



Rizzetta & Company

University Place Community Development District

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

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

www.universityplacecdd.org

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

University Place Community Development District

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

February 23, 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, March 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
 - C. District Manager Report..... Tab 1
- 4. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statements for December 2025 Tab 2
 - B. Consideration of Operation & Maintenance Expenditures for January 2026 Tab 3
 - C. Consideration of the Workshop Board of Supervisors Meeting Minutes for February 11, 2026,..... Tab 4
 - D. Consideration of Regular Board of Supervisors Meeting Minutes for February 2, 2026, Tab 5
- 5. BUSINESS ITEMS**
 - A. Consideration of 4th Quarter Audit Tab 6
 - B. Consideration of Mulching Proposals Tab 7
- 6. SUPERVISOR REQUEST**
- 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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<u>FINANCIAL SUMMARY</u>	<u>12/31/2025</u>
General Fund Cash & Investment Balance:	\$718,612
Reserve Fund Cash & Investment Balance:	\$1,874,647
Debt Service Fund Investment Balance:	\$221,968
Total Cash and Investment Balances:	\$2,815,227
General Fund Expense Variance: \$6,343	Under Budget

Tab 2



Rizzetta & Company

University Place Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

universityplacecdd.org
rizzetta.com

University Place Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

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

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

See Notes to Unaudited Financial Statements

University Place Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2026	12/31/2025	12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Stormwater Control				
Stormwater System Repair	4,000	1,000	0	1,000
Wetland Monitoring & Maintenance	500	125	0	125
Total Stormwater Control	4,500	1,125	0	1,125
Other Physical Environment				
Employee - Incentives and Bonuses	500	500	0	500
Employee - Payroll Taxes	2,500	625	811	(186)
Employee - Salaries	10,500	2,625	4,949	(2,324)
Employee - Workers Comp	1,000	1,000	1,500	(500)
General Liability & Property Insurance	13,000	13,000	8,029	4,971
Holiday Decorations	100	100	0	100
Irrigation Maintenance	86,400	21,600	21,600	0
Irrigation Maintenance & Repair	40,000	10,000	9,946	54
Landscape Maintenance	72,996	18,249	18,306	(57)
Landscape Replacement Plants, Shrubs, Tr	20,000	5,000	0	5,000
Pump Station	30,000	7,500	3,868	3,632
Total Other Physical Environment	276,996	80,199	69,009	11,190
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	1,250	5,600	(4,350)
Sidewalk Maintenance & Repair	12,000	3,000	0	3,000
Street Light/Decorative Light 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 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,808	14,808
Special Assessments				
Tax Roll	243,870	243,870	243,870	0
Total Revenues	<u>243,870</u>	<u>243,870</u>	<u>258,678</u>	<u>14,808</u>
Expenditures				
Contingency				
Aquatic Pond Maintenance	10,988	2,747	0	2,747
Fence Repairs	18,311	4,578	0	4,577
Gate Maintenance & Repair	12,000	3,000	0	3,000
Irrigation Maintenance	32,000	8,000	0	8,000
Irrigation Pump Station Reserve	69,000	17,250	0	17,250
Roadway Repair & Maintenance	101,571	25,393	0	25,393
Total Contingency	<u>243,870</u>	<u>60,968</u>	<u>0</u>	<u>60,967</u>
Total Expenditures	<u>243,870</u>	<u>60,968</u>	<u>0</u>	<u>60,967</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>182,902</u>	<u>258,678</u>	<u>75,775</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,615,969</u>	<u>1,615,969</u>
Total Fund Balance, End of Period	<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 <u>Annual Budget</u>	Through 12/31/2025 <u>YTD Budget</u>	Year To Date 12/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,377	1,377
Special Assessments				
Tax Roll	269,716	269,716	272,155	2,439
Total Revenues	<u>269,716</u>	<u>269,716</u>	<u>273,532</u>	<u>3,816</u>
Expenditures				
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>
Total Expenditures	<u>269,716</u>	<u>269,716</u>	<u>21,966</u>	<u>247,750</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>251,566</u>	<u>251,566</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>145,624</u>	<u>145,624</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>397,190</u>	<u>397,190</u>

University Place CDD
Investment Summary
December 31, 2025

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

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

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

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

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

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
734, 94	734 General Fund	12/13/2025	Frontier 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
	Sum for 734, 94					2,783.89
	Sum for 734					2,783.89
	Sum Total					2,783.89

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

Balance Sheet

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

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

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

Tab 3

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,182.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brletic Dvorak, Inc.	100237	2246	Engineering Services 12/25	\$ 495.00
David Meyers	012926-4	DM121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
Denise Broyhill	012926-1	DB011426	Board of Supervisors Meeting 01/14/26	\$ 200.00
Denise Broyhill	012926-1	DB121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
Elisabeth Pygott	012926-3	EP011426	Workshop Meeting 01/14/26	\$ 200.00
Elisabeth Pygott	012926-3	EP121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
Florida Power & Light Company	20260126-1	10125-44514-010226	7703 Cooper Creek Blvd Sign 01/26	\$ 34.54
Florida Power & Light Company	20260126-1	23503-29302-010226	8133 Coates Row Pl Pmp 4 01/26	\$ 1,315.59
Florida Power & Light Company	20260126-1	28184-53512-010226	7795 Honore Ave Pmp 1 - Utilities 01/26	\$ 317.17
Florida Power & Light Company	20260126-1	28666-94512-010226	7900 Charleston St Gate Hse 01/26	\$ 143.90
Florida Power & Light Company	20260126-1	53322-87308-010226	8005 Planters Knoll Ter Lft Sta - Utilities 01/26	\$ 977.46
Florida Power & Light Company	20260126-1	61184-59301-010226	7437 Sea Island Ln Pmp 6 01/26	\$ 913.77
Florida Power & Light Company	20260126-1	80884-58453-010226	7607 Seven Oaks Dr Lgts 01/26	\$ 90.10

University Place Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	20260126-1	85676-20409-010226	7795 Honore Ave Pmp 2 01/26	\$ 237.75
Frontier Communications of FL	20260120-1	941-358-5340-100108-5-122825	941-358-5340-100108-5 01/26	\$ 132.86
Frontier Communications of FL	20260107-1	941-359-0004-111611-5 12/25	Internet: 941-359-0004-111611-5 12/25	\$ 173.67
Frontier Communications of FL	20260113-1	941-359-0009-111611-5 12/25	941-359-0009-111611-5 12/25	\$ 296.02
Frontier Communications of FL	013026-1	941-359-3304-013124-5-010226	941-359-3304-013124-5 01/26	\$ 104.99
Manatee County Utilities Department	20260108-1	100171141	100171141	\$ 47.63
Persson, Cohen & Mooney, P.A.	100241	6636	District Counsel 12/25	\$ 1,085.00
Rizzetta & Company, Inc.	100234	INV0000106285	Accounting Services 01/26	\$ 3,283.33
Sarah E. Hartz	012926-2	SH011426	Workshop Meeting 01/14/26	\$ 200.00
Sarah E. Hartz	012926-2	SH121025	Board of Supervisors Meeting 12/10/25	\$ 200.00
SchoolStatus, LLC	100235	INV-SS-5713	Website Hosting 01/26	\$ 1,613.00
Site Masters of Florida, LLC	100240	011426-1	Last Installment: Wall Clearing and Fence Repair 01/26	\$ 1,100.00
Tekwave Solutions, LLC	100239	7810	Monitoring 05/25-10/25	\$ 700.00

University Place Community Development District

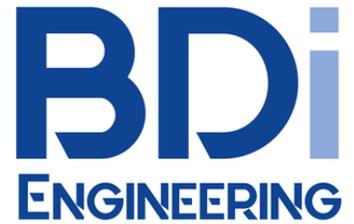
Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Total Landscape Care, Inc.	100242	202601	Landscape Maintenance 01/26	\$ 13,283.00
Universal Access, LLC	100238	AAAI3540	Tex wave Subscription 12/25	\$ 4,517.00
Universal Access, LLC	100238	AAAI3570	Gate Repairs 12/25	\$ 825.00
Valley National Bank	012726-1	CC123125-734	Credit Card Expenses 12/25	\$ 441.79
Water Equipment Technologies of Southwest Florida LLC	100236	27577	Service Call: Well #1 & #5	<u>\$ 653.57</u>
Total				<u>\$ 34,182.14</u>

Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2246
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[December 08 - December 29]	1:30	210.00	315.00
Project Manager II	[December 11]	1:00	180.00	180.00

BALANCE DUE **\$495.00**



UNIVERSITY PLACE CDD
December 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.	12/29	0.50	\$210	R. Dvorak	\$105.00
Miscellaneous Tasks - maintenance responsibility for Cooper Creek sidewalks.	12/29	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$180	J. Whited	\$0.00
		0.00	\$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 and proposal review.	12/8	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		2.50			\$495.00

UNIVERSITY PLACE CDD

Meeting Date: December 10, 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:	
Meeting End Time:	
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: January 14, 2025 Workshop Meeting

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Denise Broyhill	<input checked="" type="checkbox"/>
David Meyers	<input 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:	4:35
Meeting End Time:	5:30
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: _____





Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$34.54

TOTAL AMOUNT YOU OWE

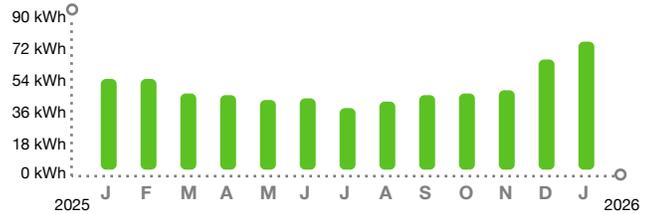
Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	29.19
Payments received	-29.19
Balance before new charges	0.00
Total new charges	34.54
Total amount you owe	\$34.54

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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10125-44514

ACCOUNT NUMBER

\$34.54

TOTAL AMOUNT YOU OWE

Jan 23, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	29.19
Payment received - Thank you	-29.19
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$9.45
Non-fuel: (\$0.094600 per kWh)	\$7.47
Fuel: (\$0.032020 per kWh)	\$2.53
Electric service amount	33.65
Gross receipts tax (State tax)	0.86
Taxes and charges	0.86
Regulatory fee (State fee)	0.03
Total new charges	\$34.54
Total amount you owe	\$34.54

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	10830		10751		79

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	79	68	56
Service days	32	30	31
kWh/day	2	2	2
Amount	\$34.54	\$29.19	\$28.57

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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$1,315.59

TOTAL AMOUNT YOU OWE

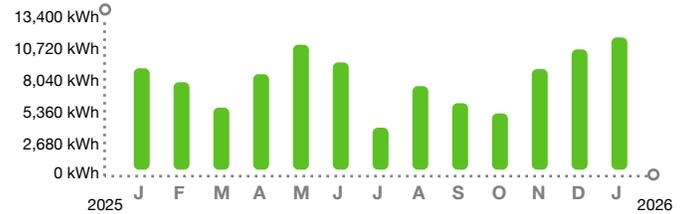
Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,150.55
Payments received	-1,150.55
Balance before new charges	0.00
<hr/>	
Total new charges	1,315.59
Total amount you owe	\$1,315.59

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 24, 2026 is considered LATE; a late payment charge of 1% will apply.

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Ways to Pay



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23503-29302
ACCOUNT NUMBER

\$1,315.59
TOTAL AMOUNT YOU OWE

Jan 23, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	1,150.55
Payment received - Thank you	-1,150.55
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$377.99
Fuel: (\$0.032010 per kWh)	\$388.92
Demand: (\$15.03 per KW)	\$480.96
Electric service amount	1,281.58
Gross receipts tax (State tax)	32.89
Taxes and charges	32.89
Regulatory fee (State fee)	1.12
Total new charges	\$1,315.59
Total amount you owe	\$1,315.59

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	63739		51589		12150
Demand KW	32.47				32

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	12150	11048	9318
Service days	32	30	31
kWh/day	379	368	300
Amount	\$1,315.59	\$1,150.55	\$986.63

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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$317.17

TOTAL AMOUNT YOU OWE

Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after March 24, 2026 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	255.43
Payments received	-255.43
Balance before new charges	0.00
Total new charges	317.17
Total amount you owe	\$317.17

(See page 2 for bill details.)

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28184-53512

ACCOUNT NUMBER

\$317.17

TOTAL AMOUNT YOU OWE

Jan 23, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	255.43
Payment received - Thank you	-255.43
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$220.23
Fuel: (\$0.032020 per kWh)	\$74.54
Electric service amount	308.97
Gross receipts tax (State tax)	7.93
Taxes and charges	7.93
Regulatory fee (State fee)	0.27
Total new charges	\$317.17
Total amount you owe	\$317.17

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	43344		41016		2328

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	2328	1914	2191
Service days	32	30	31
kWh/day	72	63	70
Amount	\$317.17	\$255.43	\$290.17

KEEP IN MIND

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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$143.90

TOTAL AMOUNT YOU OWE

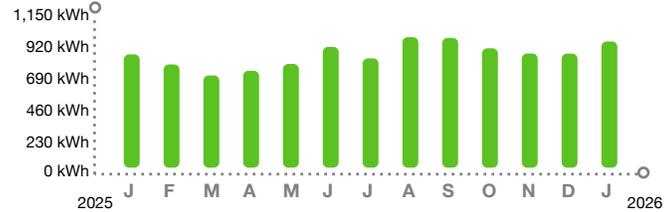
Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	126.97
Payments received	-126.97
Balance before new charges	0.00
Total new charges	143.90
Total amount you owe	\$143.90

(See page 2 for bill details.)

KEEP IN MIND

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28666-94512
ACCOUNT NUMBER

\$143.90
TOTAL AMOUNT YOU OWE

Jan 23, 2026
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	126.97
Payment received - Thank you	-126.97
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$94.12
Fuel: (\$0.032020 per kWh)	\$31.86
Electric service amount	140.18
Gross receipts tax (State tax)	3.60
Taxes and charges	3.60
Regulatory fee (State fee)	0.12
Total new charges	\$143.90
Total amount you owe	\$143.90

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	58922		57927		995

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	995	899	893
Service days	32	30	31
kWh/day	31	30	29
Amount	\$143.90	\$126.97	\$126.03

KEEP IN MIND

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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$977.46

TOTAL AMOUNT YOU OWE

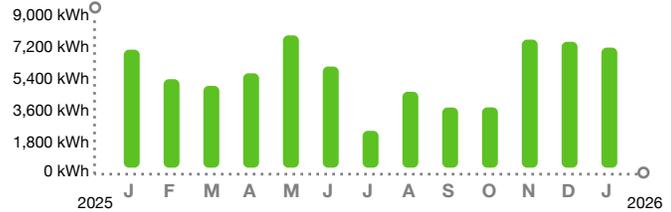
Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	996.14
Payments received	-996.14
Balance before new charges	0.00
Total new charges	977.46
Total amount you owe	\$977.46

(See page 2 for bill details.)

KEEP IN MIND

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53322-87308

ACCOUNT NUMBER

\$977.46

TOTAL AMOUNT YOU OWE

Jan 23, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	996.14
Payment received - Thank you	-996.14
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$700.79
Fuel: (\$0.032020 per kWh)	\$237.20
Electric service amount	952.19
Gross receipts tax (State tax)	24.44
Taxes and charges	24.44
Regulatory fee (State fee)	0.83
Total new charges	\$977.46
Total amount you owe	\$977.46

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	53213		45805		7408

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	7408	7767	7281
Service days	32	30	31
kWh/day	231	258	234
Amount	\$977.46	\$996.14	\$933.78

KEEP IN MIND

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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$913.77

TOTAL AMOUNT YOU OWE

Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	464.62
Payments received	-464.62
Balance before new charges	0.00
<hr/>	
Total new charges	913.77
Total amount you owe	\$913.77

(See page 2 for bill details.)

KEEP IN MIND

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61184-59301
ACCOUNT NUMBER

\$913.77
TOTAL AMOUNT YOU OWE

Jan 23, 2026
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	464.62
Payment received - Thank you	-464.62
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$654.45
Fuel: (\$0.032020 per kWh)	\$221.51
Electric service amount	890.16
Gross receipts tax (State tax)	22.84
Taxes and charges	22.84
Regulatory fee (State fee)	0.77
Total new charges	\$913.77
Total amount you owe	\$913.77

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20867		13949		6918

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	6918	3567	6638
Service days	32	30	31
kWh/day	216	118	214
Amount	\$913.77	\$464.62	\$852.48

KEEP IN MIND

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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$90.10

TOTAL AMOUNT YOU OWE

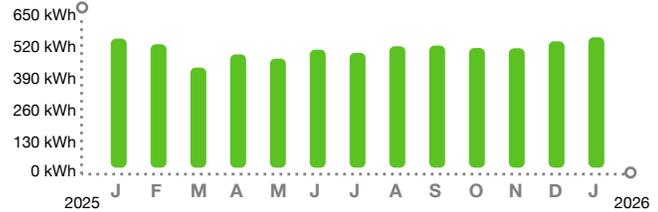
Jan 23, 2026

NEW CHARGES DUE BY



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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	84.46
Payments received	-84.46
Balance before new charges	0.00
Total new charges	90.10
Total amount you owe	\$90.10

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 24, 2026 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. **Visit [FPL.com/Rates](https://www.fpl.com/Rates).**

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Ways to Pay



/ 27

5201808845845310109000000

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80884-58453
ACCOUNT NUMBER

\$90.10
TOTAL AMOUNT YOU OWE

Jan 23, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	84.46
Payment received - Thank you	-84.46
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$54.97
Fuel: (\$0.032020 per kWh)	\$18.60
Electric service amount	87.77
Gross receipts tax (State tax)	2.25
Taxes and charges	2.25
Regulatory fee (State fee)	0.08
Total new charges	\$90.10
Total amount you owe	\$90.10

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	86891		86310		581

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	581	563	575
Service days	32	30	31
kWh/day	18	19	19
Amount	\$90.10	\$84.46	\$85.84

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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Electric Bill Statement

For: Dec 1, 2025 to Jan 2, 2026 (32 days)

Statement Date: Jan 2, 2026

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

\$237.75

TOTAL AMOUNT YOU OWE

Jan 23, 2026

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	248.23
Payments received	-248.23
Balance before new charges	0.00
Total new charges	237.75
Total amount you owe	\$237.75

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired:

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711 (Relay Service)



Ways to Pay



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85676-20409
ACCOUNT NUMBER

\$237.75
TOTAL AMOUNT YOU OWE

Jan 23, 2026
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	248.23
Payment received - Thank you	-248.23
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$162.43
Fuel: (\$0.032020 per kWh)	\$54.98
Electric service amount	231.61
Gross receipts tax (State tax)	5.94
Taxes and charges	5.94
Regulatory fee (State fee)	0.20
Total new charges	\$237.75
Total amount you owe	\$237.75

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20317		18600		1717

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 2, 2026	Dec 1, 2025	Jan 2, 2025
kWh Used	1717	1857	1458
Service days	32	30	31
kWh/day	53	61	47
Amount	\$237.75	\$248.23	\$197.47

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

Billing Date:
Dec 28, 2025

Billing Period:
Dec 28 - Jan 27, 2026



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941-358-5340-100108-5

Billing Date:
Dec 28, 2025

Billing Period:
Dec 28 - Jan 27, 2026

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Bundle

Monthly Charges

12.28-01.27	Business Fiber Internet 1 Gig	\$84.99
	1 Usable Static IP Address	\$20.00
	Frontier Business Voice	\$19.99
Bundle Total		\$124.98

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$132.86 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Taxes and Fees

Federal USF Recovery Charge	\$4.94
Federal Taxes	\$4.94
FL State Communications Services Tax	\$1.23
County Communications Services Tax	\$0.60
FL State Gross Receipts Tax	\$0.60
Manatee Co VOIP 911 Surcharge	\$0.40
FL Telecommunications Relay Service	\$0.08
FL State Gross Receipts Tax	\$0.03
State Taxes	\$2.94
Taxes and Fees Total	\$7.88

Total current month charges \$132.86

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

Billing Date:
Dec 13, 2025
Billing Period:
Dec 13 - Jan 12, 2026

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 Dec 13, thank you	-\$173.67

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Phone	\$37.48	\$37.48
Additional Services	\$12.99	\$12.99
Taxes and Fees	\$18.21	\$18.21
Total services	\$173.67	\$173.67
Total balance		\$173.67

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6790 0107 DY RP 13 12152025 NNNNNNNY 01 999710

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$173.67

Due by
Jan 06

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:
Dec 13, 2025
Billing Period:
Dec 13 - Jan 12, 2026



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PAYING YOUR BILL

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

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

Billing Date:
Dec 13, 2025

Billing Period:
Dec 13 - Jan 12, 2026

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Internet		
Monthly Charges		
12.13-01.12	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		
12.13-01.12	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		
12.13-01.12	Secure Pro	\$12.99
Additional Services Total		\$12.99

Taxes and Fees		
	FCA Long Distance - Federal USF Surcharge	\$9.14
	Federal USF Recovery Charge	\$3.43
	Federal Excise Tax	\$0.42
Federal Taxes		\$12.99
	FL State Communications Services Tax	\$2.46
	County Communications Services Tax	\$1.22
	FL State Sales Tax	\$0.78
	FL State Gross Receipts Tax	\$0.57
	County Sales Tax	\$0.13
	FL State Gross Receipts Tax	\$0.06
State Taxes		\$5.22
Taxes and Fees Total		\$18.21

Total current month charges \$173.67



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

Billing Date:
Dec 19, 2025
Billing Period:
Dec 19 - Jan 18, 2026

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 Dec 19, thank you	-\$300.52

Service summary

	Previous month	Current month
Bundle	\$265.46	\$265.46
Other	\$4.50	↓\$0.00
Taxes and Fees	\$30.56	\$30.56
Total services	\$300.52	\$296.02

Total balance **\$296.02**

Total balance
\$296.02
due
Jan 12



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UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$296.02

Due by
Jan 12

Account number
941-359-0009-111611-5

Amount enclosed
\$

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

136000941359000911161100000000000000296025



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

Billing Date:
Dec 19, 2025

Billing Period:
Dec 19 - Jan 18, 2026



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Billing Date:
Dec 19, 2025

Billing Period:
Dec 19 - Jan 18, 2026

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Bundle

Monthly Charges

12.19-01.18	FiberOptic Internet for Business 25/25	\$140.98
	Solutions Bundle Discount	-\$22.00
	Solutions Bundle Line	\$109.00
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$265.46

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$155.04 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



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 \$296.02



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

Billing Date:
Jan 02, 2026
Billing Period:
Jan 02 - Feb 01, 2026

Hi UNIVERSITY PLACE CDD,

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



Bill history

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

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Other	\$4.50	↓\$0.00
Total services	\$109.49	\$104.99
Total balance		\$104.99

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UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

Total balance
\$104.99

Due by
Jan 26

Account number
941-359-3304-013124-5

Amount enclosed
\$ _____

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

99400294135933040131240000000000000000104995



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

Billing Date:
Jan 02, 2026

Billing Period:
Jan 02 - Feb 01, 2026



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

Billing Date:
Jan 02, 2026

Billing Period:
Jan 02 - Feb 01, 2026

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Internet

Monthly Charges

01.02-02.01	Business Fiber Internet 500	\$79.99
	1 Usable Static IP Address	\$25.00

Internet Total **\$104.99**

Total current month charges **\$104.99**

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UNIVERSITY PLACE CDD
 7900 CHARLESTON ST



Amount Due	\$47.63
Please Pay By	08-Jan-2026
Account Number	100171141

Account Summary	
Previous Amount Due	\$33.52
Payments Received	-\$33.52
Balance Forward	\$0.00
Contract Charges	\$47.63
Total Amount Due	\$47.63

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 77298591				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
11/06	1873	12/09	1879	0.6 kgal

Important Information

- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and any overcharges will be credited on the next statement.
- Because the new franchise hauler agreements took effect mid-month, the system had to prorate solid waste charges. This may have caused discrepancies in the solid waste portion of some bills, even though the total amount due did not change. Solid waste base rates remain the same, and

Charge Details	Service Period 11/06 - 12/09 (34 Days)	
Commercial Water Service (Meter # 77298591) (11/06 - 12/09)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Commercial Water Usage	0.6 kgal x \$2.97	\$1.78
Sewer Commercial Service (11/06 - 12/09)		
Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Sewer Service	0.6 kgal x \$6.59	\$3.95
Total New Charges		\$47.63
Total Amount Due		\$47.63

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

 <p>MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010</p>	SERVICE ADDRESS	7900 CHARLESTON ST
	ACCOUNT NUMBER	100171141
	BILLING DATE	18-Dec-2025
	DUE DATE	08-Jan-2026
	TOTAL AMOUNT DUE	\$47.63
<input type="checkbox"/> CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		AMOUNT PAID
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

UNIVERSITY PLACE CDD
 PO BOX 32414
 CHARLOTTE, NC 28232

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

100171141200000047630000000

MCUD

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



Visit: mymanatee.org/utilities:



Call: (941) 792-8811

UNIVERSITY PLACE CDD
7900 CHARLESTON ST



Amount Due

\$47.63

Please Pay By

08-Jan-2026

Account Number

100171141

any overcharges will be credited on the next statement.

INVOICE

Invoice # 6636
Date: 01/05/2026
Due On: 02/05/2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,085.00)- (\$0.00	\$1,085.00

UPCDD

District Counsel Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	DPL	12/02/2025	HOOVER: Draft addendum to service contract.	1.00	\$310.00	\$310.00
Service	AHC	12/02/2025	Review draft Hoover Addendum prepared by associate counsel. Revise Addendum and forward to District management to coordinate execution.	0.25	\$310.00	\$77.50
Service	DPL	12/03/2025	LANDSCAPING AGREEMENT: Draft landscaping agreement.	1.00	\$310.00	\$310.00
Service	DPL	12/10/2025	LANDSCAPING AGREEMENT: Revise lanscaping agreement with updated proposal.	0.50	\$310.00	\$155.00
Service	AHC	12/11/2025	Review draft contract for Troy's Tropics prepared by associate counsel. Revise contract and forward to client for review/comment and execution.	0.50	\$310.00	\$155.00
Service	AHC	12/19/2025	Exchange e-mails with Chair re: pressure cleaning of potential County owned areas.	0.25	\$310.00	\$77.50

Subtotal **\$1,085.00**
Total **\$1,085.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6636	02/05/2026	\$1,085.00	\$0.00	\$1,085.00
Outstanding Balance				\$1,085.00
Total Amount Outstanding				\$1,085.00

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

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

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

Invoice

Date	Invoice #
1/2/2026	INV0000106285

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,233.33	\$1,233.33
Administrative Services	1.00	\$271.33	\$271.33
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections Services	1.00	\$231.25	\$231.25
Management Services	1.00	\$1,347.42	\$1,347.42
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$3,283.33
		Total	\$3,283.33



Invoice # INV-SS-5713
Date: 12/19/2025

Bill To

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

Total Due:	\$1,613.00
Due Date:	1/18/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/18/2026		1/17/2026	1/16/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

SchoolStatus, LLC
P.O. Box 771470
St. Louis, MO 63177-9816
United States

[Click Here to pay with Credit Card](#)

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

INVOICE
#011426-1

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

Date: January 14, 2026

East Perimeter Wall Clearing and Fence Panel Repair

Contract amount	\$36,200
Work completed (100%)	\$36,200
Previously paid	(\$35,100)

TOTAL DUE **\$1,100**

INVOICE

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

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



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

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

Invoice details

Invoice no.: 7810
Terms: Net 15
Invoice date: 11/19/2025
Due date: 12/04/2025

Product or service	Description	Qty	Rate	Amount
Service	MAY 2025	2.5	\$50.00	\$125.00
Service	JUNE 2025	2	\$50.00	\$100.00
Service	JULY 2025	3	\$50.00	\$150.00
Service	AUG 2025	2.5	\$50.00	\$125.00
Service	SEP 2025	2	\$50.00	\$100.00
Service	OCT 2025	2	\$50.00	\$100.00

Total **\$700.00**

Ways to pay



Overdue 12/04/2025

[View and pay](#)

Total Landscape Care, Inc

3905 65th St E
 Bradenton, FL 34208
 USA

INVOICE

Invoice Number: 202601
 Invoice Date: Jan 1, 2026
 Page: 1

Duplicate

Voice: 941-752-6388
 Fax:

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

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

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		1/31/26

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections Services: 1/1/26 to 1/31/26	60.00	7,200.00

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

Check/Credit Memo No:

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number AAAI3540
Date 12/31/2025

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 - December	\$975.00	\$975.00	
2	1	Tekwave - Virtual Guard -December	\$2,900.00	\$2,900.00	
3	1	Quarterly Maintenance- Gates Access October-December 2025	\$600.00	\$600.00	
			Sales Tax	\$42.00	
			Total	\$4,517.00	

Notes:

Please contact me if I can be of further assistance.

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number AAAI3570
Date 12/31/2025

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	Serevice call 12/20/2025 Arm struck - Replaced arm and repaired gate issues	\$150.00	\$150.00	
2	1	12' Magnetic arm replacement with LED	\$675.00	\$675.00	
			Sales Tax	\$57.75	
			Total	\$882.75	

Notes:

Please contact me if I can be of further assistance.



0 0

ACCOUNT SUMMARY

Credit Limit \$10,000.00
 Credit Available \$9,558.00
 Statement Closing Date December 31, 2025
 Days in Billing Cycle 31
 Previous Balance \$143.15
 Payments & Credits \$295.21
 Purchases & Other Charges \$593.85
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$441.79
 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 \$441.79
Minimum Payment Due \$441.79
Payment Due Date January 26, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$143.15-
12/25	12/25	F151500B700CHGDDA	AUTOMATIC PAYMENT - THANK YOU	143.15-
		MICHELLE WHITE	TOTAL	\$0.00
		DOUG PEWTERBAUGH	TOTAL	\$441.79
11/29	12/01	5270715AE09G14D5J	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	20.34
12/03	12/03	5270715AJ09G1W2QZ	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	41.98
12/03	12/03	5270715AJ09G1W2W6	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	1.21
12/04	12/04	5270715AK09FXQ213	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	34.41
12/04	12/04	5270715AK09FXQ24L	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	23.44-
12/05	12/05	5543286AK5WV0RLM	SQ *SARASOTA LOCK & KE SARASOTA FL MCC: 7399 MERCHANT ZIP: 34237	45.01

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date January 26, 2026
New Balance \$441.79
Minimum Payment Due \$441.79
Past Due Amount \$0.00
Amount Enclosed: \$ _____

Make Check
 Payable to:

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

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/05	12/05	5270715AL09FY8H1B	THE HOME DEPOT #0255 SARASOTA FL MCC: 5200 MERCHANT ZIP: 34233000	23.44
12/06	12/06	5270715AM09G6LK8W	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	11.22-
12/06	12/06	5270715AM09G6LRZD	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	18.69
12/06	12/06	5270715AM09G6LSKE	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	18.83
12/08	12/08	5270715AP09FRGGNA	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	84.89
12/08	12/08	5270715AP09FRGWPR	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	84.89-
12/08	12/08	5270715AP09FRGW58	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	84.89
12/09	12/09	5543286AP5XXZ19EM	SQ *SARASOTA LOCK & KE SARASOTA CREDIT MCC: 7399 MERCHANT ZIP:	32.51-
12/09	12/09	5270715AR09FWD73J	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	19.93
12/12	12/12	5270715AV09FTVHH5	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	31.22
12/12	12/12	5270715AV09FTVMST	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	9.98
12/14	12/14	5270715AX09G9B72F	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	9.42
12/17	12/17	5554650AZH12TE109	GALCO INDUSTRIAL ELECT MADISON HEIGH MI MCC: 5085 MERCHANT ZIP: 48071	24.34
12/19	12/19	5270715B209FP2Y1T	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	13.46
12/21	12/21	5270715B409G1YE0T	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	1.87
12/21	12/21	5270715B409G1YKSD	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	7.84
12/22	12/22	5265384B4LWN4ZS71	BT *LAFAYETTE ELEC 17654479660 IN MCC: 5732 MERCHANT ZIP: 47904	36.00
12/23	12/23	5270715B609FTHETK	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	11.94
12/24	12/24	5270715B709FDZSTE	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	34.24
12/27	12/27	5270715BA09FFTQPP	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	19.92

IMPORTANT ACCOUNT INFORMATION

\$0 - \$441.79 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$6.42	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.10	\$0-\$500,000 = 0.25%
New Cashback Balance	\$7.52	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

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

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

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

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

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

MAKING PAYMENTS

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

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

BALANCE COMPUTATION METHOD

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

INTEREST

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

CREDIT BALANCE

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

NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

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

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

TELEPHONE MONITORING AND RECORDING.

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

University Place CDD Credit Card

12/31/25 Statement

Date	Vendor	Description	GL Code	Amount	Cleared	Receipt
12/1/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 20.34	Y	Y
12/3/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 41.98	Y	Y
12/3/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 1.21	Y	Y
12/4/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 34.41	Y	Y
12/4/2025	Home Depot	Maintenance Supplies	57200-4647	\$ (23.44)	Y	Y
12/5/2025	Sarasota Lock and Key	Maintenance Supplies	57200-4647	\$ 45.01	Y	Y
12/5/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 23.44	Y	Y
12/6/2025	Home Depot	Maintenance Supplies	57200-4647	\$ (11.22)	Y	Y
12/6/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 18.69	Y	Y
12/6/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 18.83	Y	Y
12/8/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 84.89	Y	Y
12/8/2025	Home Depot	Maintenance Supplies	57200-4647	\$ (84.89)	Y	Y
12/8/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 84.89	Y	Y
12/9/2025	Sarasota Lock and Key	Maintenance Supplies	57200-4647	\$ (32.51)	Y	Y
12/9/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 19.93	Y	Y
12/12/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 31.22	Y	Y
12/12/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 9.98	Y	Y
12/14/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 9.42	Y	Y
12/17/2025	Galco	Maintenance Supplies	57200-4647	\$ 24.34	Y	Y
12/19/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 13.46	Y	Y
12/21/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 1.87	Y	Y
12/21/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 7.84	Y	Y
12/22/2025	Lafayette Electric	Maintenance Supplies	57200-4647	\$ 36.00	Y	Y
12/23/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 11.94	Y	Y
12/24/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 34.24	Y	Y
12/27/2025	Home Depot	Maintenance Supplies	57200-4647	\$ 19.92	Y	Y

12/31/25 Statement

001-10103

Total activity	441.79
Replenish card	-
Credit/Refund	-
Total charges	<u>441.79</u>
	\$ 441.79

0

Expense Summary

57200-4647	(441.79)
53900-4609	-
57200-5101	-
57200-4761	-
51300-4903	-
52900-4809	-
	<u>(441.79)</u>

TRUE



How doers
get more done.

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

6319 00054 55936 11/29/25 04:51 PM
SALE CASHIER NICOLE

012181159002	780 PVC - PU <A>	8.88N
-	780 PVC - PURP PRIMER TWIN PACK	
037103333513	8IN HDY FILE <A>	9.97N
	NICHOLSON 8" HANDY FILE	
611942038534	3/4 PVC CAP <A>	0.82N
	3/4" PVC CAP SLIP	
611942038527	1/2 PVC CAP <A>	0.67N
	1/2" PVC CAP SLIP	

	SUBTOTAL	20.34
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$20.34
XXXXXXXXXXXX7622	MASTERCARD	
	USD\$	20.34
AUTH CODE	029373/8540303	TA
Chip Read		
AID	A0000000041010	Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: SRINKLER PIPE
2025 PRO XTRA SPEND 11/28: \$5,696.22

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6319 11/29/25 04:51 PM



6319 54 55936 11/29/2025 1831

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90 02/27/2026



UNIVERSITY PLACE CDD

Order # WH17209734

PO/Job Name: Piers

Buy Online Pickup In Store

Ordered

12/3/2025

Complete

12/3/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Original 1 gal. White Oil-Based Interior/Exterior Primer, Sealer, and Stain Blocker SKU 1003828017	1	\$41.98	\$0.00	\$0.00	\$41.98
				Subtotal	\$41.98
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$41.98



UNIVERSITY PLACE CDD

Order # WH17226714

PO/Job Name: Lvl-new

Buy Online Pickup In Store

Ordered

12/3/2025

Complete

12/3/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1/2 in. PVC Schedule 40 FPT x FPT Coupling SKU 211109	1	\$1.21	\$0.00	\$0.00	\$1.21
				Subtotal	\$1.21
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$1.21



E Bradenton 10PM

34201

W.



E Bradenton

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

Order #WH17402823

Placed on: Dec 04, 2025

Billing Information

Douglas Pewterbaugh

3434 Colwell Ave 200
Tampa FL 33614

Payment Method: MC ***7622

Item	Price/Item	Qty	Line Total
Store Pickup (3 items)			
5475 University Pkwy 6319, Bradenton, FL 34201			
Items picked up from store 6319			
DEWALT MAXFIT ULTRA 1/4 in. and 5/16 in. Double-Ended Detachable Carbon Steel Nut Driver Set (2-Piece)	\$10.97	1	\$10.97
Available: Tomorrow			
DEWALT MAXFIT ULTRA 6 in. Bit Extension	\$10.47	1	\$10.47
Available: Tomorrow			
DEWALT MAXFIT ULTRA Steel Nut Driver Set (3-Piece)	\$12.97	1	\$12.97
Available: Tomorrow			
Subtotal			\$34.41
Pick Up In Store			FREE
Sales Tax			\$0.00
Total			\$34.41

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6 a.m. to 2 a.m. EST

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Feedback



UNIVERSITY PLACE CDD

Order # WH17442923

PO/Job Name: LVL Tools

Buy Online Pickup In Store

Ordered

12/5/2025

Complete

12/5/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
MAXFIT ULTRA Steel Nut Driver Set (3-Piece) SKU 1013959738	1	\$12.97	\$0.00	\$0.00	\$12.97
MAXFIT ULTRA 6 in. Bit Extension SKU 1004180009	1	\$10.47	\$0.00	\$0.00	\$10.47

Subtotal	\$23.44
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$23.44

Sarasota Lock & Key

1342 N. Lime Ave December 5, 2025
Sarasota, FL 2:48 PM
34237 Sarasota
(941) 953-3773
www.affordablelock.com

Receipt: 1kPJ
Authorization: 005071

Mastercard
AID A0 00 00 00 04 10 10

OTC Sale \$32.51
LSDA Tubular lock

OTC Sale \$12.50
1137B *Doug Pewterbaugh*

Total \$45.01
Mastercard 7622 (Chip) \$45.01
Doug Pewterbaugh

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UNIVERSITY PLACE CDD

Order # WH17442923

PO/Job Name: LVL Tools

Buy Online Pickup In Store

Ordered

12/5/2025

Complete

12/5/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
MAXFIT ULTRA Steel Nut Driver Set (3-Piece) SKU 1013959738	1	\$12.97	\$0.00	\$0.00	\$12.97
MAXFIT ULTRA 6 in. Bit Extension SKU 1004180009	1	\$10.47	\$0.00	\$0.00	\$10.47

Subtotal	\$23.44
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$23.44



**How doers
get more done.**

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

6319 00052 22658 12/06/25 03:26 PM
SALE CASHIER JARRED

611942134236 PVC COUPLING <A> 3.64N
3/4" PVC COUPLING DEEP SOCKET SXS
045242479818 INKZALL BLAC <A> 7.47N
INKZALL BLACK ULTRA FINE POINT PENS
611942038923 3/4 TEE SSS <A> 0.86N
3/4" PVC TEE SXSXS
611942112555 3/4INX2FT PV <A>
3/4"X2' PVC PIPE
2@3.36 6.72N

SUBTOTAL 18.69
SALES TAX 0.00
TAX EXEMPT
TOTAL \$18.69

XXXXXXXXXXXX7622 MASTERCARD
USD\$ 18.69
AUTH CODE 006717/1522735 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT P0/JOB NAME: WRENCH FOR PS3

2025 PRO XTRA SPEND 12/05: \$5,828.63

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6319 12/06/25 03:26 PM



6319 52 22658 12/06/2025 3447

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/06/2026



**How doers
get more done.**

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

6319 00021 97432 12/06/25 03:51 PM
CASHIER CHRISTOPHER
* ORIG REC: 6319 052 22658 12/06/25 TA *

0000-187-917 3/4 TEE SSS -0.86N
0000-254-518 3/4INX2FT PV -6.72N
2@-3.36
0000-796-855 PVC COUPLING -3.64N

SUBTOTAL -11.22
SALES TAX 0.00
TOTAL -\$11.22
XXXXXXXXXXXX7622 MASTERCARD -11.22
INVOICE 1213507 TA

REFUND-CUSTOMER COPY

CUSTOMER PRO XTRA ID ###-###-0418
----- PRO XTRA -----

\$11.22 will be removed from your total
qualifying spend in 2025.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!



How doers
get more done.

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

6319 00053 05008 12/06/25 04:04 PM
SALE CASHIER MARIA

611942037629	1-1/4 CPLING <A>	1.24N
	1-1/4" PVC COUPLING SXS	
611942038947	1-1/4 TEE <A>	3.97N
	1-1/4" PVC TEE SXSXS	
611942117048	1-1/4X2FT <A>	
	1-1/4X2FT PVC SCH 40 PIPE	
	2@6.81	13.62N

SUBTOTAL 18.83
SALES TAX 0.00

TAX EXEMPT TOTAL \$18.83

XXXXXXXXXXXX7622 MASTERCARD USD\$ 18.83

AUTH CODE 006886/1536359 TA

Chip Read Mastercard

AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: WRENCH WITH 1.2
S PVC

2025 PRO XTRA SPEND 12/05: \$5,836.10

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6319 12/06/25 04:04 PM



6319 53 05008 12/06/2025 1073

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/06/2026

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

6319 00022 92068 12/08/25 03:01 PM
SALE CASHIER SHEILA

078275146303 1KW SS PCTRL <A>
1000W STEM & SWIVEL MOUNT PHOTO CTRL
2@23.98 47.96N
071649214523 KEY SAFE <A> 36.93N
ML WALL MOUNT KEY SAFE

SUBTOTAL 84.89
SALES TAX 0.00

TAX EXEMPT
TOTAL \$84.89

XXXXXXXXXXXX7622 MASTERCARD USD\$ 84.89

AUTH CODE 008844/9221472 TA
Chip Read
AID A000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY
THIS RECEIPT PO/JOB NAME: NO

2025 PRO XTRA SPEND 12/07: \$5,854.93

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Credit Card. Apply and SAVE UP TO \$100.
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6319 12/08/25 03:01 PM

6319 22 92068 12/08/2025 7148

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/08/2026

Sarasota Lock & Key

1342 N. Lime Ave December 5, 2025
Sarasota, FL 2:48 PM
34237 Sarasota
(941) 953-3773
www.affordablelock.com

REFUND

Ticket: Receipt #1kPJ
Receipt: 1kPJ
Authorization: 005071

Mastercard
AID A0 00 00 00 04 10 10

OTC Sale	\$32.51
<i>LSDA Tubular lock</i>	
OTC Sale	\$12.50
<i>1137B</i>	
Total	\$45.01
Mastercard 7622 (Chip)	\$45.01

Returned Goods -\$32.51
December 9, 2025

Let us know about your visit, your
feedback is appreciated!

50% Restocking On All Eligible Returns.
30 day warranty on most items.



UNIVERSITY PLACE CDD

Order # WH17855016

PO/Job Name: Guardshack

Buy Online Pickup In Store

Ordered

12/9/2025

Complete

12/10/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Satin Chrome Commercial Grade Kick Down Door Stop SKU 1005659055	1	\$19.93	\$0.00	\$0.00	\$19.93
				Subtotal	\$19.93
				Discount	\$0.00
				Shipping	\$0.00
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$19.93



UNIVERSITY PLACE CDD

Receipt # 6319-53-2242

PO/Job Name: pier caps rpr

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

12/12/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1.5/3/6 in. Plastic Putty Knife Set, 3 Pack SKU 1004643743	1	\$3.98	\$0.00	\$3.98	\$3.98
1.88 in. x 45 yds. Black Duct Tape (1 Roll) SKU 1013893943	1	\$7.98	\$0.00	\$7.98	\$7.98
1.88 in. x 54.6 yds. Heavy Duty Shipping Packaging Tape with Dispenser SKU 545597	1	\$6.48	\$0.00	\$6.48	\$6.48

PL Marine Fast Cure 3 oz. Polyether Adhesive Sealant White Tube	1	\$12.78	\$0.00	\$12.78	\$12.78
<u>SKU 1001474447</u>					

Subtotal	\$31.22
Discount	\$0.00
Shipping	\$0
Delivery Charge	\$0
Sales Tax	\$0.00
Order Total	\$31.22



UNIVERSITY PLACE CDD

Order # WH18090765

PO/Job Name: Pier caps

Buy Online Pickup In Store

Ordered

12/12/2025

Complete

12/12/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Plastic Wood 6 oz. White Latex Wood Filler SKU 1001650859	1	\$9.98	\$0.00	\$0.00	\$9.98
				Subtotal	\$9.98
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$9.98



UNIVERSITY PLACE CDD

Order # WH18304478

PO/Job Name: Housekeeping

Buy Online Pickup In Store

Ordered

12/14/2025

Ready for Pickup

12/14/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
30 Gal. Paper Lawn and Leaf Bags (5 Count) SKU 407266	1	\$2.45	\$0.00	\$0.00	\$2.45
8 Gallon White Medium Trash Bag (50-Count) SKU 1004504818	1	\$6.97	\$0.00	\$0.00	\$6.97
				Subtotal	\$9.42
				Discount	\$0.00
				Shipping	\$0.0
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$9.42



1001 E Lincoln Ave
Madison Heights, MI 48071-4060
US
248-542-9090

Customer 765369
University Place CDD
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
US

Ship To
University Place CDD
7828 ASHLEY CIR
BRADENTON, FL 34201-2091
US
6508233333

Order Acknowledgement

PO Number
WEBORDERM660183

Order Date
12/05/2025

Order Number
1958778

Expiration Date

Ordered By
David Meyers

Terms
Credit Card

Carrier
UPS Ground

Taker
Sa.Estore
sales@galco.com

Freight Terms
PPA

FOB
Origin

Quantities

Description

Line	Ordered	Remaining	UOM	Item ID and Item Description	Pricing UOM	Unit Price	Extended Price
1	1.00	1.00 EA	1.0	<u>US-2</u> SURGE UNIT,US-2,AC100_125V,MC-9_95 <i>This item is Non-Cancellable / Non-Returnable</i> <i>Internal Item Number:</i> US-2-LSEA	1.0	8.8300	8.83

Sub-Total	8.83
Tax	0.00
Estimated Freight	15.51
Amount Due	24.34
U.S. Dollars	

Galco Industrial Electronics reserves the right to adjust prices without notice in the event of any changes to applicable surcharges/tariffs.

All quotes are subject to the terms and conditions of Galco Industrial Electronics and its subsidiaries ("Galco"). This quote is valid for thirty (30) days from the date of quotation. All quotes and orders are subject to all associated transportation (freight, shipping, and delivery) and insurance costs. In no event shall Galco be liable for special, incidental, exemplary, punitive, or consequential damages of any kind, including but not limited to, loss of profits or revenue, loss of use of products or equipment, damage, downtime costs, or third-party claims.



UNIVERSITY PLACE CDD

Order # WH18796329

PO/Job Name: Pier caps

Buy Online Pickup In Store

Ordered

12/19/2025

Complete

12/19/2025

Item Description	Qty	Unit Price	Discount	Net
1 Qt. Mineral Spirits Combustible Paint Thinner SKU 200212	1	\$9.48	\$0.00	
UTILITY 2 in. Polyester Flat Utility Paint Brush SKU 456077	1	\$3.98	\$0.00	



UNIVERSITY PLACE CDD

Receipt # 6319-51-7516

PO/Job Name: pressurewash fence

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

12/21/2025

Item Description	Qty	Unit Price	Discount	Net
3/4 in. x 1/2 in. PVC Schedule 40 Reducer Bushing SKU 745064	1	\$1.87	\$0.00	



UNIVERSITY PLACE CDD

Order # WH18943001

PO/Job Name: Pressure wash fence

Buy Online Pickup In Store

Ordered

12/21/2025

Complete

12/21/2025

Item Description	Qty	Unit Price	Discount	Net
3/4 in. FHT x 3/4 in. FIP Brass Adapter Fitting SKU 815333	1	\$7.84	\$0.00	



UNIVERSITY PLACE CDD

Receipt # 6319-51-8330

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

12/23/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
EMT 0.50 05' SKU 242955	1	\$4.98	\$0.00	\$4.98	\$4.98
20 Amp 125 V Tamper Resistant Single Outlet/Receptacle, White (1-Pack) T5020-WS SKU 826616	1	\$5.98	\$0.00	\$5.98	\$5.98
1-Gang White 1.406 in. Hole Single Outlet/Receptacle Nylon Midway/Midsize Wall Plate (1-Pack) PJ7-W SKU 563387	1	\$0.98	\$0.00	\$0.98	\$0.98
				Subtotal	\$11.94
				Discount	\$0.00
				Shipping	\$0.00



UNIVERSITY PLACE CDD

Receipt # 6319-54-1570

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

12/24/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1/2 in. Electrical Metallic Tube (EMT) Set-Screw Connectors with Insulated Throats (3-Pack) SKU 856525	1	\$2.85	\$0.00	\$2.85	\$2.85
1/2 in. Electrical Metallic Tube Inside Corner Pull Elbow SKU 667137	1	\$8.44	\$0.00	\$8.44	\$8.44
Toilet Brush and No-Drip Holder Set SKU 1002696878	1	\$16.97	\$0.00	\$16.97	\$16.97
24 oz. Ocean Mist Toilet Bowl Cleaner Clinging Bleach Gel (2-Pack) SKU 860255	1	\$5.98	\$0.00	\$5.98	\$5.98
				Subtotal	\$34.24



UNIVERSITY PLACE CDD

Receipt # 6319-51-9450

In-Store Purchase

Order Origin: #6319, E Bradenton

Ordered

12/27/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Electrical Metallic Tube (EMT) Compression Connectors 1/2 in. with Insulated Throats (3-Pack) SKU 856509	1	\$3.62	\$0.00	\$3.62	\$3.62
6'AC/APP CRD SKU 277711	1	\$16.30	\$0.00	\$16.30	\$16.30
				Subtotal	\$19.92
				Discount	\$0.00
				Shipping	\$0.00
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$19.92



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 #
12/19/2025	27577

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
	Augmentation Wells		
	Field service to furnish, install, wire up and test time delay relay on float controls for augmentation wells to set a (10) minute timer so that motor contactor does not start unless float switch is closed for a minimum of (10) minutes. To be installed at both pump station #1 and pump station #5 where the float switch may subject the well pump motor to rapid start-stop that shortens the remaining useful life of the motor due to high wind driven wave activity chattering the float switch. As per quotation.	653.57	653.57
		Total	\$653.57

W/O No.	39504
---------	-------

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Tab 4

CDD workshop minutes 2/11/2026

4 Board members present: Denise Broyhill, David Meyers, Frank Ingrassia, Lissa Pygott

Meeting called to order at 4:30

Regarding the cut fence on Honore: David presented a quote from Freedom Fence for \$1546 to repair the fence. This is a normal repair/maintenance but we would like to charge it to reserves.

David gave updates on the concrete wall repairs - this is still in progress. David presented the quote from Clear Cut Forestry (\$8664.00) to cut the Brazilian pepper trees so that we can continue with the fence repair. The HOA piece of this \$6536 and that quote will be forwarded the HOA board for approval

Denise gave updates on the landscape project - it is still on schedule. We had considered delaying because of the draught, but Troy's recommended continuing now while the weather is still cooler and the plants don't require as much water. They will be watered once a week, and we can supplement with hand watering a second time a week, just as the residents do.

David mentioned how the water levels/aquifers are low and we may need to have our district engineer evaluate if we need to dig a new well.

Denise also gave updates on the gates - the gate contractor will be installing hardware and software to give us the ability to open and close the gates with an internet link. There is not yet a date for completion for this projects.

Also, we need longer gate arms to prevent pedestrians and bicyclists from creating continual traffic between the arms. It is dangerous and people have already been hit.

Denise reminded everyone that budget time is approaching and to think of any items that should be included in the 2026-2027 budget.

Denise showed the previous management agreement between the HOA and CDD which needs to be updated to be more correct and accurate. This agreement should also encompass the existing landscape agreement so it is all in one document.

We also discussed the rampant replacement of irrigation decoders for residents' irrigation. A letter needs to be sent to TLC from our district manager to advise that we are aware of this problem and reasons for this occurrence and possible solutions need to be considered. We may need a third party to conduct inspections and test the decoders independently.

Meeting adjourned at 5:45

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, February 2, 2026, at 4:30 p.m.** at the Courtyard Sarasota University Town Center, **located at 8305 Tourist Center Drive, Sarasota, FL 34201**

Present and constituting a quorum:

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

Also present were:

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

Audience **None**

FIRST ORDER OF BUSINESS Call to Order

Mr. O’Nolan called the meeting to order at 4:30 pm and performed roll call.

SECOND ORDER OF BUSINESS Audience Comments on Agenda Items

There were no audience present.

THIRD ORDER OF BUSINESS Staff Reports

A. District Counsel

Mr. Cohen presented his report to the Board

B. District Engineer

Mr. Dvorak presented his report to the Board and discussed ERP permit and fencing.

50 The Board authorized District Engineer to sign off on ERP permit, transfer from HOA
51 to CDD.

52
53 The Board authorized DE to work with Supervisor Meyers on the concrete fence repair
54 plan.

55
56 Supervisor Meyers to look into Frontier current plan for cost savings.

57
58 **C. District Manager Report**

59 Mr. O’Nolan advised the Board that the next Board of Supervisors meeting will be on
60 March 2, 2026, at 4:30pm.

61
62 **FOURTH ORDER OF BUSINESS**

**Review of Financial Statements for
November 2025**

63
64
65 Mr. O’Nolan presented the November 2025 Financial Statement.

66
67 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation &
Maintenance Expenditures for November
and December 2025**

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70
71
72 **SIXTH ORDER OF BUSINESS**

**Consideration of Workshop Board of
Supervisors Meeting Minutes for
December 10, 2025, and January 14, 2026**

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77 **SEVENTH ORDER OF BUSINESS**

**Consideration of Regular Board of
Supervisors Meeting Minutes for
November 24, 2025**

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On a motion from Ms. Broyhill seconded by Ms. Hartz with all in favor, the Board of Supervisors approved the Operations and Maintenance for November (\$36,241.65) and December 2025 (\$55,668.73), the Workshop Board of Supervisors Meeting Minutes for December 10, 2025, and January 14, 2026, and the Regular Board of Supervisors Meeting Minutes for November 24, 2025, as presented, for the University Place Community Development District.

81
82 **EIGHTH ORDER OF BUSINESS**

Consideration of Lighting Proposals

83

On a motion from Ms. Broyhill and seconded by Mr. Meyers the Board of Supervisors approved the Troys Tropics lighting Proposals pending contract from counsel to include the requirement that all wiring is buried in conduit and electrician to apply for permits, for the University Place Community Development District

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85
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NINTH ORDER OF BUSINESS **Consideration of Irrigation Proposal**

On a motion from Ms. Broyhill and seconded by Ms. Hartz, the Board of Supervisors approved the Total Landcare proposal #2890, in the amount of \$129.00 for irrigation repair in the HOA common area behind the Eastern monument at the Charleston entry, for the University Place Community Development District.

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TENTH ORDER OF BUSINESS **Audience Comments and Supervisor Requests**

Supervisor Ingrassia discussed the Board preparing for road repairs in the coming years.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Ingrassia seconded by Ms. Hartz, with all in favor, the Board of Supervisors adjourned the meeting at 5:09 p.m. for the University Place Community Development District.

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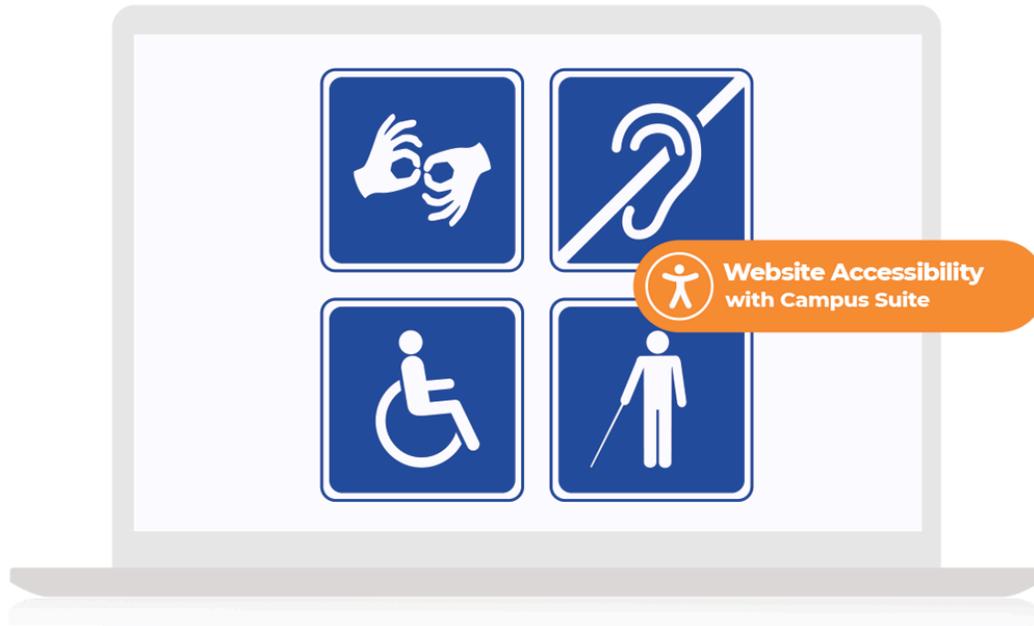
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Assistant Secretary

Chairman / Vice-Chairman

DRAFT

Tab 6



Quarterly Compliance Audit Report

University Place

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

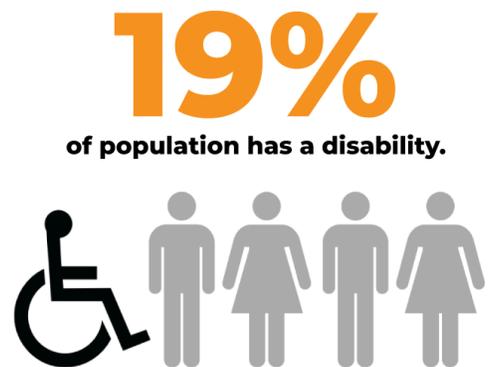
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



Sight, hearing, physical, cognitive.

The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 7

Clear Cut Forestry Mulching LLC

2105 North Jamaica Street
Tampa, Florida 33607
8136832988
clearcutmulching@gmail.com | www.heavybrushmulching.com



RECIPIENT:

Sunstate Association Management Group

5602 Marquesas Circle
Suite 103
Sarasota, Florida 34233

SERVICE ADDRESS:

Planters Knoll Terrace
Florida 34201

Estimate #1398

Sent on 02/11/2026

Total \$6,536.00

Product/Service	Description	Qty.	Unit Price	Total
Forestry Mulching - Vinyl Fence	<p>Mobilization of a CAT 275XE (130+ HP) Skid Steer w/96" FECON Forestry Mulcher attachment with sharp, knife style teeth & skilled operator.</p> <p>Description of Work</p> <ul style="list-style-type: none">- Mulch all overgrowth vegetation and smaller native trees less than 5" DBH (Diameter at Breast Height) per county guidelines.- Use pole saws to cut vegetation growing over the fence from the community side and mulch all trimmings in the work area.- Treat all pepper tree stumps within the cutback area with Garlon after mulching. <p>Clearing Area</p> <ul style="list-style-type: none">- 760' (See attached redline drawing)- At least 10' off the fenceline <p>Note 1: the pricing assumes this section as well as the section along the concrete wall are completed at the same time.</p> <p>Note 2: all fallen vinyl fencing panels must be removed from the clearing area before work can commence. Clear cut is not responsible for this work.</p>	1	\$6,536.00	\$6,536.00

Total \$6,536.00

Clear Cut Forestry Mulching LLC

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Tampa, Florida 33607
8136832988
clearcutmulching@gmail.com | www.heavybrushmulching.com



Reviews

Matthew Argue



In the first class job being very considerate to my neighbors and the landscape in general A+ plus

Dori Sargent



Great Customer Service, communication, & workmanship. Highly recommended!

Anne-Marie Gallimore



What an amazing job. Truly satisfied with your work, punctuality and professionalism. You cleared what we asked for and so much more. Thank you. Will definitely consider using your services again and recommend you to anyone and everyone.

Thank you for your consideration and we look forward to completing this project beyond your expectations! Please note, this quote is valid for the next 30 days.

Signature: _____ Date: _____

Clear Cut Forestry Mulching LLC

2105 North Jamaica Street
Tampa, Florida 33607
8136832988
clearcutmulching@gmail.com | www.heavybrushmulching.com



RECIPIENT:

Rizzetta & Company, Inc.

3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

SERVICE ADDRESS:

Planters Knoll Terrace
Florida 34201

Estimate #1399

Sent on 02/11/2026

Total \$8,664.00

Product/Service	Description	Qty.	Unit Price	Total
Forestry Mulching - Concrete Wall	Mobilization of a CAT 275XE (130+ HP) Skid Steer w/96" FECON Forestry Mulcher attachment with sharp, knife style teeth & skilled operator. Description of Work - Mulch all overgrowth vegetation and smaller native trees less than 5" DBH (Diameter at Breast Height) per county guidelines. - Use pole saws to cut vegetation growing over the fence from the community side and mulch all trimmings in the work area. - Treat all pepper tree stumps within the cutback area with Garlon after mulching. Clearing Area - 1,079' (See attached redline drawing) - At least 10' off the fenceline Note: the pricing assumes this section as well as the section along the vinyl fence are completed at the same time.	1	\$8,664.00	\$8,664.00

Total \$8,664.00

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Signature: _____ Date: _____