



Rizzetta & Company

# **University Place Community Development District**

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

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

<b>Board of Supervisors</b>	Denise Broyhill Sarah Hartz Elisabeth Pygott David Meyers Frank Ingrassia	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matt O'Nolan	Rizzetta & Company, Inc.
<b>District Counsel</b>	Andy Cohen	Persson, Cohen, Mooney, Fernandez & Jackson
<b>District Engineer</b>	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 2025 ..... Tab 2
  - B. Consideration of Operation & Maintenance Expenditures for October and November and December 2025 ..... Tab 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 Proposals ..... Tab 6
  - B. Consideration of Irrigation Proposal ..... Tab 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**

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**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>
<b>Total Cash and Investment Balances:</b>	<b>\$2,815,227</b>
<b>General Fund Expense Variance: \$6,343</b>	<b>Under Budget</b>

## **Tab 2**



Rizzetta & Company

# **University Place Community Development District**

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**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
<b>Assets</b>						
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
<b>Total Assets</b>	<b>794,522</b>	<b>1,874,647</b>	<b>397,190</b>	<b>3,066,359</b>	<b>9,363,935</b>	<b>1,743,300</b>
<b>Liabilities</b>						
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
<b>Total Liabilities</b>	<b>8,836</b>	<b>0</b>	<b>0</b>	<b>8,836</b>	<b>0</b>	<b>1,743,300</b>
<b>Fund Equity &amp; Other Credits</b>						
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
<b>Total Fund Equity &amp; Other Credits</b>	<b>785,686</b>	<b>1,874,647</b>	<b>397,190</b>	<b>3,057,523</b>	<b>9,363,935</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>794,522</b>	<b>1,874,647</b>	<b>397,190</b>	<b>3,066,359</b>	<b>9,363,935</b>	<b>1,743,300</b>

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 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	12,000	12,000	1,753	(10,247)
Special Assessments				
Tax Roll	558,009	558,009	565,261	7,252
<b>Total Revenues</b>	<b>570,009</b>	<b>570,009</b>	<b>567,014</b>	<b>(2,995)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	21,000	5,250	2,800	2,450
<b>Total Legislative</b>	<b>21,000</b>	<b>5,250</b>	<b>2,800</b>	<b>2,450</b>
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)
<b>Total Financial &amp; Administrative</b>	<b>83,963</b>	<b>22,022</b>	<b>23,215</b>	<b>(1,193)</b>
Legal Counsel				
District Counsel	14,000	3,500	1,966	1,534
<b>Total Legal Counsel</b>	<b>14,000</b>	<b>3,500</b>	<b>1,966</b>	<b>1,534</b>
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
<b>Total Security Operations</b>	<b>92,500</b>	<b>23,125</b>	<b>16,813</b>	<b>6,312</b>
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)
<b>Total Electric Utility Services</b>	<b>33,500</b>	<b>8,375</b>	<b>10,524</b>	<b>(2,149)</b>
Water-Sewer Combination Services				
Utility Services	6,000	1,500	124	1,376
<b>Total Water-Sewer Combination Services</b>	<b>6,000</b>	<b>1,500</b>	<b>124</b>	<b>1,376</b>

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 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 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 Maintenance	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) Expenditures	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

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 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	14,808	14,808
Special Assessments				
Tax Roll	243,870	243,870	243,870	0
<b>Total Revenues</b>	<u>243,870</u>	<u>243,870</u>	<u>258,678</u>	<u>14,808</u>
<b>Expenditures</b>				
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
<b>Total Contingency</b>	<u>243,870</u>	<u>60,968</u>	<u>0</u>	<u>60,967</u>
<b>Total Expenditures</b>	<u>243,870</u>	<u>60,968</u>	<u>0</u>	<u>60,967</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>182,902</u>	<u>258,678</u>	<u>75,775</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	0	0	1,615,969	1,615,969
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>182,902</u>	<u>1,874,647</u>	<u>1,691,744</u>

**University Place Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

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



**University Place CDD**

**Investment Summary**

**December 31, 2025**

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

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**

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

See Notes to Unaudited Financial Statements

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

	<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>734, 94</b>						
	734 General Fund	12/13/2025	Frontier Communi- cations 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 Communi- cations 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 Utili- ties 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
<b>Sum for 734, 94</b>						<b>2,783.89</b>
<b>Sum for 734</b>						<b>2,783.89</b>
<b>Sum Total</b>						<b>2,783.89</b>

**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 PI 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	\$ 2,200.00
Site Masters of Florida, LLC	100218	110725-2	Remediate Roadway Depression 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>
<b>Total</b>				<b><u><u>\$ 36,241.65</u></u></b>

**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

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

## Sarasota at University Town Center

### Courtyard by Marriott Sarasota at University Town Center

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

#### Banquet Event Order

<b>Account:</b>	Rizzetta & Company	<b>Event Date:</b>	Monday, November 24, 2025
<b>Group Name:</b>	University Place CDD	<b>Contact:</b>	Nancy Bregg
<b>Address:</b>	3434 Colwell Ave, Suite 200, Tampa, FL 33614	<b>Phone:</b>	(813) 789-6611
		<b>Email:</b>	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
<b>Grand Total</b>	\$275.00	\$0.00	\$0.00	\$60.50	<b>\$335.50</b>
<b>Deposit Paid</b>					(\$0.00)
<b>Balance Due</b>					<b>\$335.50</b>

- 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.

Customer Approval

Date

Courtyard by Marriott Sarasota at University  
Town Center Approval

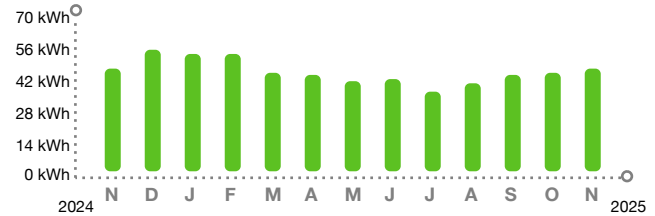
Date  
Page 1 of 1  
Date Printed: 11/5/2025

**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 10125-44514**Service Address:**7703 COOPER CREEK BLVD # SIGN  
UNIVERSITY PARK, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$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
<b>Total amount you owe</b>	<b>\$28.21</b>

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

/ 27

52011012544514 1282000000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
the following donation:**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
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this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://FPL.com/PayBill)  
for ways to pay.

10125-44514

ACCOUNT NUMBER

\$28.21

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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

## KEEP IN MIND

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

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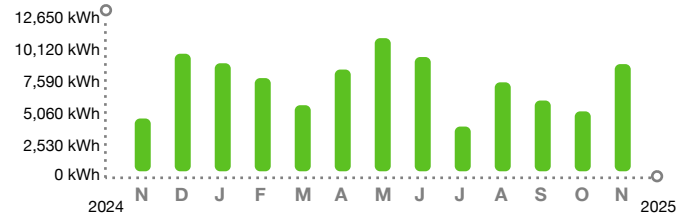
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**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 23503-29302**Service Address:**8133 COATES ROW PL # PMP 4  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,023.70**

TOTAL AMOUNT YOU OWE

**Nov 24, 2025**

NEW CHARGES DUE BY

Pay \$923.48 instead  
of \$1,023.70 by your  
due date to enroll in  
FPL Budget Billing®.  
**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
<b>Total amount you owe</b>	<b>\$1,023.70</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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

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92348 5201235032930260732010000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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for ways to pay.

23503-29302

ACCOUNT NUMBER

\$1,023.70

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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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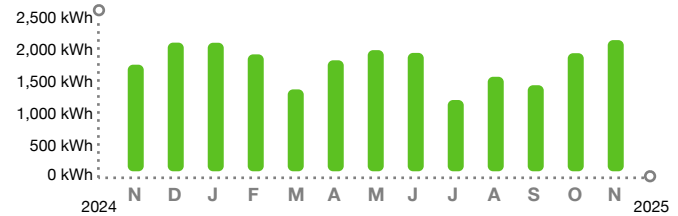


**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 28184-53512**Service Address:**7795 HONORE AVE # PMP 1  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$296.17**

TOTAL AMOUNT YOU OWE

**Nov 24, 2025**

NEW CHARGES DUE BY

Pay \$246.11 instead  
of \$296.17 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

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

(See page 2 for bill details.)

**KEEP IN MIND**

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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

24611 5201281845351297169200000

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

28184-53512

ACCOUNT NUMBER

\$296.17

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

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

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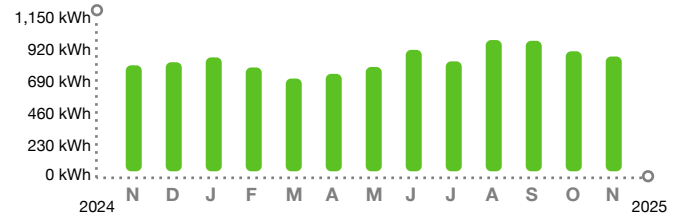
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**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 28666-94512**Service Address:**7900 CHARLESTON ST # GATE HSE  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$127.11**

TOTAL AMOUNT YOU OWE

**Nov 24, 2025**

NEW CHARGES DUE BY

Pay \$123.91 instead  
of \$127.11 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

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

(See page 2 for bill details.)

**KEEP IN MIND**

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

/ 27 12391 52012866694512 1172100000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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for ways to pay.

28666-94512

ACCOUNT NUMBER

\$127.11

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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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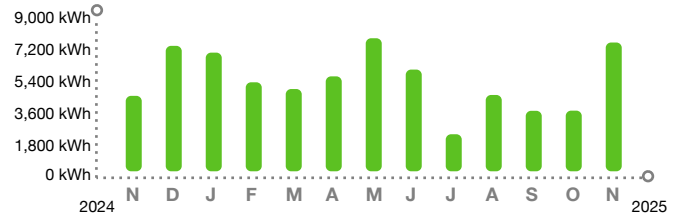
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**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 53322-87308**Service Address:**8005 PLANTERS KNOLL TER # LFT STA  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,013.21**

TOTAL AMOUNT YOU OWE

**Nov 24, 2025**

NEW CHARGES DUE BY

Pay \$722.83 instead  
of \$1,013.21 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****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
<b>Total amount you owe</b>	<b>\$1,013.21</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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

/ 27

72283 5201533228730881231010000

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3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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for ways to pay.

53322-87308

ACCOUNT NUMBER

\$1,013.21

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

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

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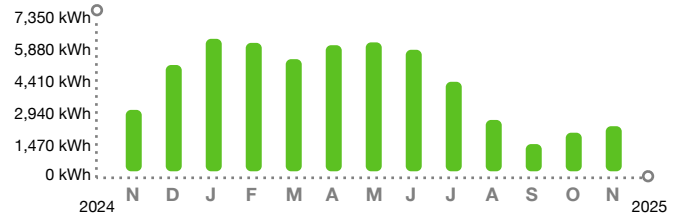
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**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 61184-59301**Service Address:**7437 SEA ISLAND LN # PMP 6  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$299.10**

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	257.83
Payments received	-257.83
Balance before new charges	0.00
<hr/>	
Total new charges	299.10
<b>Total amount you owe</b>	<b>\$299.10</b>

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

/ 27

5201611845930110199200000

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

61184-59301

ACCOUNT NUMBER

\$299.10

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	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

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

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

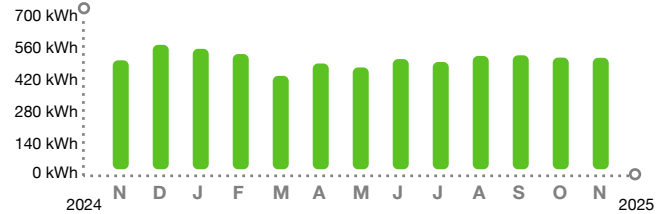


**Electric Bill Statement****For:** Oct 2, 2025 to Nov 1, 2025 (30 days)**Statement Date:** Nov 1, 2025**Account Number:** 80884-58453**Service Address:**7607 SEVEN OAKS DR # LGTS  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$80.53**

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	80.67
Payments received	-80.67
Balance before new charges	0.00
Total new charges	80.53
<b>Total amount you owe</b>	<b>\$80.53</b>

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

/ 27

5201808845845393508000000

UNIVERSITY PLACE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390The amount enclosed includes  
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for ways to pay.

80884-58453

ACCOUNT NUMBER

\$80.53

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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

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

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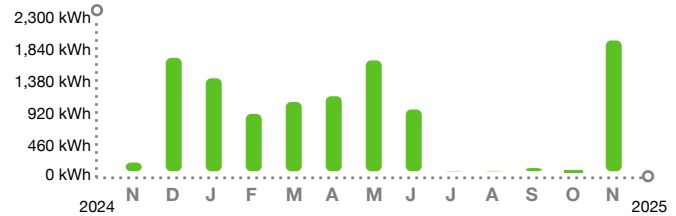
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** 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**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

Pay \$133.54 instead  
of \$272.77 by your  
due date to enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

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

(See page 2 for bill details.)

**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](https://www.fpl.com/BB)
- 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: 1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)**Ways to Pay**

/ 27 13354 5201856762040997727200000

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for ways to pay.

85676-20409

ACCOUNT NUMBER

\$272.77

TOTAL AMOUNT YOU OWE

Nov 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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

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**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 Invoiced: 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@swfigovlaw.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** universityplacedd.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:  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](http://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.

1. \_\_\_ 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,

2. \_\_\_ 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](mailto: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.

### 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
<b>Total services</b>	<b>\$109.49</b>	<b>\$269.99</b>
<b>Total balance</b>		<b>\$269.99</b>

Total balance  
**\$269.99**  
due  
**Nov 26**

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

6790 0107 DY RP 02 11042025 NNNNNNY 01 001880 0008

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

**Total balance**  
**\$269.99**

**Due by**  
Nov 26

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

**Amount enclosed**  
\$

### Mail payment to:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



194003941359330401312400000000000000269995



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



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Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES





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

### SERVICE TERMS

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 <b>Internet</b>			
<b>Monthly Charges</b>			
11.02-12.01	Business Fiber Internet 500		\$79.99
	1 Usable Static IP Address		\$25.00
<b>Internet Total</b>			<b>\$104.99</b>
 <b>Other Charges</b>			
<b>Monthly Charges</b>			
11.02-12.01	Printed Bill Fee		\$4.50
<b>Other Charges Total</b>			<b>\$4.50</b>
 <b>One-Time Charges</b>			
	Field Tech Premise Visit		\$150.00
<b>One-Time Charges Total</b>			<b>\$150.00</b>
 <b>Taxes and Fees</b>			
	FL State Sales Tax		\$9.00
	County Sales Tax		\$1.50
<b>State Taxes</b>			<b>\$10.50</b>
<b>Taxes and Fees Total</b>			<b>\$10.50</b>
<b>Total current month charges</b>			<b>\$269.99</b>

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Billing Date:  
**Oct 28, 2025**

Billing Period:  
**Oct 28 – Nov 27, 2025**

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

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

Service summary		Previous month	Current month
	Bundle	\$124.98	\$124.98
	Taxes and Fees	\$7.56	↑\$7.88
Total services		\$132.54	\$132.86
Total balance			\$132.86

Nov 21

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Eagan, MN 55121-2879

**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

**Amount enclosed**  
\$

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

2190009413585340100108000000000000000132865



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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Visually impaired/TTY customers, call 711.

### PAYING YOUR BILL

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### IMPORTANT MESSAGES


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

### SERVICE TERMS


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 <b>Bundle</b>			
<b>Monthly Charges</b>			
10.28-11.27	Business Fiber Internet 1 Gig		\$84.99
	1 Usable Static IP Address		\$20.00
	Frontier Business Voice		\$19.99
<b>Bundle Total</b>			<b>\$124.98</b>

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.

 <b>Taxes and Fees</b>			
	Federal USF Recovery Charge		\$4.94
	<b>Federal Taxes</b>		<b>\$4.94</b>
	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
	<b>State Taxes</b>		<b>\$2.94</b>
<b>Taxes and Fees Total</b>			<b>\$7.88</b>

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](https://frontier.com/regulatory-changes).

**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](https://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**

<b>DATE</b>	<b>INVOICE #</b>
<b>10/28/2025</b>	<b>105609</b>

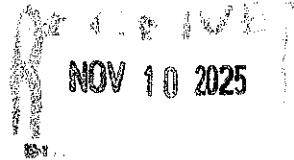
<b>JOB ADDRESS</b>		<b>DUE DATE</b>
		<b>10/28/2025</b>
<b>DESCRIPTION</b>		<b>AMOUNT</b>
<b>Electrical panel for Pump Station #5 Well Pump:</b>		
<b>- Checked all connections in panel.</b>		
<b>- Removed 100 amp circuit labor and clean all corrosion and debris.</b>		
<b>- Removed conduit fitting from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

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

## INVOICE

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

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



### Statement of Account

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

### 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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00734

[illegible]

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				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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		
1.00	050 FLEX PIPE	PVC 1/2"	0.40	1.20
1.00	050 SLIP TEE	1/2" Flex Pipe	1.00	1.00
1.00	050 MALE ADAPTER	slip tee 1/2"	1.00	1.00
1.00	050 COUPLING	1/2" Male Adapter	1.00	1.00
1.00	600 POP UP SPRAY	Coupling 1/2"	1.00	1.00
1.00	050 POLY PIPE NIPPLE	6" POP UP SPRAY HEAD	10.45	10.45
2.00	RB NOZZLE	poly nipple 1/2"	1.00	1.00
1.00	LABOR-RPR	RAINBIRD NOZZLE	2.15	4.30
		10/24/25 : 1 men for 1 hours at \$60.00 per hour for repairs	60.00	60.00
Subtotal				80.95
Sales Tax				
Total Invoice Amount				80.95
Payment/Credit Applied				
<b>TOTAL</b>				<b>80.95</b>

Check/Credit Memo No:

# 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
Subtotal				657.72
Sales Tax				
Total Invoice Amount				657.72
Payment/Credit Applied				
TOTAL				657.72

Check/Credit Memo No:

## 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				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:



## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

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

*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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

## Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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				
<b>TOTAL</b>				<b>444.50</b>

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*

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

<b>Ship to:</b>
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	60.00	7,200.00
		Services: 11/1/2025 - 11/30/2025		
Subtotal				13,283.00
Sales Tax				
Total Invoice Amount				13,283.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>13,283.00</b>

Check/Credit Memo No:



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
			<b>TOTAL</b>	<b>\$636.18-</b>
10/27	10/27	F1515009C00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	636.18-
		MICHELLE WHITE	<b>TOTAL</b>	<b>\$0.00</b>
		DOUG PEWTERBAUGH	<b>TOTAL</b>	<b>\$747.50</b>
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 F 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

### PAYMENT INFORMATION

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

Make Check  
Payable to:

00

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

421

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>747.50</u>
\$	<b>747.50</b>

0

Expense Summary

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

TRUE



E Bradent... 10PM 34201

What can we help you find today?



Menu

Quotes

Lists

ProX Doug

Cart

## Pro Xtra Program

Rewards Hub

Pricing Benefits

Path to Pro Network

Card View

Table View

Don't see a purchase? ?

Table Settings

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

## Plan Your Jobs

Projects **Beta**

Job Quotes

PQ/Job Names

Product Lists

## Account Settings

Profile

Addresses

Military Discount Benefit

Last 6 months

Products	Order/ Receipt #	Date ▼	PO/Job Name	Payment	Purchaser	Total
<div> </div>	# WH11004652	10/07/25	PS5-landscaping	- 7622	Doug Pewterbaugh	\$33.58
<div> <div>Canceled October 7</div> <div> </div> </div>						

Live Chat

Feedback



## 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
<b>Order Total</b>					<b>\$31.38</b>



## 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
<b>Order Total</b>					<b>\$62.76</b>

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](https://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

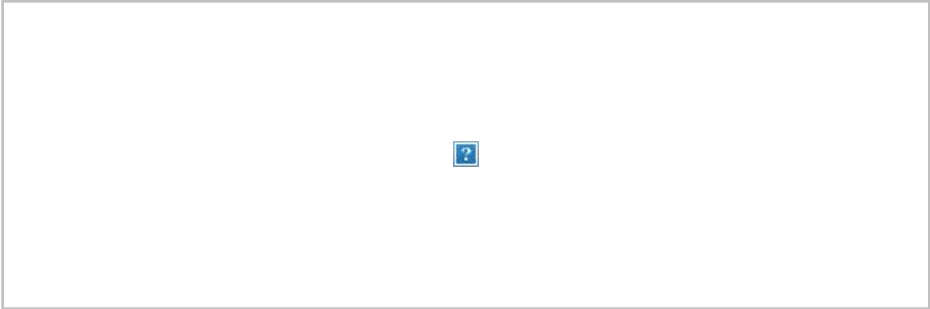


**Description:** CONDUIT GLAND W/GROUND-LUG, INSULATED, IRON, 0.5"; Conduit Configuration: Straight; Trade Size: 1/2"; Conduit Material: Malleable Iron; Conduit Colour: Metallic - Zinc Electroplate; External Length: 44.45mm; IP / NEMA Rating: -

---

<b>Merchandise Total:</b>	\$22.26
<b>Freight Total:</b>	\$9.99
<b>Tax Total:</b>	\$1.56
<b>Order Total:</b>	\$33.81
<b>Sale in:</b>	USD

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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

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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
<b>Order Total</b>	<b>\$61.71</b>



## 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
SKU 1012646693					

PRO 18 oz. Wasp and Hornet Killer Aerosol	1	\$7.98	\$0.00	\$0.00	\$7.98
SKU 375161					

Subtotal	\$32.36
Discount	\$0.00
Shipping	\$0.0
Delivery Charge	\$0.00
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$32.36</b>



## 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, Size Large (40-Count)	1	\$12.98	\$0.00	\$12.98	\$12.98
SKU 1005142793					

Subtotal	\$19.30
Discount	\$0.00
Shipping	\$0
Delivery Charge	\$0
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$19.30</b>

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



HomeMy AccountMy OrdersContact 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 - Rlse 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	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



HomeMy AccountMy OrdersContact 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 - Rlse 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 SKU 1009057939	1	\$78.98	\$0.00	\$0.00	\$78.98
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



## EXPLORE INSTALLATION & SERVICES

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

[Learn More](#)



Live Chat

Feedback

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

### Need help?

Online Customer Support:  
1-800-430-3376

Call 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

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](https://homedepot.com/credit)

**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	8	\$12.98	\$0.00	\$0.00	\$103.84
SKU 1005807518					
Subtotal					\$103.84
Discount					\$0.00
Shipping					\$0.0
Delivery Charge					\$0.00
Sales Tax					\$0.00
<b>Order Total</b>					<b>\$103.84</b>

# 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

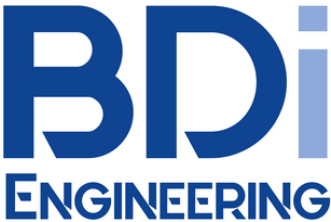
## University Place Community Development District

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	<u>\$ 300.00</u>
<b>Total</b>				<b><u><u>\$ 55,668.73</u></u></b>

**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	\$210	R. Dvorak	\$210.00
		5.00	\$180	J. Whited	\$900.00
			\$120	K. Wagner	\$0.00
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 - 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	\$210	R. Dvorak	\$105.00
		1.00	\$180	J. Whited	\$180.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		12.00			\$2,340.00



Bill To		Mail Check	
<b>Customer</b>	University Place CDD Rizzetta & Company	<b>Recipient</b>	The Courtyard Sarasota UTC ATTN: Monique Matthews
<b>Address</b>	3434 Colwell Ave, Suite 200, Tampa, FL 33614	<b>Address</b>	8305 Tourist Center Drive Sarasota, FL 34201
<b>Phone</b>		<b>Phone</b>	941.360.2626
<b>Salesperson</b>	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	<input checked="" type="checkbox"/>
David Meyers	<input checked="" type="checkbox"/>
Frank Ingrassia	<input checked="" type="checkbox"/>
Elisabeth Pygott	<input checked="" type="checkbox"/>
Sarah Hartz	<input checked="" type="checkbox"/>

(\*) 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	<input checked="" type="checkbox"/>
David Meyers	<input checked="" type="checkbox"/>
Frank Ingrassia	<input type="checkbox"/>
Elisabeth Pygott	<input checked="" type="checkbox"/>
Sarah Hartz	<input checked="" type="checkbox"/>

(\*) 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	<input checked="" type="checkbox"/>
David Meyers	<input checked="" type="checkbox"/>
Frank Ingrassia	<input checked="" type="checkbox"/>
Elisabeth Pygott	<input checked="" type="checkbox"/>
Sarah Hartz	<input checked="" type="checkbox"/>

(\*) 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 thats possible.

Thanks,

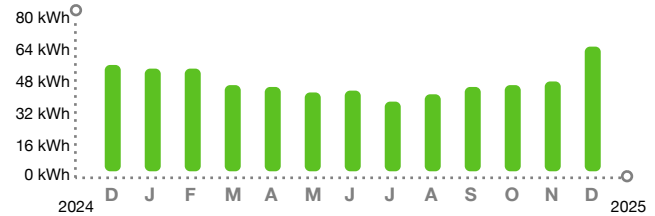
Denise

**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 10125-44514**Service Address:**7703 COOPER CREEK BLVD # SIGN  
UNIVERSITY PARK, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$29.19**

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	28.21
Payments received	-28.21
Balance before new charges	0.00
Total new charges	29.19
<b>Total amount you owe</b>	<b>\$29.19</b>

(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](https://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

5201101254451499192000000

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

10125-44514

ACCOUNT NUMBER

\$29.19

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## 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

## KEEP IN MIND

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

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

**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 23503-29302**Service Address:**8133 COATES ROW PL # PMP 4  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,150.55**

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	1,023.70
Payments received	-1,023.70
Balance before new charges	0.00
Total new charges	1,150.55
<b>Total amount you owe</b>	<b>\$1,150.55</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://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

5201235032930205505110000

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

23503-29302

ACCOUNT NUMBER

\$1,150.55

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	1,023.70
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

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

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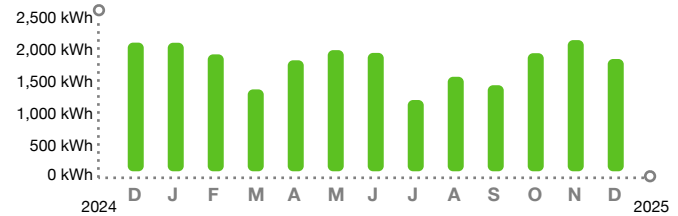
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 28184-53512**Service Address:**7795 HONORE AVE # PMP 1  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$255.43**

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	296.17
Payments received	-296.17
Balance before new charges	0.00
Total new charges	255.43
<b>Total amount you owe</b>	<b>\$255.43</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://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

5201281845351213455200000

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

28184-53512

ACCOUNT NUMBER

\$255.43

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	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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**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 28666-94512**Service Address:**7900 CHARLESTON ST # GATE HSE  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$126.97**

TOTAL AMOUNT YOU OWE

**Dec 22, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**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
<b>Total amount you owe</b>	<b>\$126.97</b>

(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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5201286669451217962100000

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28666-94512

ACCOUNT NUMBER

\$126.97

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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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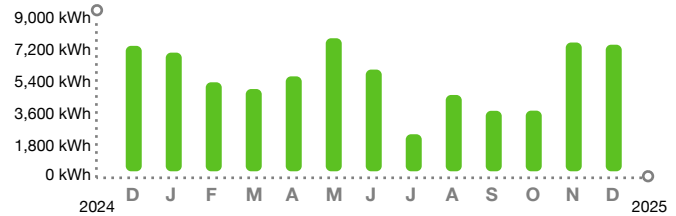
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**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 53322-87308**Service Address:**8005 PLANTERS KNOLL TER # LFT STA  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$996.14**

TOTAL AMOUNT YOU OWE

**Dec 22, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**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
<b>Total amount you owe</b>	<b>\$996.14</b>

(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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5201533228730864169900000

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53322-87308

ACCOUNT NUMBER

\$996.14

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	1,013.21
Payment received - Thank you	-1,013.21
Balance before new charges	\$0.00
<b>New Charges</b>	
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
<b>Total amount you owe</b>	<b>\$996.14</b>

### 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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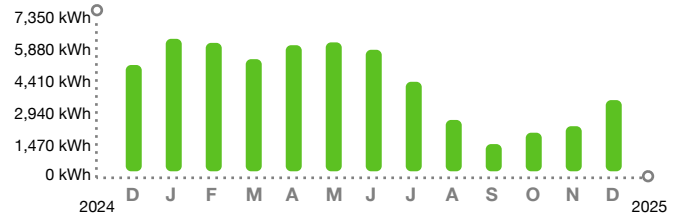
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**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 61184-59301**Service Address:**7437 SEA ISLAND LN # PMP 6  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$464.62**

TOTAL AMOUNT YOU OWE

**Dec 22, 2025**

NEW CHARGES DUE BY

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[FPL.com/  
WaystoPay](https://FPL.com/WaystoPay)**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
<b>Total amount you owe</b>	<b>\$464.62</b>

(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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5201611845930102646400000

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for ways to pay.

61184-59301

ACCOUNT NUMBER

\$464.62

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

## BILL DETAILS

Amount of your last bill	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

## KEEP IN MIND

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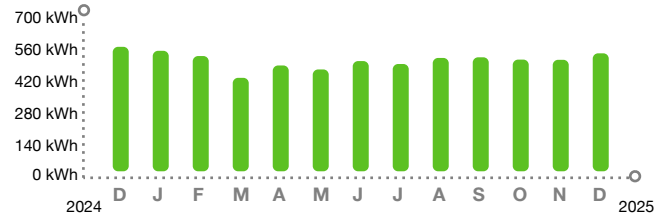
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**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 80884-58453**Service Address:**7607 SEVEN OAKS DR # LGTS  
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$84.46**

TOTAL AMOUNT YOU OWE

**Dec 22, 2025**

NEW CHARGES DUE BY

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

Amount of your last bill	80.53
Payments received	-80.53
Balance before new charges	0.00
Total new charges	84.46
<b>Total amount you owe</b>	<b>\$84.46</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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5201808845845316448000000

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80884-58453

ACCOUNT NUMBER

\$84.46

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	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

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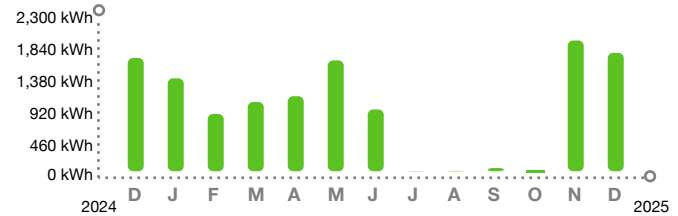
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**Electric Bill Statement****For:** Nov 1, 2025 to Dec 1, 2025 (30 days)**Statement Date:** Dec 1, 2025**Account Number:** 85676-20409**Service Address:**7795 HONORE AVE # PMP 2  
SARASOTA, FL 34243**UNIVERSITY PLACE CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$248.23**

TOTAL AMOUNT YOU OWE

**Dec 22, 2025**

NEW CHARGES DUE BY

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[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
<b>Total amount you owe</b>	<b>\$248.23</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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5201856762040993284200000

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for ways to pay.

85676-20409

ACCOUNT NUMBER

\$248.23

TOTAL AMOUNT YOU OWE

Dec 22, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	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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**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
<b>Total services</b>	<b>\$300.52</b>	<b>\$300.52</b>
<b>Total balance</b>		<b>\$300.52</b>

Total balance  
**\$300.52**  
due  
**Dec 15**

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

**Total balance**  
**\$300.52**

**Due by**  
Dec 15

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

**Amount enclosed**  
\$

### Mail payment to:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



63600594135900091116110000000000000000300525



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

Billing Date:  
Nov 19, 2025

PIN:



Billing Period:  
Nov 19 - Dec 18, 2025

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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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Bundle

Monthly Charges

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	Solutions Bundle Discount	-\$22.00
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	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





PIN:

Billing Period:  
**Nov 28 – Dec 27, 2025**

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

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

Service summary		Previous month	Current month
	Bundle	\$124.98	\$124.98
	Taxes and Fees	\$7.88	\$7.88
Total services		\$132.86	\$132.86
Total balance			\$132.86

Dec 22

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

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**

**Due by**  
Dec 22

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

**Amount enclosed**  
\$

**Mail payment to:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

2190009413585340100108000000000000000132865





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

Billing Date:  
Nov 28, 2025

PIN:



Billing Period:  
Nov 28 - Dec 27, 2025

## WAYS TO PAY YOUR BILL



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Auto Pay at [frontier.com/autopay](https://frontier.com/autopay)



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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




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


PIN:  
[REDACTED]

Billing Date:  
Nov 28, 2025  
Billing Period:  
Nov 28 - Dec 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](https://business.frontier.com/internet-backup)

 <b>Bundle</b>		
<b>Monthly Charges</b>		
11.28-12.27	Business Fiber Internet 1 Gig	\$84.99
	1 Usable Static IP Address	\$20.00
	Frontier Business Voice	\$19.99
<b>Bundle Total</b>		<b>\$124.98</b>

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.

 <b>Taxes and Fees</b>		
	Federal USF Recovery Charge	\$4.94
	<b>Federal Taxes</b>	<b>\$4.94</b>
	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
	<b>State Taxes</b>	<b>\$2.94</b>
<b>Taxes and Fees Total</b>		<b>\$7.88</b>

**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](https://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
<b>Total services</b>	<b>\$173.67</b>	<b>\$173.67</b>
<b>Total balance</b>		<b>\$173.67</b>

Total balance

**\$173.67**

due

**Dec 08**

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P.O. Box 211579  
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**

**Due by**  
Dec 08

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

**Amount enclosed**  
\$

### Mail payment to:

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407

1860049413590004111611000000000000000173675



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

Billing Date:  
Nov 13, 2025

PIN:



Billing Period:  
Nov 13 – Dec 12, 2025

## WAYS TO PAY YOUR BILL



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



Download the  
MyFrontier® app



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

### PAYING YOUR BILL

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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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## Internet

### Monthly Charges

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

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$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	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Phone Total		\$37.48



## Additional Services

### Monthly Charges

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
<b>Federal Taxes</b>	<b>\$12.99</b>
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
<b>State Taxes</b>	<b>\$5.22</b>

Taxes and Fees Total	\$18.21
----------------------	---------





**Total current month charges \$173.67**

PIN:

Billing Period:  
**Dec 02 – Jan 01, 2026**

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

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

due

Dec 26

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

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**

**Due by**  
Dec 26

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

**Amount enclosed**  
\$

**Mail payment to:**

FRONTIER  
PO BOX 740407  
CINCINNATI, OH 45274-0407



294006941359330401312400000000000000109495



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

Billing Date:  
Dec 02, 2025

PIN:



Billing Period:  
Dec 02 – Jan 01, 2026

## WAYS TO PAY YOUR BILL



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

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

PIN:



Billing Date:  
Dec 02, 2025

Billing Period:  
Dec 02 - Jan 01, 2026

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## Internet

### Monthly Charges

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

Internet Total	\$104.99
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## Other Charges

### Monthly Charges

12.02-01.01	Printed Bill Fee	\$4.50
-------------	------------------	--------

Other Charges Total	\$4.50
---------------------	--------

Total current month charges	\$109.49
-----------------------------	----------

## 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](https://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., Planters 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

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

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

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

# MCUD

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

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

UNIVERSITY PLACE CDD  
7900 CHARLESTON ST



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

## 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 Read	End Date	End Read	Period Consumption
10/13	1873	11/05	1873	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](http://mymanatee.org/bigbin)
- A backflow on this property is due for annual testing within the next 60 days.

## Charge Details

Service Period 10/13 - 11/05 (24 Days)

Commercial Water Service (Meter # 77298591) (10/13 - 11/05)	
Water Base Rate	0.8 month(s) x \$12.38 \$9.90
Sewer Commercial Service (10/13 - 11/05)	
Sewer Base Rate	0.8 month(s) x \$29.52 \$23.62
Total New Charges	\$33.52
Total Amount Due	\$33.52

RECEIVED  
NOV 24 2025

BY: .....

View & Pay Your Bill Online: Visit [mymanatee.org/utilities](http://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)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT81119A 6746 1 MB 0.672  
7000013520 00.0030.0095 6746/1



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



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

100171141200000033520000000

# INVOICE

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	) = <b>\$2,283.75</b>

## 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
<b>Services Subtotal</b>						<b>\$378.75</b>

### 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
<b>Expenses Subtotal</b>					<b>\$1,750.00</b>
<b>Subtotal</b>					<b>\$2,128.75</b>

**Total      \$2,128.75**

## 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.***



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

## INVOICE

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	) = <b>\$3,136.25</b>

### 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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00734

[illegible]



# 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
		Monthly Inspection and repairs for optimal water coverage.		
1.00		Seven oaks		
1.00	LABOR-INSP	11/3/25: 1 men for 1 hours at \$60.00 per hour for irrigation inspection	60.00	60.00
1.00	NOCHARGE	No Charge per contractual obligation for irrigation inspections	60.00	-60.00
2.50	LABOR-RPR	11/03/25: 1 men for 2.5 hours at \$60.00 per hour for repairs	60.00	150.00
1.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	14.70
1.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	1.00
4.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	8.60
2.00	MJ NOZ	MJ Spray Nozzle	0.50	1.00
1.00		Clock #1		
1.25	LABOR-INSP	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

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

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		12/3/25

Quantity	Item	Description	Unit Price	Amount
		Check Valve)		
1.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	1.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
2.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	4.30
1.00		Nature trail - Indigo Ridge		
1.25	LABOR-INSP	11/05/25: 1 men for 1.25 hours at \$60.00	60.00	75.00
		per hour for irrigation inspection		
-1.25	NOCHARGE	No Charge per contractual obligation for	60.00	75.00
		irrigation inspections		
1.50	LABOR-RPR	11/05/25: 1 men for 1.5 hours at \$60.00 per	60.00	90.00
		hour for repairs		
1.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No	23.00	23.00
		Check Valve)		
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-INSP	11/05/25 1 men for 1.25 hours at \$60.00	60.00	75.00
		per hour for irrigation inspection		
1.25	NOCHARGE	No Charge per contractual obligation for	60.00	-75.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		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-INSP	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
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
<b>TOTAL</b>				<b>Continued</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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
Subtotal				1,206.20
Sales Tax				
Total Invoice Amount				1,206.20
Payment/Credit Applied				
<b>TOTAL</b>				<b>1,206.20</b>

Check/Credit Memo No:

## 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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# INVOICE

Invoice Number: 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
Subtotal				444.50
Sales Tax				
Total Invoice Amount				444.50
Payment/Credit Applied				
<b>TOTAL</b>				<b>444.50</b>

Check/Credit Memo No:

**Total Landscape Care, Inc**

3905 65th St E  
Bradenton, FL 34208  
USA

Voice: 941-752-6388  
Fax:

**INVOICE**

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

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

<b>Ship to:</b>
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	60.00	7,200.00
		Services: 12/1/2025 - 12/31/2025		
Subtotal				13,283.00
Sales Tax				
Total Invoice Amount				13,283.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>13,283.00</b>

Check/Credit Memo No:





# Turner Pest Control

**PAYMENT ADDRESS:**

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

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


## Service Slip/Invoice

**INVOICE:** 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
		<b>SUBTOTAL</b> \$56.65
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$56.65
		<b>AMOUNT DUE</b> \$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

## Invoice

### Universal Access, LLC

5265 University Pkwy  
Unit 101-175  
University Park Florida 34201

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
			<b>Total</b>	<b>\$3,875.00</b>

#### Notes:

Please contact me if I can be of further assistance.

**Universal Access, LLC**

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

# UNIVERSAL ACCESS

941.705.9782

## Invoice

### Universal Access, LLC

5265 University Pkwy  
Unit 101-175  
University Park Florida 34201

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
			<b>Total</b>	<b>\$3,875.00</b>

#### Notes:

Please contact me if I can be of further assistance.

**Universal Access, LLC**

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



DOUG PEWTERBAUGH

ACCOUNT SUMMARY

Credit Limit \$3,000.00  
Credit Available \$2,980.00  
Statement Closing Date November 30, 2025  
Days in Billing Cycle 0  
Previous Balance \$0.00  
Payments & Credits \$0.00  
Purchases & Other Charges \$0.00  
Balance Transfer \$0.00  
**FEES CHARGED** \$0.00  
**INTEREST CHARGED** \$0.00  
New Balance \$0.00  
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 \$0.00  
**Minimum Payment Due** \$0.00  
**Payment Due Date** December 25, 2025

Balance Due \$143.15

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/31	11/02	52707159H09FLLS78	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	22.87
11/01	11/02	82305099JEHMH8WAS	AMAZON MARK* NK9NV7C22 SEATTLE WA MCC: 5999 MERCHANT ZIP:	9.99
11/03	11/04	55310209K99H33D9D	AUTOMATIONDIRECT.COM CUMMING GA MCC: 5065 MERCHANT ZIP: 30040	36.00
11/03	11/05	52707159L09FRGKQ9	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	16.33
11/04	11/05	82305099MEHMQAXL8	AMAZON MARK* BT7UO0OK0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	19.99
11/04	11/06	52707159M09FRXBX5	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	7.98
11/20	11/21	8230509A4EHNWM3DT	AMAZON MARK* B015M1MI2 SEATTLE WA MCC: 5999 MERCHANT ZIP:	29.99
11/30	11/30	000000000000COMPC	TOTAL PURCHASES \$143.15 TOTAL \$143.15	

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

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

Amount Enclosed:

\$

Make Check  
Payable to:

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

DOUG PEWTERBAUGH  
UNIVERSITY PLACE COMMUNITY  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

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

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

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

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

### MAKING PAYMENTS

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

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

### BALANCE COMPUTATION METHOD

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

### INTEREST

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

### CREDIT BALANCE

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

### NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

### TELEPHONE MONITORING AND RECORDING.

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

University Place CDD Credit Card

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

<b>001-10103</b>	
Total activity	143.15
Replenish card	-
Credit/Refund	-
Total charges	<u>143.15</u>
\$	<b>143.15</b>

0	<b>Expense Summary</b>
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
<b>Order Total</b>	<b>\$22.87</b>

# Order Summary

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

Ship to	Payment method	Order Summary	
DOUG PEWTERBAUGH 8020 INDIGO RIDGE TER BRADENTON, FL 34201-2053 United States	Mastercard ending in 7622 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$9.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$9.99
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$9.99</b>



**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



**From:** [orderinginquiries@automationdirect.com](mailto:orderinginquiries@automationdirect.com)  
**To:** [DPewter@msn.com](mailto:DPewter@msn.com)  
**Subject:** Automationdirect Order, Web Ref # 14684711 - PO/Ref # Kiosk rpr  
**Date:** Saturday, November 1, 2025 7:46:41 PM

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## 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
	<a href="#">Click here</a> for product details, specs and documents.		

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	Payment method	Order Summary	
DOUG PEWTERBAUGH 8020 INDIGO RIDGE TER BRADENTON, FL 34201-2053 United States	Mastercard ending in 7622 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$19.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$19.99
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$19.99</b>

**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





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	Payment method	Order Summary	
DOUG PEWTERBAUGH 8020 INDIGO RIDGE TER BRADENTON, FL 34201-2053 United States	Mastercard ending in 7622 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$29.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$29.99
		Estimated tax to be collected:	\$0.00
		<b>Grand Total:</b>	<b>\$29.99</b>



**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](#)







## 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
		<b>Total</b>	\$300.00

W/O No.	39339
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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**

**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 Bld. Sarasota, FL 34201.

Present and constituting a quorum:

Denise Broyhill	<b>Board of Supervisors, Chairman</b>
David Meyers	<b>Board of Supervisors, Assistant Secretary</b>
Elisabeth Pygott	<b>Board of Supervisors, Assistant Secretary</b>
Frank Ingrassia	<b>Board of Supervisors, Assistant Secretary</b>
Sarah Hartz	<b>Board of Supervisors, Assistant Secretary</b>

Also present were:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Company</b>
Robert Dvorak	<b>District Engineer, BDI Engineer</b>
Dan Lewis	<b>District Counsel, Persson, Cohen, Mooney, Fernandez &amp; Jackson</b>

Audience	<b>None</b>
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**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**  
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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.

**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.

**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.

**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.

**EIGHTH ORDER OF BUSINESS**

**Consideration of the 3<sup>rd</sup> 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.

**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**  
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University Place Community Development District.

**TENTH ORDER OF BUSINESS**

**Discussion of Pond 12 Structures**

Mr. Dvorak presented his report to the Board.

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

**ELEVENTH ORDER OF BUSINESS**

**Discussion of Pump Station #4 Issues**

A discussion ensued about Pump station #4.

**STAFF REPORTS**

**A. District Counsel**

Mr. Lewis presented his report to the Board.

**B. District Engineer**

Mr. Dvorak presented his report to the Board.

A discussion on SEFWMD permits ensued.

**C. District Manager**

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

**TWELFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

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

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

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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



**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT**  
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Assistant Secretary

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

ACTIVITY	QTY	RATE	AMOUNT
-			
<b>Labor &amp; Additional Costs</b>	1	2,400.00	2,400.00
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.			

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	<b>\$14,436.78</b>

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=Y29tcGFueUlkPTE5MzUxNDU0NDMxMDMzOQ==>

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
	TAX (0%)	0.00
Design estimate acceptance is acknowledgment and agreement to pay corresponding design invoice before receipt of design.	TOTAL	<b>\$5,983.75</b>

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=Y29tcGFueUlkJTE5MzUxNDU0NDMxMDMzOQ==>

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
<b>TOTAL PROPOSAL AMOUNT</b>	<b>129.00</b>