 - November 19]	6:00	180.00	1,080.00
BALANCE DUE				\$2,340.00



UNIVERSITY PLACE CDD
November 2025

<u>CDD Activities</u>	<u>WEEK(S)</u>	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
Rizetta Coordination and General Administration Includes engineer's reports, board meeting meeting attendance, invoicing, calls and emails with board and district manager.	11/24	4.50	\$210	R. Dvorak	\$945.00
Miscellaneous Tasks - Kiosk bollard and Planters Knoll depression CM site visit. Pond 12 inspection and field report. Investigate oil spill.	11/3	1.00 5.00 5.00	\$210 \$180 \$120	R. Dvorak J. Whited K. Wagner	\$210.00 \$900.00 \$0.00
Ownership Map - will finalize when Andy completes title search and research by the county.		0.00 0.00	\$210 \$180	R. Dvorak J. Whited	\$0.00 \$0.00
Sea Island Wetland Assessment -		0.00 0.00	\$210 \$120	R. Dvorak K. Wagner	\$0.00 \$0.00
Perimeter Fence Repair - contractor follow-up for bids/proposals. Follow-up with Tim on fence slat production and finalizing wall repair on north section.	11/3	0.50 1.00 0.00	\$210 \$180 \$120	R. Dvorak J. Whited K. Wagner	\$105.00 \$180.00 \$0.00
INVOICE TOTAL		12.00			\$2,340.00



Bill To		Mail Check	
Customer	University Place CDD Rizzetta & Company	Recipient	The Courtyard Sarasota UTC ATTN: Monique Matthews
Address	3434 Colwell Ave, Suite 200, Tampa, FL 33614	Address	8305 Tourist Center Drive Sarasota, FL 34201
Phone		Phone	941.360.2626
Salesperson			
Rashay Burse			

Price	Tax	Meeting Room Rental	22% Gratuity	Total
\$275.00	\$0.00	2026 Dates: January 5, February 2, March 2, April 6, June 1, July 20, August 17, September 28	\$60.50	\$335.50 x 8
				Tax: Tax Exempt
				Total: \$2,684.00

Thank you for your business!

Courtyard

8305 Tourist Center Drive,
Sarasota, FL 34201
Phone Number: 941.360.2626

UNIVERSITY PLACE CDD**Meeting Date: October 8, 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:	4:30
Meeting End Time:	6:00
Total Meeting Time:	

Time Over (3) Hours:	
------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



UNIVERSITY PLACE CDD

Meeting Date: November 12, 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:	430
Meeting End Time:	520
Total Meeting Time:	

Time Over _____ (3) Hours:	
------------------------------	--

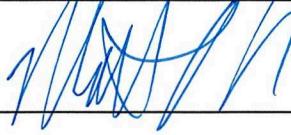
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____



UNIVERSITY PLACE CDD**Meeting Date: November 24, 2025 Regular 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:	4:30
Meeting End Time:	5:21
Total Meeting Time:	

Time Over (3) Hours:	
------------------------	--

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

University Place
COMMUNITY DEVELOPMENT DISTRICT

District Office · 3434 Colwell Ave #200 · Tampa, Florida 33614

Check Request

Amount: \$500.00

Date: 03/06/25

Payable to: Doug Pewterbaugh

Address: 8020 Indigo Ridge Terrace
Bradenton FL 34201

Description: Holiday Bonus

Requestor: Matt O'Nolan

Special Instructions:

From: [Denise Broyhill](#)
To: [Matt O'Nolan](#)
Subject: [EXTERNAL]Bonus for Doug
Date: Thursday, November 13, 2025 1:22:07 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Matt,

I forgot to mention that we have traditionally paid Doug our handyman a Christmas bonus of \$500. He works really hard for a low wage and we appreciate him.

Sarah asked if we could actually get it in the form as a physical check - she would like to get a card that we all sign and maybe inclose the check that way.

I don't know if that's possible.

Thanks,

Denise



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

CURRENT BILL**\$29.19**

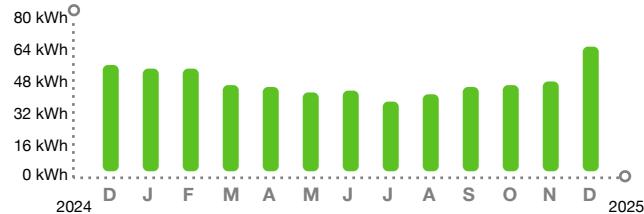
TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	28.21
Payments received	-28.21
Balance before new charges	0.00
Total new charges	29.19
Total amount you owe	\$29.19

(See page 2 for bill details.)

KEEP IN MIND

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711 (Relay Service)**Ways to Pay**

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10125-44514

ACCOUNT NUMBER

\$29.19

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	28.21
Payment received - Thank you	-28.21
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Minimum base bill charge:	\$7.18
Non-fuel: (\$0.096100 per kWh)	\$6.54
Fuel: (\$0.027180 per kWh)	\$1.85
Electric service amount	28.44
Gross receipts tax (State tax)	0.73
Taxes and charges	0.73
Regulatory fee (State fee)	0.02
Total new charges	\$29.19
Total amount you owe	\$29.19

METER SUMMARY

Meter reading - Meter AC06096. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	10751		10683		68

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	68	49	58
Service days	30	30	31
kWh/day	2	2	2
Amount	\$29.19	\$28.21	\$28.03

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UNIVERSITY PLACE CDD,
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CURRENT BILL**\$1,150.55**

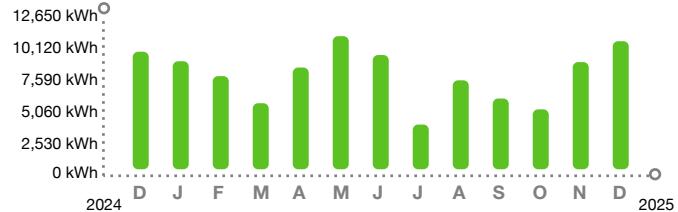
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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,023.70
Payments received	-1,023.70
Balance before new charges	0.00
Total new charges	1,150.55
Total amount you owe	\$1,150.55

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 18, 2026 is considered LATE; a late payment charge of 1% will apply.

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23503-29302

ACCOUNT NUMBER

\$1,150.55

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	1,023.70
Payment received - Thank you	-1,023.70
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$374.41
Fuel: (\$0.027180 per kWh)	\$300.28
Demand: (\$13.41 per KW)	\$415.71
Electric service amount	1,120.81
Gross receipts tax (State tax)	28.76
Taxes and charges	28.76
Regulatory fee (State fee)	0.98
Total new charges	\$1,150.55
Total amount you owe	\$1,150.55

METER SUMMARY

Meter reading - Meter KJL2048. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	51589		40541		11048
Demand KW	30.56				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	11048	9244	10139
Service days	30	30	31
kWh/day	368	308	327
Amount	\$1,150.55	\$1,023.70	\$1,088.06

KEEP IN MIND

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CURRENT BILL**\$255.43**

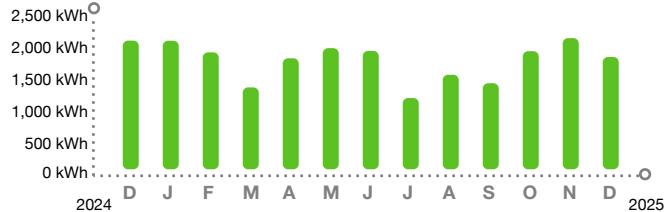
TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after February 18, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY	
Amount of your last bill	296.17
Payments received	-296.17
Balance before new charges	0.00
Total new charges	255.43
Total amount you owe	\$255.43

(See page 2 for bill details.)

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.Customer Service: 1-800-375-2434
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28184-53512

ACCOUNT NUMBER

\$255.43

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	296.17
Payment received - Thank you	-296.17
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)	\$183.93
Fuel: (\$0.027180 per kWh)	\$52.02
Electric service amount	248.82
Gross receipts tax (State tax)	6.39
Taxes and charges	6.39
Regulatory fee (State fee)	0.22
Total new charges	\$255.43
Total amount you owe	\$255.43

METER SUMMARY

Meter reading - Meter KN46375. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	41016		39102		1914

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	1914	2236	2193
Service days	30	30	31
kWh/day	63	74	70
Amount	\$255.43	\$296.17	\$265.05

KEEP IN MIND

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UNIVERSITY PLACE CDD,
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CURRENT BILL**\$126.97**

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	127.11
Payments received	-127.11
Balance before new charges	0.00
Total new charges	126.97
Total amount you owe	\$126.97

(See page 2 for bill details.)

KEEP IN MIND

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28666-94512

ACCOUNT NUMBER

\$126.97

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	127.11
Payment received - Thank you	-127.11
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)	\$86.39
Fuel: (\$0.027180 per kWh)	\$24.43
Electric service amount	123.69
Gross receipts tax (State tax)	3.17
Taxes and charges	3.17
Regulatory fee (State fee)	0.11
Total new charges	\$126.97
Total amount you owe	\$126.97

METER SUMMARY

Meter reading - Meter AC06099. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	57927		57028		899

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	899	900	855
Service days	30	30	31
kWh/day	30	30	28
Amount	\$126.97	\$127.11	\$111.34

KEEP IN MIND

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UNIVERSITY PLACE CDD,
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CURRENT BILL

\$996.14

TOTAL AMOUNT YOU OWE

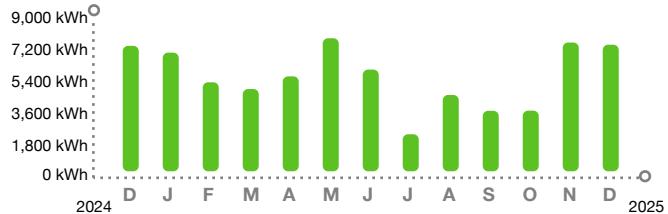
Dec 22, 2025

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,013.21
Payments received	-1,013.21
Balance before new charges	0.00
Total new charges	996.14
Total amount you owe	\$996.14

(See page 2 for bill details.)

KEEP IN MIND

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Ways to Pay



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53322-87308

ACCOUNT NUMBER

\$996.14

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	1,013.21
Payment received - Thank you	-1,013.21
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)	\$746.42
Fuel: (\$0.027180 per kWh)	\$211.11
Electric service amount	970.40
Gross receipts tax (State tax)	24.90
Taxes and charges	24.90
Regulatory fee (State fee)	0.84
Total new charges	\$996.14
Total amount you owe	\$996.14

METER SUMMARY

Meter reading - Meter KJ15250. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	45805		38038		7767

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	7767	7902	7697
Service days	30	30	31
kWh/day	258	263	248
Amount	\$996.14	\$1,013.21	\$897.34

KEEP IN MIND

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UNIVERSITY PLACE CDD,
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CURRENT BILL**\$464.62**

TOTAL AMOUNT YOU OWE

Dec 22, 2025

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ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	299.10
Payments received	-299.10
Balance before new charges	0.00
Total new charges	464.62
Total amount you owe	\$464.62

(See page 2 for bill details.)

KEEP IN MIND

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61184-59301

ACCOUNT NUMBER

\$464.62

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	299.10
Payment received - Thank you	-299.10
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)	\$342.79
Fuel: (\$0.027180 per kWh)	\$96.95
Electric service amount	452.61
Gross receipts tax (State tax)	11.62
Taxes and charges	11.62
Regulatory fee (State fee)	0.39
Total new charges	\$464.62
Total amount you owe	\$464.62

METER SUMMARY

Meter reading - Meter KJ15248. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	13949		10382		3567

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	3567	2259	5326
Service days	30	30	31
kWh/day	118	75	171
Amount	\$464.62	\$299.10	\$624.96

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UNIVERSITY PLACE CDD,
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CURRENT BILL**\$84.46**

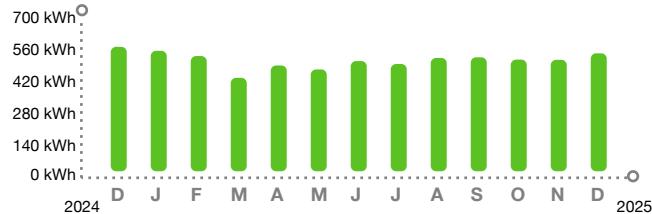
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Dec 22, 2025

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ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after February 18, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY	
Amount of your last bill	80.53
Payments received	-80.53
Balance before new charges	0.00
Total new charges	84.46
Total amount you owe	\$84.46

(See page 2 for bill details.)

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80884-58453

ACCOUNT NUMBER

\$84.46

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	80.53
Payment received - Thank you	-80.53
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: (\$0.096100 per kWh)	\$54.11
Fuel: (\$0.027180 per kWh)	\$15.30
Electric service amount	82.28
Gross receipts tax (State tax)	2.11
Taxes and charges	2.11
Regulatory fee (State fee)	0.07
Total new charges	\$84.46
Total amount you owe	\$84.46

METER SUMMARY

Meter reading - Meter AC06065. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	86310		85747		563

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	563	532	594
Service days	30	30	31
kWh/day	19	18	19
Amount	\$84.46	\$80.53	\$81.35

KEEP IN MIND

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

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



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

CURRENT BILL**\$248.23**

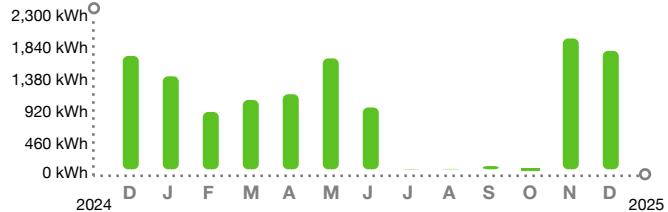
TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY



Scan to
Pay
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	272.77
Payments received	-272.77
Balance before new charges	0.00
Total new charges	248.23
Total amount you owe	\$248.23

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 18, 2026 is considered LATE; a late payment charge of 1% will apply.

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5201856762040993284200000

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 33614-8390FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

85676-20409

ACCOUNT NUMBER

\$248.23

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	272.77
Payment received - Thank you	-272.77
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: (\$0.096100 per kWh)	\$178.47
Fuel: (\$0.027180 per kWh)	\$50.47
Electric service amount	241.81
Gross receipts tax (State tax)	6.21
Taxes and charges	6.21
Regulatory fee (State fee)	0.21
Total new charges	\$248.23
Total amount you owe	\$248.23

METER SUMMARY

Meter reading - Meter KN46373. Next meter reading Jan 2, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	18600		16743		1857

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 1, 2025	Nov 1, 2025	Dec 2, 2024
kWh Used	1857	2051	1778
Service days	30	30	31
kWh/day	61	68	57
Amount	\$248.23	\$272.77	\$217.37

KEEP IN MIND

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

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UNIVERSITY PLACE CDD

Account Number:

941-359-0009-111611-5

PIN:



Billing Date:

Nov 19, 2025

Billing Period:

Nov 19 - Dec 18, 2025

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$300.52
Payment received by Nov 19, thank you	-\$300.52

Service summary

	Previous month	Current month
Bundle	\$265.46	\$265.46
Other	\$4.50	\$4.50
Taxes and Fees	\$30.56	\$30.56
Total services	\$300.52	\$300.52
Total balance		\$300.52

Total balance

\$300.52

due

Dec 15



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

6790 0107 DY RP 19 11202025 NNNNNNNY 01 002194 0008

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

Total balance
\$300.52

Account number
941-359-0009-111611-5

Due by
Dec 15

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



6360059413590009111611000000000000000300525



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

PIN:
[REDACTED]

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 - Dec 18, 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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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.



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

Billing Date:
Nov 19, 2025

Page 3/4

PIN:
[REDACTED]

Billing Period:
Nov 19 - Dec 18, 2025

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Bundle

Monthly Charges

11.19-12.18	FiberOptic Internet for Business 25/25	\$140.98
	Solutions Bundle Discount	-\$22.00
	Solutions Bundle Line	\$109.00
	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		\$265.46

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 \$155.04 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.

Other Charges

Monthly Charges

11.19-12.18	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.95
Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$0.42
Federal Taxes	\$16.80
FL State Communications Services Tax	\$6.93
County Communications Services Tax	\$3.43
FL State Gross Receipts Tax	\$2.72
Manatee Co 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.20
FL Telecommunications Relay Service	\$0.08
State Taxes	\$13.76
Taxes and Fees Total	\$30.56

Total current month charges **\$300.52**





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

PIN:
[REDACTED]

Billing Date:
Nov 19, 2025

Billing Period:
Nov 19 - Dec 18, 2025

Account Activity

9413590009

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2025-11-19	-\$22.00
Total				-\$22.00

941-359-0009

88/KQXA/029470/ /VZFL





UNIVERSITY PLACE CPP

Account Number:

941-358-5340-100108-5

Billing Date:
Nov 28, 2025

Billing Period:
Nov 28 - Dec 27, 2025

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$132.86
Payment received by Nov 28, thank you	-\$132.86

Service summary

 Bundle	\$124.98	\$124.98
 Taxes and Fees	\$7.88	\$7.88
Total services	\$132.86	\$132.86
Total balance		\$132.86

Total balance
\$132.86
due
Dec 22

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6790 0107 DY RP 28 11282025 NNNNNNNY 01 995679

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

Total balance
\$ 132.86

Account number
941-358-5340-100108-5

Due by
Dec 22

Amount enclosed
\$

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



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

PIN:
[REDACTED]

Billing Date:
Nov 28, 2025

Billing Period:
Nov 28 - Dec 27, 2025

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Visually impaired/TTY customers, call 711.

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

IMPORTANT MESSAGES

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

Billing Date:
Nov 28, 2025

Page 3/4

PIN:
[REDACTED]

Billing Period:
Nov 28 - Dec 27, 2025

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Bundle

Monthly Charges

11.28-12.27	Business Fiber Internet 1 Gig 1 Usable Static IP Address Frontier Business Voice	\$84.99 \$20.00 \$19.99
Bundle Total		\$124.98

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 \$132.86 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.

Taxes and Fees

Federal USF Recovery Charge	\$4.94
Federal Taxes	\$4.94
FL State Communications Services Tax	\$1.23
County Communications Services Tax	\$0.60
FL State Gross Receipts Tax	\$0.60
Manatee Co VOIP 911 Surcharge	\$0.40
FL Telecommunications Relay Service	\$0.08
FL State Gross Receipts Tax	\$0.03
State Taxes	\$2.94

Taxes and Fees Total **\$7.88**

Total current month charges **\$132.86**

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business.frontier.com





UNIVERSITY PLACE CDD

Account Number:

941-359-0004-111611-5

PIN:



Billing Date:

Nov 13, 2025

Billing Period:

Nov 13 - Dec 12, 2025

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$173.67
Payment received by Nov 13, thank you	-\$173.67

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	\$18.21	\$18.21
Total services	\$173.67	\$173.67
Total balance		\$173.67

Total balance

\$173.67

due

Dec 08



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Eagan, MN 55121-2879

6790 0107 DY RP 13 11142025 NNNNNNNY 01 991698

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

Total balance
\$173.67

Account number
941-359-0004-111611-5

Due by
Dec 08

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407

186004941359000411161100000000000000173675



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

PIN:
[REDACTED]

Billing Date:
Nov 13, 2025

Billing Period:
Nov 13 - Dec 12, 2025

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

Billing Date:
Nov 13, 2025

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PIN:
[REDACTED]

Billing Period:
Nov 13 - Dec 12, 2025

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Internet

Monthly Charges

11.13-12.12	Business Fiber Internet 500 Valued Customer Fiber 1 Gig Upgrade FiberOptic Internet	\$94.99 \$0.00 \$10.00
	Internet Total	\$104.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$54.78 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Phone

Monthly Charges

11.13-12.12	Carrier Cost Recovery Surcharge Federal Primary Carrier Single Line Charge Frontier Roadwork Recovery Surcharge Federal Subscriber Line Charge - Bus Access Recovery Charge-Business	\$13.99 \$9.99 \$4.50 \$6.50 \$2.50
	Phone Total	\$37.48

Additional Services

Monthly Charges

11.13-12.12	Secure Pro	\$12.99
	Additional Services Total	\$12.99

Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$9.14
Federal USF Recovery Charge	\$3.43
Federal Excise Tax	\$0.42
Federal Taxes	\$12.99
FL State Communications Services Tax	\$2.46
County Communications Services Tax	\$1.22
FL State Sales Tax	\$0.78
FL State Gross Receipts Tax	\$0.57
County Sales Tax	\$0.13
FL State Gross Receipts Tax	\$0.06
State Taxes	\$5.22

Taxes and Fees Total **\$18.21**

Total current month charges **\$173.67**



UNIVERSITY PLACE CDD

Account Number:

941-359-3304-013124-5

PIN:



Billing Date:

Dec 02, 2025

Billing Period:

Dec 02 - Jan 01, 2026

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$269.99
Payment received by Dec 02, thank you	-\$269.99

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Other	\$4.50	\$4.50
One-Time Charges	\$150.00	-\$0.00
Taxes and Fees	\$10.50	-\$0.00
Total services	\$269.99	\$109.49
Total balance		\$109.49

Total balance

\$109.49

due

Dec 26

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6790 0107 DY RP 02 12032025 NNNNNNNY 01 001839 0008

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

Total balance
\$109.49

Account number
941-359-3304-013124-5

Due by
Dec 26

Amount enclosed
\$ _____

Mail payment to:

FRONTIER
PO BOX 740407
CINCINNATI, OH 45274-0407



2940069413593304013124000000000000000109495



UNIVERSITY PLACE CDD

Account Number:

941-359-3304-013124-5

Billing Date:

Dec 02, 2025

PIN:



Billing Period:

Dec 02 - Jan 01, 2026

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

Billing Date:
Dec 02, 2025

Page 3/4

PIN:
[REDACTED]

Billing Period:
Dec 02 - Jan 01, 2026

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Internet

Monthly Charges

12.02-01.01	Business Fiber Internet 500 1 Usable Static IP Address	\$79.99 \$25.00
Internet Total		\$104.99



Other Charges

Monthly Charges		
12.02-01.01	Printed Bill Fee	\$4.50
Other Charges Total		\$4.50

Total current month charges **\$109.49**

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TECH SUPPORT**

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

business.frontier.com





Invoice

11/20/2025

University Place CDD
8103 Planters Knoll Terrace
Bradenton, FL 34201

System	Description of Work	Price
Pressure Washing	<p>High pressure cleaning of all community sidewalks, driveway aprons, street gutters and all landscape curbing to remove all organic growth and tire scuffs from all names streets below. *</p> <p>Fire Hydrant expense for water usage with Manatee County Water Drayton Cir., Ashley Cir., Halleston Pl., Tabbystone Dr., Indigo Ridge Ter., Charleston St., Edmonston Cir., Spring Marsh Dr.,</p> <p>Planters</p> <p>Knoll Ter., Seven Oaks Dr., Heyward Ct., Green St. and Sea Island Ln.</p> <p>* This is only an organic cleaning, it will not remove rust stains</p> <p>** Upon completion of the cleaning job, an inspection of the work should be completed by a designated representative of University Place within 72 hours. If there are any issues, they need to be reported to Greg Boyes at 941-840-4111 within that time period.</p> <p>*Please make a check out to "let's talk dirt" and should be mailed directly to "2211 50th st west Bradenton Florida 34209"</p>	\$ 10,457.00

Total \$ 10,457.00



Maintenance Contract Invoice

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

Scheduled: 12/1/2025 Tech: UN
Warranty Expires: 12/6/2024
Maint Expires: 11/30/2026

Invoice#: **193818**
Invoice Date: 12/1/2025
Due Date: 12/1/2025
Terms: Due Upon Receipt

Bill to Customer #: 3130
University Place CDD
Attn: Matt O'Nolan
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa , FL, 33614
Tel: Fax:
Cust. P.O.#

Job Site: Site ID# **9431**
University Place - Clubhouse
Planters Knoll Terr
Bradenton, FL 34201
Tel: 813-933-5571 Contact: David Meyers
Maintenance: FG2
Model: HCF-25PDV-230/3-MR3L-Z

Nature of Call

One Year Service Agreement MA #7615. , -- Yr 1 of 1 year agreement. Sites: 9431 University Place - Clubhouse

Sub Total: \$2,290.00

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

Invoice#: 193818

Remittance: PO Box 31561, Tampa FL 33631-3561
2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791

1 of 1

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	\$33.52
Please Pay By	09-Dec-2025
Account Number	100171141

[1/1]

Account Summary	
Previous Amount Due	\$42.86
Payments Received	-\$42.86
Balance Forward	\$0.00
Contract Charges	\$33.52
Total Amount Due	\$33.52

Usage Profile (Consumption x 1000 = GAL)	
Meter Number 77298591	
Begin Date:	Begin Date:
10/13	1873
Read:	End Date:
	11/05
Read:	End Read:
	1873
Period Consumption:	0 kgal

Important Information	
• Waste Collection Reminder: Only items placed inside your bins will be collected - nothing left beside or on top. Garbage must be bagged and fit inside the bin with the lid closed. Recycling should be placed loosely (not in bags) in the blue cart, and all boxes should be flattened. Yard waste must be placed loosely in your old garbage bin, in paper bags, or bundled - less than 4ft and under 40lbs. Additional items will need scheduled for pickup and will be charged a fee. FAQs: mymanatee.org/bigbin	
• A backflow on this property is due for annual testing within the next 60 days.	

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	18-Nov-2025
DUE DATE	09-Dec-2025
TOTAL AMOUNT DUE	\$33.52

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

ADDRESSEE:

MT81119A 6746 1 MB 0.672
7000013520 00.0030.0095 6746/1



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

AMOUNT PAID

MAKE CHECKS PAYABLE TO MCUD



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

100171141Z000000335200000000



INVOICE

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

Invoice # 6397
Date: 10/01/2025
Due On: 11/01/2025

University Place Community Development District
rizzettacddinvoices@avidbill.com
Tampa, Florida 33614

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$155.00	+ \$2,128.75) - (\$0.00) = \$2,283.75

UPCDD

District Counsel Representation

Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	09/22/2025	Review agenda package for 9/29 CDD meeting and e-mail Chair re: pending items.	0.25	\$303.00	\$75.75
Service	AHC	09/23/2025	Initial review of title report re: roadways and other parcels at issue.	0.25	\$303.00	\$75.75
Service	AHC	09/24/2025	Continued review of title search re: roadways and sliver parcels. Confer with real estate counsel.	0.75	\$303.00	\$227.25
Services Subtotal						\$378.75

Expenses

Type	Date	Notes	Quantity	Rate	Total
Expense	09/30/2025	Title Report: University Place CDD: title search report	1.00	\$1,750.00	\$1,750.00
Expenses Subtotal					\$1,750.00
Subtotal					\$2,128.75

Total	\$2,128.75
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Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6495	12/04/2025	\$155.00	\$0.00	\$155.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6397	11/01/2025	\$2,128.75	\$0.00	\$2,128.75
Outstanding Balance				\$2,283.75
Total Amount Outstanding				\$2,283.75

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.



INVOICE

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

Invoice # 6559
Date: 12/01/2025
Due On: 01/01/2026

University Place Community Development District
rizzettacddinvoices@avidbill.com
Tampa, Florida 33614

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,128.75	+ \$1,007.50) - (\$0.00) = \$3,136.25

UPCDD

District Counsel Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	11/06/2025	Tele-conv. with District Manager. Prepare revised Spending Resolution.	0.50	\$310.00	\$155.00
Service	AHC	11/10/2025	Tele-conv. with Supervisor Meyers re: public records questions.	0.25	\$310.00	\$77.50
Service	AHC	11/12/2025	Review e-mail and tele-conv. with District Manager re: workshop agendas and public records issues.	0.25	\$310.00	\$77.50
Service	AHC	11/18/2025	Initial review of agenda package for 11/24 CDD meeting and exchange e- mails with Chair.	0.25	\$310.00	\$77.50
Service	DPL	11/24/2025	Review and final preparation for CDD meeting. Attend meeting.	1.50	\$310.00	\$465.00
Service	DPL	11/26/2025	HOOVER: Draft addendum for Hoover Maintenance Agreement.	0.50	\$310.00	\$155.00
				Subtotal	\$1,007.50	
				Total	\$1,007.50	

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6397	11/01/2025	\$2,128.75	\$0.00	\$2,128.75

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6559	01/01/2026	\$1,007.50	\$0.00	\$1,007.50
Outstanding Balance				\$3,136.25
Total Amount Outstanding				\$3,136.25

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 #
12/2/2025	INV0000105364

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18465
Invoice Date: Nov 3, 2025
Page: 1

Duplicate

Bill 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	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/3/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Inspection and repairs for optimal water coverage.		
1.00	LABOR-INSPI	Seven oaks		
1.00	NOCHARGE	11/3/25: 1 men for 1 hours at \$60.00 per hour for irrigation inspection	60.00	60.00
1.00	LABOR-RPR	No Charge per contractual obligation for irrigation inspections	60.00	-60.00
2.50	1200 POP UP SPRAY	11/03/25: 1 men for 2.5 hours at \$60.00 per hour for repairs	60.00	150.00
1.00	050 POLY PIPE NIPPLE	pop up spray head 12"	14.70	14.70
4.00	RB NOZZLE	poly nipple 1/2"	1.00	1.00
2.00	MJ NOZ	RAINBIRD NOZZLE	2.15	8.60
1.00		MJ Spray Nozzle	0.50	1.00
1.00		Clock #1		
1.25	LABOR-INSPI	11/03/25: 1 men for 1.25 hours at \$60.00 per hour for irrigation inspection	60.00	75.00
-1.25	NOCHARGE	No Charge per contractual obligation for irrigation inspections	60.00	75.00
1.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	10.45
2.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	29.40
1.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No	23.00	23.00

Check/Credit Memo No:	Subtotal	Continued
	Sales Tax	Continued
	Total Invoice Amount	Continued
	Payment/Credit Applied	
	TOTAL	Continued

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18465
Invoice Date: Nov 3, 2025
Page: 2

Duplicate

Bill 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	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
	Airborne	Ship Date	Due Date
			12/3/25

Quantity	Item	Description	Unit Price	Amount
1.00	050 POLY PIPE NIPPLE	Check Valve) poly nipple 1/2"	1.00	1.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
2.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	4.30
1.00		Nature trail - Indigo Ridge		
1.25	LABOR-INSPI	11/05/25: 1 men for 1.25 hours at \$60.00 per hour for irrigation inspection	60.00	75.00
-1.25	NOCHARGE	No Charge per contractual obligation for irrigation inspections	60.00	75.00
1.50	LABOR-RPR	11/05/25: 1 men for 1.5 hours at \$60.00 per hour for repairs	60.00	90.00
1.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	23.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
15.00	DRIP-RB	Rainbird Drip line	0.55	8.25
2.00	NETAFIM INSERT TEE	Netafim Insert Tee	1.00	2.00
6.00	NETAFIN INSERT COUP	NETAFIM INSERT COUPLING	1.00	6.00
1.00		All common area SVC's		
1.25	LABOR-INSPI	11/05/25 1 men for 1.25 hours at \$60.00 per hour for irrigation inspection	60.00	75.00
1.25	NOCHARGE	No Charge per contractual obligation for	60.00	-75.00

Check/Credit Memo No:	Subtotal	Continued
	Sales Tax	Continued
	Total Invoice Amount	Continued
	Payment/Credit Applied	
	TOTAL	Continued

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18465
Invoice Date: Nov 3, 2025
Page: 3

Duplicate

Bill 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	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
	Airborne	Ship Date	Due Date
			12/3/25

Quantity	Item	Description	Unit Price	Amount
2.00	LABOR-RPR	irrigation inspections 11/05/25: 1 men for 2 hours at \$60.00 per hour for repairs	60.00	120.00
2.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	20.90
2.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	46.00
2.00	050 POLY PIPE	1/2" Poly pipe for Maxi Jet	0.25	0.50
2.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	2.00
4.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	8.60
1.00		Charleston Common Area		
1.50	LABOR-INSPI	11/11/25: 1 men for 1.5 hours at \$60.00 per hour for irrigation inspection	60.00	90.00
1.50	NOCHARGE	No Charge per contractual obligation for irrigation inspections	60.00	-90.00
1.00		Common Area (Hanging baskets)		
2.50	LABOR-RPR	11/22/25: 1 men for 2.5 hours at \$60.00 per hour for repairs	60.00	150.00
1.00	100 SVC HUNTER	Hunter Node 1 Station SVC	125.00	125.00
2.00	9 VOLT BATTERY	9 Volt Batteries	5.00	10.00
4.00		3/4 FHT X MHT Filter 1/2	3.00	12.00
4.00		3/4X1/2 Adapeter	2.75	11.00

Check/Credit Memo No:	Subtotal	Continued
	Sales Tax	Continued
	Total Invoice Amount	Continued
	Payment/Credit Applied	
	TOTAL	Continued

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18465
Invoice Date: Nov 3, 2025
Page: 4

Duplicate

Bill 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	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/3/25

Quantity	Item	Description	Unit Price	Amount
4.00		1/2 bi manifold	5.75	23.00
2.00	MJ STAKE	maxi jet stake assembly	1.25	2.50

Check/Credit Memo No:	Subtotal	1,206.20
	Sales Tax	
	Total Invoice Amount	1,206.20
	Payment/Credit Applied	
	TOTAL	1,206.20

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18503
Invoice Date: Nov 24, 2025
Page: 1

Duplicate

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

Ship to:

8159 Indigo Ridge

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/24/25

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 11/24/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Check/Credit Memo No:	Subtotal	444.50
	Sales Tax	
	Total Invoice Amount	444.50
	Payment/Credit Applied	
	TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18510
Invoice Date: Dec 4, 2025
Page: 1

Duplicate

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

Ship to:
7720 Heyward Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		1/3/26

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 12/04/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Check/Credit Memo No:	Subtotal	444.50
	Sales Tax	
	Total Invoice Amount	444.50
	Payment/Credit Applied	
	TOTAL	444.50

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18512
Invoice Date: Dec 5, 2025
Page: 1

Duplicate

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

Ship to:
7704 Hayward Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD	Net 30 Days		
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		1/4/26

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 12/05/25: 1 man for 1 hour at \$60.00 per hour for repairs	60.00	60.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Check/Credit Memo No:	Subtotal	444.50
	Sales Tax	
	Total Invoice Amount	444.50
	Payment/Credit Applied	
	TOTAL	444.50

Total Landscape Care, Inc

3905 65th St E
Bradenton, FL 34208
USA

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 202517
Invoice Date: Dec 1, 2025
Page: 1

*Duplicate***Bill To:**

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

Ship to:

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		12/31/25

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections Services: 12/1/2025 - 12/31/2025	60.00	7,200.00

Check/Credit Memo No:	Subtotal	13,283.00
	Sales Tax	
	Total Invoice Amount	13,283.00
	Payment/Credit Applied	
	TOTAL	13,283.00

Service Slip/Invoice



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

INVOICE: 621537389
DATE: 12/05/2025
ORDER: 621537389

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
12/05/2025	01:26 PM	ANTS, ROACH, SILVER		01:26 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/05/2025		01:42 PM

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

UNIVERSAL

ACCESS

941.705.9782

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

Invoice

Number AAAI3441
Date 11/3/2025

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

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

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	1	Tex Wave Services - Monthly Suscription - October	\$975.00	\$975.00
2	1	Tekwave - Virtual Guard - October	\$2,900.00	\$2,900.00
			Sales Tax	\$0.00
			Total	\$3,875.00

Notes:

Please contact me if I can be of further assistance.

UNIVERSAL

ACCESS

941.705.9782

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

Invoice

Number AAAI3492
Date 11/30/2025

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

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

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	1	Tex Wave Services - Monthly Suscription - November	\$975.00	\$975.00
2	1	Tekwave - Virtual Guard -November	\$2,900.00	\$2,900.00
			Sales Tax	\$0.00
			Total	\$3,875.00

Notes:

Please contact me if I can be of further assistance.

DOUG PEWTERBAUGH

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	0	\$0.00

(v) = variable (f) = fixed

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

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

See the table below:

<i>Tiers</i>	<i>Cashback %</i>
\$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) 665-4444.

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**10/31/25 Statement**

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
11/2/2025	Home Depot	Volt Plug/connectors/wire	57200-4647	\$ 22.87	Y	Y
11/2/2025	Amazon	Circuit box	57200-4647	\$ 9.99	Y	Y
11/4/2025	Automation Direct	Circuit breaker	57200-4647	\$ 36.00	Y	Y
11/5/2025	Home Depot	Paint hardener/stick	57200-4647	\$ 16.33	Y	Y
11/5/2025	Amazon	Plastic jugs	57200-4647	\$ 19.99	Y	Y
11/6/2025	Home Depot	Paint Bucket	57200-4647	\$ 7.98	Y	Y
11/21/2025	Amazon	Flood light	57200-4647	\$ 29.99	Y	Y

10/31/25 Statement**001-10103**

Total activity	143.15
Replenish card	-
Credit/Refund	-
Total charges	<u>143.15</u>

\$ **143.15**

0	Expense Summary
	57200-4647 (143.15)
	53900-4609 -
	57200-5101 -
	57200-4761 -
	51300-4903 -
	52900-4809 -
	<u>(143.15)</u>

TRUE



UNIVERSITY PLACE CDD

Receipt # 6319-61-3935

PO/Job Name: kiosk rpr

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

10/31/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
15 Amp 125-Volt Straight Plug, Black and White 5266-CS SKU 522753	1	\$10.61	\$0.00	\$10.61	\$10.61
3/8 in. Flexible Metal Conduit (FMC) Saddle Connectors (5-Pack) SKU 595361	1	\$5.98	\$0.00	\$5.98	\$5.98
14-3 WIRE FT SKU 562473	4	\$1.57	\$0.00	\$1.57	\$6.28
Subtotal					\$22.87

Discount	\$0.00
Shipping	\$0
Delivery Charge	\$0
Sales Tax	\$0.00
Order Total	\$22.87

Order Summary

Order placed November 1, 2025 | Order # 111-8118616-6827434

Ship to

DOUG PEWTERBAUGH
8020 INDIGO RIDGE TER
BRADENTON, FL 34201-2053
United States

Payment method

Mastercard ending in 7622

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.99

Arriving tomorrow



SYIZYEN 5 Way Circuit Breaker Box, IP65 Distribution Protection Box with Din Rail
Abs Plastic Breaker Box Cover Miniature Electrical Breaker Box Enclosure for Indoor
Outdoor Wall
Sold by: [ZYL-01](#)
Supplied by: Other
\$9.99



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From: orderinquiries@automationdirect.com
To: DPewter@msn.com
Subject: Automationdirect Order, Web Ref # 14684711 - PO/Ref # Kiosk rpr
Date: Saturday, November 1, 2025 7:46:41 PM



Order Confirmation

Account Number: 1923188

Web Reference: 14684711

PO Number: Kiosk rpr

Order received on: Saturday, November 1, 2025 at 7:46 PM EDT

Greetings,

Thank you for your business. Your order has been received and is being processed.

Your requested shipping method is Two Day Delivery.

To meet our 2-day delivery promise, your order may be shipped in a variety of ways, up to and including FedEx Overnight, at no additional charge to you. You will receive your shipping confirmation email with tracking number the next business day after placing the order.

For security reasons, AutomationDirect is unable to modify shipping addresses once an order has been processed. If the submitted address is incorrect or undeliverable, our [shipping policy](#) requires that the order be returned, and a new order placed with the correct information.

You will receive a confirmation message including tracking and packing list information when your order has shipped. Order Summary:

Item	Description	Price	Qty
FAZ-B6-1-NA-L-SP	Eaton miniature circuit breaker, current-limiting, 6A, 240 VAC/48 VDC, 1-pole, B curve, thermal magnetic, 10kA @ 240 VAC interrupting rating, 35mm DIN rail mount. [?]	\$26.00	1

Item Total: \$26.00

Shipping Cost: \$10.00

Estimated Sales Tax: \$2.52

Order Total: \$38.52

Note the current pricing provided on this acknowledgment and update your records as necessary.



UNIVERSITY PLACE CDD

Order # WH13838240

PO/Job Name: Housekeeping

Buy Online Pickup In Store

Ordered

11/3/2025

Complete

11/4/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
5 oz. Paint Hardener for Paint Disposal SKU 1001115598	5	\$2.97	\$0.00	\$0.00	\$14.85
21 in. Wood Paint Stick for 5 Gallon (3-Pack) SKU 1001767431	1	\$1.48	\$0.00	\$0.00	\$1.48
				Subtotal	\$16.33
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$16.33

Order Summary

Order placed November 4, 2025 | Order # 111-1150040-8441833

Ship to

DOUG PEWTERBAUGH
8020 INDIGO RIDGE TER
BRADENTON, FL 34201-2053
United States

Payment method

Mastercard ending in 7622

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$19.99
Shipping & Handling:	\$0.00
Total before tax:	\$19.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$19.99

Delivered November 5

Your package was left near the front door or porch.



BPFY 2 Pack 1 Gallon Clear Plastic Jugs with Lids, Water Jug Storage Containers with Ergonomic Handle, HDPE Containers for Water, Sauces, Beverage, Soaps, Liquids

Sold by: [CEWARE](#)

Return or replace items: Eligible through January 31, 2026

\$19.99



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UNIVERSITY PLACE CDD

Order # WH13926776

PO/Job Name: Housekeeping

Buy Online Pickup In Store

Ordered

11/4/2025

Complete

11/4/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1 gal. Empty Metal Paint Bucket and Lid SKU 732206	1	\$7.98	\$0.00	\$0.00	\$7.98
			Subtotal		\$7.98
			Discount		\$0.00
			Shipping		\$0.0
			Delivery Charge		\$0.00
			Sales Tax		\$0.00
			Order Total		\$7.98

Order Summary

Order placed November 19, 2025 | Order # 114-9238108-2237833

Ship to

DOUG PEWTERBAUGH
8020 INDIGO RIDGE TER
BRADENTON, FL 34201-2053
United States

Payment method

Mastercard ending in 7622

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$29.99
Shipping & Handling:	\$0.00
Total before tax:	\$29.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$29.99

Arriving tomorrow



GKOLED 12W LED Flood Lights Outdoor, Aluminum Low Voltage Security Lights, Knuckle Mount Waterproof Wall Light, Landscape Lighting for Yard House Garden Garage, 9-15V, 800 Lumen, 3000K, Brown

Sold by: [GKOLED](#)

Supplied by: Other

\$29.99

[Back to top](#)



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of Southwest Florida LLC

451 Interstate Court
Sarasota, FL 34240

Phone # 941-232-4629 Fax # 941-371-5151
License #CFC1429137 office@wettec.biz

Invoice

Date	Invoice #
11/26/2025	27459

Bill To

University Place
2501 Burns Rd, Ste A
Palm Beach Gardens, FL 33410-5207

Please Note new email
address!!

office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	Field service to check out well at pump station #4, found bad contactor and float switch in lake. Customer got contactor from factory under warranty and fixed themselves. Float switch was quoted as a different job and repair.	300.00	300.00
		Total	\$300.00
W/O No.		39339	

We Accept Visa, Mastercard and American Express

Tab 4

CDD workshop minutes Jan 14th 2026

4 board members present: Denise Broyhill, Sarah Hartz, Lissa Pygott, Frank Ingrassia

Dan Dragan resident in attendance (also HOA board member)

Meeting called to order 4:35 p.m.

Denise updated that the Troy's Landscape plan is being scheduled for some time in February.

The proposals for lighting for the landscape plan were discussed. Denise will get more details from Troys about removing existing lighting.

We discussed updates from the district manager regarding the concrete wall repair. We may need to look at alternate contractors for completing this job in a more cost effective way.

We discussed buying new wreaths for next year for Christmas. Sarah suggested getting a contractor to do the Christmas lights at the entrances. She will try to get quotes before the budget meetings in the spring.

Meeting adjourned at 5:30

Workshop minutes 12/10/25

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

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

OLD BUSINESS ITEMS

Landscape updates - Troy's contract is being written up by legal
Irrigation and Pump updates given by David

The concrete wall repair is in progress.

NEW BUSINESS ITEMS

We are getting a quote from Let's Talk Dirt to clean the sidewalks on Cooper Creek - Frank said we should make sure we own them before cleaning them.

Adjourned at 5:15 p.m.

Tab 5

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
November 24, 2025 - Minutes of Meeting
Page 1

MINUTES OF MEETING

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

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of University Place Community Development District was held on **Monday, November 24, 2025, at 4:30 p.m.** at the Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Blvd. Sarasota, FL 34201.

Present and constituting a quorum:

Denise Broyhill
David Meyers
Elisabeth Pygott
Frank Ingrassia
Sarah Hartz

Board of Supervisors, Chairman
Board of Supervisors, Assistant Secretary
Board of Supervisors, Assistant Secretary
Board of Supervisors, Assistant Secretary
Board of Supervisors, Assistant Secretary

Also present were:

Matt O’Nolan **District Manager, Rizzetta & Company**
Robert Dvorak **District Engineer, BDI Engineer**
Dan Lewis **District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson**

Audience **None**

FIRST ORDER OF BUSINESS

Call to Order

Mr. O’Nolan called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard comments on trimming of growth around palms and viburnum removal should wait until irrigation is approved.

THIRD ORDER OF BUSINESS

Consideration of Workshop Board of Supervisors Meeting Minutes for September 10, October 8 and November 12 2025

The Board reviewed the Workshop Board of Supervisors Meeting Minutes for September 10, October 8 and November 12, 2025.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
November 24, 2025 - Minutes of Meeting
Page 2

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FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July 2025

On a motion from Ms. Hartz seconded by Ms. Broyhill with all in favor, the Board of Supervisors approved the Workshop Board of Supervisors Meeting Minutes for September 10, October 8, November 12, 2025, and the Operation and Maintenance Expenditures for September 2025 (\$68,013.15) for the University Place Community Development District.

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57

FIFTH ORDER OF BUSINESS

Consideration of Troy's Tropic Proposal

On a motion from Ms. Broyhill seconded by Ms. Hartz with all in favor, the Board of Supervisors approved the Troy's Tropic proposals with a NTE of \$125,000 authorizing Chair to work with vendor on final details, pending draft from Counsel, for the University Place Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Disbursement of Funds

On a motion from Mr. Ingrassia seconded by Ms. Pygott adopted resolution 2026-01, disbursement of funds for the University Place Community Development District.

63
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SEVENTH ORDER OF BUSINESS

Consideration of the Hoover Maintenance Proposal

On a motion from Mr. Meyers seconded by Mr. approved the Hoover maintenance proposal #9431 for preventative maintenance in the amount of \$2,290 annually, for the University Place Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of the 3rd Quarter Website Audit

On a motion from Ms. Hartz seconded by Ms. Pygott approved the 3rd quarter website audit as presented, for the University Place Community Development District.

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NINETH ORDER OF BUSINESS

Discussion of Total Landscape Care Proposals

On a motion from Ms. Hartz seconded by Ms. Pygott approved Total Landscape Proposals #2863 for irrigation in the amount of \$458.08, #2864 for irrigation in the amount of \$724.48, #2865 for irrigation in the amount of \$674.24, #2867 for irrigation in the amount of \$711.98, #2857 for rotors for bushes on Cooper Creek in the amount of \$292.00 and #2862 for jet stakes for new plants pond 4 in the amount of \$687.08, for the

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
November 24, 2025 - Minutes of Meeting
Page 3

75
76 University Place Community Development District.
77

78
79 **TENTH ORDER OF BUSINESS**

80 **Discussion of Pond 12 Structures**

81
82 Mr. Dvorak presented his report to the Board.

83
84 The Board requested DE send quotes on items mention in his report that need
85 attention.

86
87 **ELEVENTH ORDER OF BUSINESS**

88 **Discussion of Pump Station #4 Issues**

89
90 A discussion ensued about Pump station #4.

91
92 **STAFF REPORTS**

93
94 **A. District Counsel**

95
96 Mr. Lewis presented his report to the Board.

97
98 **B. District Engineer**

99 Mr. Dvorak presented his report to the Board.

100 A discussion on SEFWMD permits ensued.

101
102 **C. District Manager**

103 Mr. O'Nolan presented his report and reminded the Board of Supervisors that the
104 next meeting will be on January 5, 2025, at 4:30 p.m. and the next Workshop is
105 December 10, 2025.

106
107 **TWELFTH ORDER OF BUSINESS**

108 **Audience Comments and Supervisor
109 Requests**

110 Mr. Ingrassia spoke about the palms and trees by fence that has 3 bins.

111 Ms. Pygott spoke about the brick on the front wall being dirty, monuments and
112 letters missing and sidewalks.

113
114 **THIRTEENTH ORDER OF BUSINESS**

115 **Adjournment**

116
117 On a motion from Ms. Broyhill, seconded by Ms. Hartz, with all in favor, the Board of
118 Supervisors adjourned the meeting at 5:21 p.m. for the University Place Community
119 Development District.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
November 24, 2025 - Minutes of Meeting
Page 4

116
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Assistant Secretary

Chairman / Vice-Chairman

DRAFT

Tab 6

Troys Tropics
 4151 Proctor Rd
 Sarasota, FL 34233
 9419231246
 landscape@troystropics.com
 www.troystropics.com



Landscape Estimate

ADDRESS

University Place
 c/o Rizzetta & Co.
 3434 Colwell Ave Ste 200
 Tampa, FL 33644
 Denise Broyhill: 302-668-5494

LANDSCAPE L-13641

ESTIMATE #

DATE 01/05/2026

EXPIRATION DATE 02/02/2026

SALES REP

Daniel English 941-318-2108

PROJECT MANAGER

Daniel English 941-318-2108

ACTIVITY	QTY	RATE	AMOUNT
Phase 1: Medians & Sign Areas			
-			
Electrician Sub-contracted Electrician for removal of existing high-voltage lighting.	1	5,000.00	5,000.00T
-			
300 Watt Transformer	2	400.00	800.00T
-			
150 Watt Transformer	3	375.00	1,125.00T
-			
Astronomical Timer	5	90.00	450.00T
-			
12/2 Lighting Wire & Connectors - Per Linear Ft	719	2.00	1,438.00T
-			
PinnaclePro MR16 Spotlight - Black	14	120.00	1,680.00T
-			
MR16 Lamp - 3000K, 38Deg, 7W	2	29.99	59.98T
-			
MR16 Lamp - 3000K, 60Deg, 5W	8	29.99	239.92T
-			
MR16 Lamp - 3000K, 38Deg, 3W	4	29.99	119.96T
-			
StoutPro Flood Light - Black	2	179.99	359.98T
-			
PAR36 Bulb - 3000K, 60Deg, 9W	2	59.99	119.98T
-			
EquaPro Wall Wash - Black	4	135.00	540.00T
-			
G4 Bi-Pin Lamp - 3000K, 4W	4	25.99	103.96T

ACTIVITY	QTY	RATE	AMOUNT
Labor & Additional Costs Furnish and install low-voltage landscape lighting to enhance visibility, safety, and aesthetic appeal of outdoor spaces. Scope includes placement of fixtures, wiring, transformer installation, and system testing. Fixtures will be installed to highlight key landscape features such as trees, pathways, and architectural elements. All work performed to meet electrical and landscape industry standards.	1	2,400.00	2,400.00
Once approved, we will send you an invoice for payment.		SUBTOTAL	14,436.78
Design estimate acceptance is acknowledgment and agreement to pay corresponding design invoice before receipt of design.		TAX (0%)	0.00
		TOTAL	\$14,436.78

For questions concerning invoicing/deposits, please contact
 Tonya
 Landscape Office Manager
 Phone: 941-923-1246
 Email: landscape@troystropics.com

**** APPROXIMATE 3% PROCESSING FEE ON ALL CREDIT CARD TRANSACTIONS ****

Financing Available click below for details.
<https://financing.app.intuit.com/home?token=Y29tcGFueUlkPTE5MzUxNDU0NDMzMzOQ==>

Thank you for trusting us with your project!

Accepted By

Accepted Date

Troys Tropics
 4151 Proctor Rd
 Sarasota, FL 34233
 9419231246
 landscape@troystropics.com
 www.troystropics.com



Landscape Estimate

ADDRESS

University Place
 c/o Rizzetta & Co.
 3434 Colwell Ave Ste 200
 Tampa, FL 33644
 Denise Broyhill: 302-668-5494

LANDSCAPE L-13642

ESTIMATE #

DATE 01/05/2026

EXPIRATION DATE 02/02/2026

SALES REP

Daniel English 941-318-2108

PROJECT MANAGER

Daniel English 941-318-2108

ACTIVITY	QTY	RATE	AMOUNT
Phase 2: Perimeter			
-			
12/2 Lighting Wire & Connectors - Per Linear Ft	312	2.00	624.00T
-			
PinnaclePro MR16 Spotlight - Black	20	120.00	2,400.00T
-			
MR16 Lamp - 3000K, 60Deg, 7W	6	29.99	179.94T
-			
MR16 Lamp - 3000K, 110Deg, 5W	6	29.99	179.94T
-			
MR16 Lamp - 3000K, 38Deg, 5W	6	29.99	179.94T
-			
MR16 Lamp - 3000K, 38Deg, 3W	2	29.99	59.98T
-			
Mini PinnaclePro MR11 Spotlight - Black	5	90.00	450.00T
-			
MR11 Lamp - 3000K, 38Deg, 2W	5	21.99	109.95T
-			
Labor & Additional Costs	1	1,800.00	1,800.00
Expansion of "Phase 1" to include the rest of the landscape along the perimeter of the property.			
Furnish and install low-voltage landscape lighting to enhance visibility, safety, and aesthetic appeal of outdoor spaces. Scope includes placement of fixtures, wiring, transformer installation, and system testing. Fixtures will be installed to highlight key			

ACTIVITY	QTY	RATE	AMOUNT
landscape features such as trees, pathways, and architectural elements. All work performed to meet electrical and landscape industry standards.			
Once approved, we will send you an invoice for payment.		SUBTOTAL	5,983.75
Design estimate acceptance is acknowledgment and agreement to pay corresponding design invoice before receipt of design.		TAX (0%)	0.00
		TOTAL	\$5,983.75

For questions concerning invoicing/deposits, please contact
 Tonya
 Landscape Office Manager
 Phone: 941-923-1246
 Email: landscape@troytropics.com

**** APPROXIMATE 3% PROCESSING FEE ON ALL CREDIT CARD TRANSACTIONS ****

Financing Available click below for details.
<https://financing.app.intuit.com/home?token=Y29tcGFueUlkPTE5MzUxNDU0NDMxMDMzOQ==>

Thank you for trusting us with your project!

Accepted By

Accepted Date

Tab 7

Total Landscape Care Irrigation, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

PROPOSAL

Proposal Number: 2890
Proposal Date: Jan 26, 2026
Complete By: Jan 26, 2026
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
		Repair a leak in the HOA common area behind the eastern monument at the charleston entry. The break is near a tree and will require more time to dig area.		
6.00	075 FLEX PIPE	3/4" Flex Pipe	1.50	9.00
2.00	075 COUPLING	Coupling 3/4"	1.00	2.00
1.00		Misc Items	25.00	25.00
1.50	LABOR-RPR	at \$62.00 per hour for repairs	62.00	93.00

Subtotal	129.00
Sales Tax	
Freight	0.00
TOTAL PROPOSAL AMOUNT	129.00