



Rizzetta & Company

# University Place Community Development District

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**Board of Supervisors' Meeting  
June 1, 2026**

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

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

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

# University Place Community Development District

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

May 25, 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, June 1, 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
    1. Announcement of Registered Voter Count..... Tab 1
- 4. BUSINESS ITEMS**
  - A. Consideration of 1<sup>st</sup> Quarter Website Audit ..... Tab 2
  - B. Ratification of Audit Engagement Letter ..... Tab 3
  - C. Consideration of TLC Rotor Proposal #2923 ..... Tab 4
  - D. Consideration of TLC Irrigation Proposal #2904 and #2927..... Tab 5
  - E. Consideration of Hoover Pump Maintenance Proposal # 9492..... Tab 6
  - F. Consideration of the Fiscal Year 2026-2027 Budget ..... Tab USC
  - G. Consideration of Resolution 2026-02, Approving the Fiscal Year 2026-2027 Budget ..... Tab 8
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Operation & Maintenance Expenditures for March 2026 ..... Tab 9
  - B. Consideration of the Regular Board of Supervisors Meeting Minutes for April 6, 2026, ..... Tab 10
- 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**

**Scott Farrington**

Supervisor of Elections



**MAKE FREEDOM COUNT...  
REGISTER AND VOTE!**

**Manatee County, Florida**

April 16, 2026

University Place Community Development District  
Attn: Matt O’Nolan  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

Dear Ms. Hayes:

We are in receipt of your request for the number of registered voters in the University Place Community Development District of April 15, 2026. According to our records, there were 701 persons registered in the University Place Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Scott Farrington". The signature is enclosed in a dashed rectangular box.

Scott Farrington  
Supervisor of Elections

SF/sas

## **Tab 2**



# Quarterly Compliance Audit Report

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## University Place

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

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

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

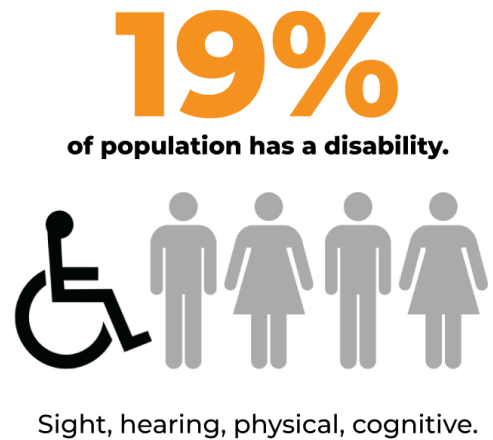
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



### **Contrast and colors**

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

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



### **Using semantics to format your HTML pages**

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



### **Text alternatives for non-text content**

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

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



### **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

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

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

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

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

# **Web Accessibility Glossary**

Assistive technology	Hardware and software for disabled people that
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	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 3**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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March 27, 2026

To Board of Supervisors  
University Place Community Development District  
12750 Citrus Park Lane, Suite 115  
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide University Place Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of University Place Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,000 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to University Place Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of University Place Community Development District.

By:  \_\_\_\_\_  
Denise Broyhill (May 13, 2026 20:49:46 EDT)

Title: Board Chair

Date: 13/05/2026



Peer Review  
Program

Administered in Florida  
by the Florida Institute of CPAs

---

November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829






# University Place CDD (002)

Final Audit Report

2026-05-14

Created:	2026-05-13
By:	Matt O'Nolan (monolan@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAe7fsZrwawDecGsHSJhFXozf-S_yPeGU4

## "University Place CDD (002)" History

-  Document created by Matt O'Nolan (monolan@rizzetta.com)  
2026-05-13 - 3:03:31 PM GMT
-  Document emailed to Denise Broyhill (dbroyhill@universityplacecdd.org) for signature  
2026-05-13 - 3:03:36 PM GMT
-  Email viewed by Denise Broyhill (dbroyhill@universityplacecdd.org)  
2026-05-14 - 0:47:58 AM GMT
-  Document e-signed by Denise Broyhill (dbroyhill@universityplacecdd.org)  
Signature Date: 2026-05-14 - 0:49:46 AM GMT - Time Source: server - Signature Appearance Selected: MOBILE\_DRAW
-  Agreement completed.  
2026-05-14 - 0:49:46 AM GMT

# Tab 4

# Total Landscape Care Irrigation, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# PROPOSAL

Proposal Number: 2923  
Proposal Date: Apr 17, 2026  
Complete By: Apr 17, 2026  
Page: 1

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

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

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

Quantity	Item	Description	Unit Price	Amount
		This proposal is to install additional rotors in the common area between Spring Marsh and Planters Knoll to improve irrigation coverage in sections that are currently not receiving adequate water.		
15.00	050 PVC	PVC 1/2"	0.40	6.00
10.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	10.00
2.00	050 90 ELBOW	90 Degree Elbow 1/2"	1.00	2.00
2.00	050 90 ELBOW ST	1/2 90 Degree Male thread X Slip	1.00	2.00
4.00	050 COUPLING	Coupling 1/2"	1.00	4.00
2.00	075 MALE ADAPTI	3/4" Male Adapter	1.00	2.00
2.00	400 POP UP ROTC	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	46.00
2.00	075x050 POLY NIF	poly nipple 3/4" x 1/2"	1.00	2.00
1.00		Misc	75.00	75.00
3.00	LABOR-INSTALL	at \$62.00 per hour for irrigation installation	62.00	186.00

Subtotal	335.00
Sales Tax	
Freight	0.00
<b>TOTAL PROPOSAL AMOUNT</b>	<b>335.00</b>

## **Tab 5**

# Total Landscape Care Irrigation, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# PROPOSAL

Proposal Number: 2904  
 Proposal Date: Mar 4, 2026  
 Complete By: Mar 4, 2026  
 Page: 1

To:
Yamilet Blanco 7739 Heyward Circle Univeristy Park, FL 34201

Ship To:
Yamilet Blanco 7739 Heyward Circle Univeristy Park, FL 34201

Customer ID	PO Number	Sales Rep Name
Blanco, Yamilet		
Customer Contact	Shipping Method	Payment Terms
	Email	Net 30 Days

Quantity	Item	Description	Unit Price	Amount
		Rewire about 40 ft of tucor wire and replace 4 damaged solenoids causing issues at property. These repairs are necessary to have all irrigation working properly.		
40.00	TUCOR WIRE	Tucor Wire	0.65	26.00
35.00	100 CONDUIT	1" CONDUIT	0.45	15.75
12.00	DBO	DBO Waterproof Wire Splice	3.50	42.00
2.00	SOLENOID HUNT	Hunter DC latching Solenoid (used w/XC Hybrid Battery Timer)	35.00	70.00
1.00		Misc Items	50.00	50.00
8.00	LABOR-INSTALL	at \$62.00 per hour for irrigation installation	62.00	496.00

Subtotal	699.75
Sales Tax	
Freight	0.00
<b>TOTAL PROPOSAL AMOUNT</b>	<b>699.75</b>

# Total Landscape Care Irrigation, Inc.

3905 65th St. E.  
Bradenton, FL 34208

Voice: 941-752-6388  
Fax:

# PROPOSAL

Proposal Number: 2927  
Proposal Date: Apr 22, 2026  
Complete By: Apr 22, 2026  
Page: 1

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

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

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

Quantity	Item	Description	Unit Price	Amount
		During inspection, we identified a bad irrigation wire running between 8142 Indigo Ridge and 8158 Indigo Ridge. This damaged wire is causing irrigation failures at multiple homes along this run. To restore proper operation, we are proposing to replace the irrigation wire throughout this section. All work will be handdug, and there are several hard spots due to tree roots, which will require additional labor to carefully expose and replace the line without causing damage to surrounding landscaping. This proposal includes all labor and materials needed to complete the repair.		
80.00	LABOR-RPR	at \$62.00 per hour for repairs	62.00	4,960.00
2.00	VB 10" ROUND BC	10" Round Valve Box Green	27.83	55.66
4.00	VB 12x20x12	12" X 20" X 12" Valve Box	54.85	219.40
300.00	TUCOR WIRE	Tucor Wire	0.85	255.00
260.00	100 CONDUIT	1" CONDUIT	2.80	728.00
14.00	100 CONDUIT SW	1" Conduit Sweep	2.80	39.20
14.00	100 CONDUIT COU	1" CONDUIT COUPLING	0.54	7.56
20.00	DBO	DBO Waterproof Wire Splice	4.60	92.00
1.00		Misc Items	250.00	250.00

Subtotal	6,606.82
Sales Tax	
Freight	0.00
<b>TOTAL PROPOSAL AMOUNT</b>	<b>6,606.82</b>

# Tab 6



**Date:** 4/3/2026  
**To:** University Place CDD  
David Meyers  
**Subject:** Hoover Maintenance Agreement, MA#8097  
**Contract Term:** 12 months 7/1/2026 - 6/30/2027  
**Site IDs:** #9492

**Phone:**

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

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

The following items are excluded from the Hoover Maintenance Program:

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



**Date:** 4/3/2026  
**To:** University Place CDD  
David Meyers  
**Subject:** Hoover Maintenance Agreement, MA#8097  
**Contract Term:** 12 months 7/1/2026 - 6/30/2027  
**Site IDs:** #9492

**Phone:**

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

**For Hoover Flowguard pump systems the Hoover Maintenance Program includes:**

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

**The following are the Flowguard Sites on this agreement**

<b>Site ID</b>	<b>Site Name</b>	<b>Model #</b>
9492	University Place - Honore (West Pump)	HCF-20PDV-460/3-MR3L-Z

Total Annual Price \$2,290.00

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

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

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

Accepted by:  
Hoover Pumping Systems

Accepted by:  
University Place CDD



\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Charles Gleason 4/3/2026

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
P.O. Number (if required)

# **Tab 7**

# Tab 8

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the University Place Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (collectively the “**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to applicable authorities including Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026.**

ATTEST:

**UNIVERSITY PLACE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Approved Proposed Budgets for Fiscal Year 2026/2027

**Exhibit A:**

Approved Proposed Budgets for Fiscal Year 2026/2027

## **Tab 9**

# UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

## Operation and Maintenance Expenditures March 2026 For Board Approval

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

The total items being presented:     **\$116,651.68**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# University Place Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	100259	2335	Engineering Services 02/26	\$ 1,065.00
Florida Power & Light Company	031926	1012544514-030326	Utility 02/26	\$ 33.11
Florida Power & Light Company	031926	2350329302-030326	Utility 02/26	\$ 1,209.07
Florida Power & Light Company	031926	2818453512-030326	Utility 02/26	\$ 171.99
Florida Power & Light Company	031926	2866694512-030326	Utility 02/26	\$ 103.75
Florida Power & Light Company	031926	5332287308-030326	Utility 02/26	\$ 696.04
Florida Power & Light Company	031926	6118459301-030326	Utility 02/26	\$ 760.52
Florida Power & Light Company	031926	8088458453-030326	Utility 02/26	\$ 76.17
Florida Power & Light Company	031926	8567620409-030326	Utility 02/26	\$ 136.64
Frontier Communications of FL	032526	94135853401001085-022826	internet 941-358-5340-100108-5 03/26	\$ 132.80
Frontier Communications of FL	032726	94135933040131245-030226	941-359-3304-013124-5 03/26	\$ 104.99
Persson, Cohen & Mooney, P.A.	100260	6812	District Counsel 02/26	\$ 1,426.00
Rizzetta & Company, Inc.	100258	INV0000107524	Accounting Services 03/26	\$ 3,283.33
Total Landscape Care, Inc.	100261	18662	Irrigation Inspection 02/26	\$ 993.77

# University Place Community Development District

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 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.	100261	18701	Irrigation Repairs 02/26	\$ 446.50
Total Landscape Care, Inc.	100261	18704	Irrigation Repairs 02/26	\$ 446.50
Total Landscape Care, Inc.	100261	18715	Irrigation Repairs 02/26	\$ 529.60
Total Landscape Care, Inc.	100261	202614	Landscape Maintenance 03/26	\$ 13,283.00
Troy's Tropics, Inc.	100257	IR-f-13496	Final 50% -Irrigation Labor 02/26	\$ 2,328.88
Troy's Tropics, Inc.	100267	IR-f-13614	Irrigation Labor 03/26	\$ 1,945.23
Troy's Tropics, Inc.	100267	L-f-13641	Furnish Landscape Lighting 03/26	\$ 6,936.80
Troy's Tropics, Inc.	100267	L-f-13642	Furnish Landscape Lighting Phase 2 03/26	\$ 2,183.81
Troy's Tropics, Inc.	100267	LS-f-13493	Main Entrance/Guardhouse Landscape 03/26	\$ 29,087.58
Troy's Tropics, Inc.	100262	LS-f-13495	Eastside/Westside Walkaways 03/26	\$ 28,763.96
Turner Pest Control, LLC	100263	622000241	Pest Control 03/26	\$ 59.20
U.S. Bank	100264	8087524	Trustee Fees 02/1/26-01/31/27	\$ 4,040.63
Universal Access, LLC	100265	AAAI3710	Tex Wave Subscription 02/26	\$ 3,875.00
Universal Access, LLC	100265	AAAI3712	Service Call - Back Gate Repairs 03/26	\$ 8,174.00

# University Place Community Development District

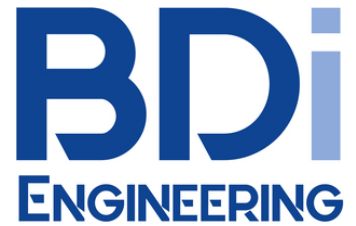
Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Valley National Bank	032626	CC022826-734	Credit Card Expenses 02/26	\$ 107.81
Water Equipment Technologies of Southwest Florida LLC	100256	27923	Pump Station #3 02/26	\$ 1,450.00
Water Equipment Technologies of Southwest Florida LLC	100266	27966	Pump Station Repair #2 03/26	\$ 300.00
Water Equipment Technologies of Southwest Florida LLC	100268	28035	Filter Maintenance 03/26	<u>\$ 2,500.00</u>
<b>Total</b>				<b><u>\$ 116,651.68</u></b>

**Brlitic 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** 2335  
**DATE** 02/27/2026  
**TERMS** Net 30  
**DUE DATE** 03/29/2026

**PROJECT NAME**  
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[February 02 - February 27]	4:30	210.00	945.00
Senior Inspector	[February 20]	1:00	120.00	120.00

---

BALANCE DUE **\$1,065.00**



**UNIVERSITY PLACE CDD**  
**February 2026**

<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, etc.	2/2 - 2/23	4.50	\$210	R. Dvorak	\$945.00
Miscellaneous Tasks - SWFWMD O&M transfer form upload to WMIS database and follow-up with staff.	2/16	0.00	\$210	R. Dvorak	\$0.00
		0.00	\$180	J. Whited	\$0.00
		1.00	\$120	K. Wagner	\$120.00
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 -		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$180	J. Whited	\$0.00
		<u>0.00</u>	<u>\$120</u>	K. Wagner	<u>\$0.00</u>
<b>INVOICE TOTAL</b>		5.50			<b>\$1,065.00</b>



**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

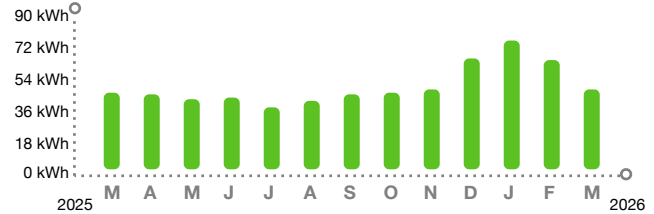
**\$33.11**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after May 22, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

**BILL SUMMARY**

Amount of your last bill	33.98
Payments received	-33.98
Balance before new charges	0.00
Total new charges	33.11
<b>Total amount you owe</b>	<b>\$33.11</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

UNIVERSITY PLACE CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

10125-44514

ACCOUNT NUMBER

\$33.11

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	33.98
Payment received - Thank you	-33.98
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Minimum base bill charge:	\$11.86
Non-fuel: (\$0.094600 per kWh)	\$4.62
Fuel: (\$0.032020 per kWh)	\$1.57
Electric service amount	32.25
Gross receipts tax (State tax)	0.83
Taxes and charges	0.83
Regulatory fee (State fee)	0.03
Total new charges	\$33.11
<b>Total amount you owe</b>	<b>\$33.11</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

Meter reading - Meter AC06096. Next meter reading Apr 1, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	10946		10897		49

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	49	67	47
Service days	29	31	28
kWh/day	2	2	2
Amount	\$33.11	\$33.98	\$28.09

**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.
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**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

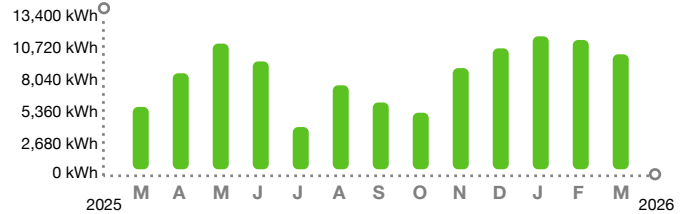
**\$1,209.07**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,278.39
Payments received	-1,278.39
Balance before new charges	0.00
<hr/>	
Total new charges	1,209.07
<b>Total amount you owe</b>	<b>\$1,209.07</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 22, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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23503-29302  
ACCOUNT NUMBER

\$1,209.07  
TOTAL AMOUNT YOU OWE

Mar 24, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	1,278.39
Payment received - Thank you	-1,278.39
Balance before new charges	\$0.00

**New Charges**

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$326.84
Fuel: (\$0.032010 per kWh)	\$336.30
Demand: (\$15.03 per KW)	\$480.96
Electric service amount	1,177.81
Gross receipts tax (State tax)	30.23
Taxes and charges	30.23
Regulatory fee (State fee)	1.03
Total new charges	\$1,209.07
<b>Total amount you owe</b>	<b>\$1,209.07</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

Meter reading - Meter KJL2048. Next meter reading Apr 1, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	86059		75553		10506
Demand KW	32.27				32

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	10506	11814	5699
Service days	29	31	28
kWh/day	362	381	203
Amount	\$1,209.07	\$1,278.39	\$760.16

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

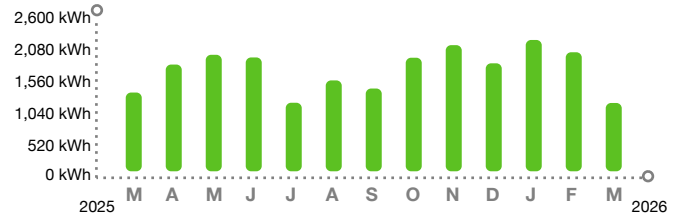
**\$171.99**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	288.83
Payments received	-288.83
Balance before new charges	0.00
-----	
Total new charges	171.99
<b>Total amount you owe</b>	<b>\$171.99</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 22, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
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28184-53512  
ACCOUNT NUMBER

\$171.99  
TOTAL AMOUNT YOU OWE

Mar 24, 2026  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



### BILL DETAILS

Amount of your last bill	288.83
Payment received - Thank you	-288.83
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)	\$114.56
Fuel: (\$0.032020 per kWh)	\$38.78
Electric service amount	167.54
Gross receipts tax (State tax)	4.30
Taxes and charges	4.30
Regulatory fee (State fee)	0.15
Total new charges	\$171.99
<b>Total amount you owe</b>	<b>\$171.99</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter KN46375. Next meter reading Apr 1, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	46665		45454		1211

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	1211	2110	1396
Service days	29	31	28
kWh/day	41	68	49
Amount	\$171.99	\$288.83	\$189.87

### KEEP IN MIND

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**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

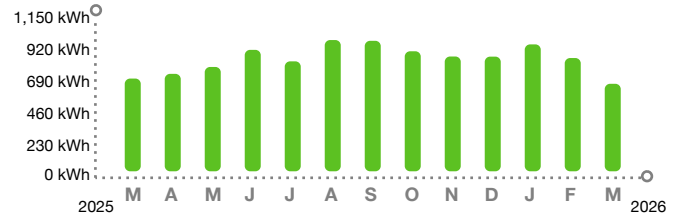
**\$103.75**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	129.99
Payments received	-129.99
Balance before new charges	0.00
-----	
Total new charges	103.75
<b>Total amount you owe</b>	<b>\$103.75</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 22, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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28666-94512

ACCOUNT NUMBER

\$103.75

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



### BILL DETAILS

Amount of your last bill	129.99
Payment received - Thank you	-129.99
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)	\$64.90
Fuel: (\$0.032020 per kWh)	\$21.97
Electric service amount	101.07
Gross receipts tax (State tax)	2.59
Taxes and charges	2.59
Regulatory fee (State fee)	0.09
Total new charges	\$103.75
<b>Total amount you owe</b>	<b>\$103.75</b>

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter AC06099. Next meter reading Apr 1, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	60496		59810		686

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	686	888	727
Service days	29	31	28
kWh/day	24	29	26
Amount	\$103.75	\$129.99	\$105.22

### KEEP IN MIND

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**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

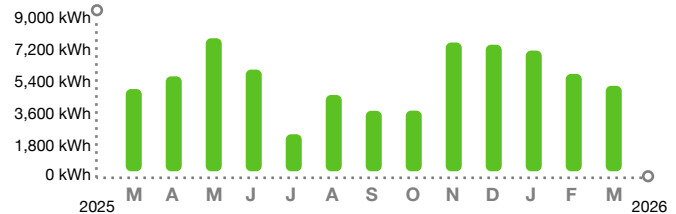
**\$696.04**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	791.61
Payments received	-791.61
Balance before new charges	0.00
<hr/>	
Total new charges	696.04
<b>Total amount you owe</b>	<b>\$696.04</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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53322-87308

ACCOUNT NUMBER

\$696.04

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	791.61
Payment received - Thank you	-791.61
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)	\$495.97
Fuel: (\$0.032020 per kWh)	\$167.88
Electric service amount	678.05
Gross receipts tax (State tax)	17.40
Taxes and charges	17.40
Regulatory fee (State fee)	0.59
<b>Total new charges</b>	<b>\$696.04</b>
<b>Total amount you owe</b>	<b>\$696.04</b>

FPL automatic bill pay - DO NOT PAY

**METER SUMMARY**

Meter reading - Meter KJ15250. Next meter reading Apr 1, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	64434		59191		5243

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	5243	5978	5047
Service days	29	31	28
kWh/day	180	192	180
Amount	\$696.04	\$791.61	\$651.91

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

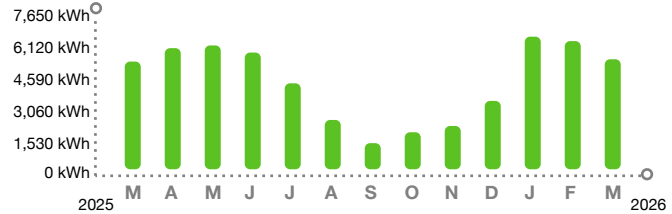
**\$760.52**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	883.63
Payments received	-883.63
Balance before new charges	0.00
<hr/>	
Total new charges	760.52
<b>Total amount you owe</b>	<b>\$760.52</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

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Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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61184-59301

ACCOUNT NUMBER

\$760.52

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	883.63
Payment received - Thank you	-883.63
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)	\$542.91
Fuel: (\$0.032020 per kWh)	\$183.76
Electric service amount	740.87
Gross receipts tax (State tax)	19.01
Taxes and charges	19.01
Regulatory fee (State fee)	0.64
Total new charges	\$760.52
<b>Total amount you owe</b>	<b>\$760.52</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

Meter reading - Meter KJ15248. Next meter reading Apr 1, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	33292		27553		5739

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	5739	6686	5619
Service days	29	31	28
kWh/day	197	215	200
Amount	\$760.52	\$883.63	\$724.31

**KEEP IN MIND**

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**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

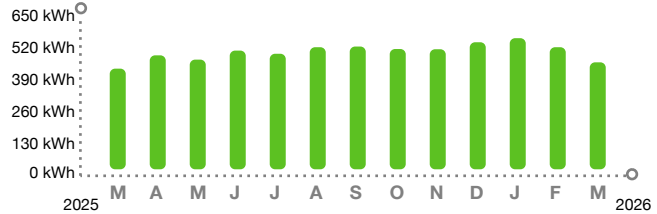
**\$76.17**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	84.89
Payments received	-84.89
Balance before new charges	0.00
<hr/>	
Total new charges	76.17
<b>Total amount you owe</b>	<b>\$76.17</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

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Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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80884-58453

ACCOUNT NUMBER

\$76.17

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	84.89
Payment received - Thank you	-84.89
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: <small>( \$0.094600 per kWh)</small>	\$44.83
Fuel: <small>( \$0.032020 per kWh)</small>	\$15.18
Electric service amount	74.21
Gross receipts tax (State tax)	1.90
Taxes and charges	1.90
Regulatory fee (State fee)	0.06
<b>Total new charges</b>	<b>\$76.17</b>
<b>Total amount you owe</b>	<b>\$76.17</b>

FPL automatic bill pay - DO NOT PAY

**METER SUMMARY**

Meter reading - Meter AC06065. Next meter reading Apr 1, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	87906		87432		474

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	474	541	446
Service days	29	31	28
kWh/day	16	17	16
Amount	\$76.17	\$84.89	\$69.67

**KEEP IN MIND**

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

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



**Electric Bill Statement**

**For:** Feb 2, 2026 to Mar 3, 2026 (29 days)

**Statement Date:** Mar 3, 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**

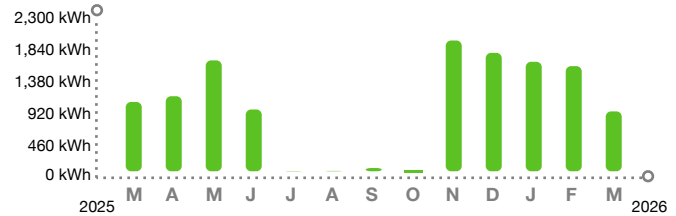
**\$136.64**

TOTAL AMOUNT YOU OWE

**Mar 24, 2026**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	228.90
Payments received	-228.90
Balance before new charges	0.00
-----	
Total new charges	136.64
<b>Total amount you owe</b>	<b>\$136.64</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 22, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after March 18, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

UNIVERSITY PLACE CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

85676-20409

ACCOUNT NUMBER

\$136.64

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



**BILL DETAILS**

Amount of your last bill	228.90
Payment received - Thank you	-228.90
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)	\$88.83
Fuel: (\$0.032020 per kWh)	\$30.07
Electric service amount	133.10
Gross receipts tax (State tax)	3.42
Taxes and charges	3.42
Regulatory fee (State fee)	0.12
Total new charges	\$136.64
<b>Total amount you owe</b>	<b>\$136.64</b>

**FPL automatic bill pay - DO NOT PAY**

**METER SUMMARY**

Meter reading - Meter KN46373. Next meter reading Apr 1, 2026.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	22905		21966		939

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 3, 2026	Feb 2, 2026	Mar 3, 2025
kWh Used	939	1649	1087
Service days	29	31	28
kWh/day	32	53	38
Amount	\$136.64	\$228.90	\$150.78

**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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**Get started**

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Understand when and where your business uses energy - and uncover ways to reduce costs.

**Get insights**

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

Billing Date:  
Feb 28, 2026

Billing Period:  
Feb 28 - Mar 27, 2026

## WAYS TO PAY YOUR BILL



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



Download the MyFrontier® app



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

### PAYING YOUR BILL

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

### IMPORTANT MESSAGES

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

### SERVICE TERMS

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



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

Billing Date:  
**Feb 28, 2026**

Billing Period:  
**Feb 28 - Mar 27, 2026**

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

<b>Bundle</b>		
<b>Monthly Charges</b>		
02.28-03.27	Business Fiber Internet 1 Gig	\$84.99
	1 Usable Static IP Address	\$20.00
	Frontier Business Voice	\$19.99
<b>Bundle Total</b>		<b>\$124.98</b>

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$132.80 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

<b>Taxes and Fees</b>		
	Federal USF Recovery Charge	\$4.88
<b>Federal Taxes</b>		<b>\$4.88</b>
	FL State Communications Services Tax	\$1.23
	County Communications Services Tax	\$0.60
	FL State Gross Receipts Tax	\$0.60
	Manatee Co VOIP 911 Surcharge	\$0.40
	FL Telecommunications Relay Service	\$0.08
	FL State Gross Receipts Tax	\$0.03
<b>State Taxes</b>		<b>\$2.94</b>
<b>Taxes and Fees Total</b>		<b>\$7.82</b>

The Federal Communications Commission (FCC) and the Federal Trade Commission (FTC) have established a free National Do Not Call Registry to help consumers avoid telemarketing calls. If you previously registered a number with your State Do Not Call Registry, it should be registered with the National Registry. To verify a number is on the National Registry, register a new number, or to file a complaint, visit [www.donotcall.gov](http://www.donotcall.gov) or call the FTC toll-free number at 1-888-382-1222 (TTY users, 1-866-290-4236) from the number to be registered. You must re-register if your phone number changes. Registered numbers remain on the National Registry until you actively delete them. Business numbers may not be included on the list. The National Do Not Call Registry is regularly updated, and telemarketers are required to synchronize their call lists with the Registry at least every 31 days. Certain organizations (such as political groups, not-for-profits and telephone surveys) are exempt from the Do Not Call Registry. In addition, federal law permits entities with whom you have an established business relationship to call you as well as when you have given your consent to be called.

**Total current month charges \$132.80**

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**855-518-1197**  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)

Frontier's Unlimited Digital Voice service requires electrical power to function. In the event of a power outage, you will not be able to make or receive calls, including calls to 911, unless you have a functioning backup battery or an alternative means for calling, such as a cellphone. Depending on your specific service, Frontier offers battery backup devices for your voice equipment either for sale or free of charge. The backup battery unit can provide up to 24 hours of backup power to keep your Frontier Unlimited Digital Voice working in the event of a



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

Billing Date:  
**Mar 02, 2026**  
Billing Period:  
**Mar 02 - Apr 01, 2026**


Hi UNIVERSITY PLACE CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at [frontier.com/billing](https://frontier.com/billing) to learn more.

**Bill history**

Previous balance	\$104.99
Payment received by Mar 02, thank you	-\$104.99

**Service summary**

	Previous month	Current month
 Internet	\$104.99	\$104.99
<b>Total services</b>	<b>\$104.99</b>	<b>\$104.99</b>
<b>Total balance</b>		<b>\$104.99</b>

Total balance  
**\$104.99**  
Auto Pay is scheduled  
**Mar 26**



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

6790 0107 DY RP 02 03032026 NNNNNNNN 01 999421

UNIVERSITY PLACE CDD  
PO BOX 32414  
CHARLOTTE NC 28232-2414

**You are all set with Auto Pay! To review your account, go to [frontier.com](https://frontier.com) or the MyFrontier app.**

99400294135933040131240000000000000000104995



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

Billing Date:  
Mar 02, 2026

Billing Period:  
Mar 02 - Apr 01, 2026



## WAYS TO PAY YOUR BILL



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

Billing Date:  
Mar 02, 2026

Billing Period:  
Mar 02 - Apr 01, 2026

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**Internet**

**Monthly Charges**

03.02-04.01	Business Fiber Internet 500	\$79.99
	1 Usable Static IP Address	\$25.00

**Internet Total** **\$104.99**

**Total current month charges** **\$104.99**

**BUSINESS  
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Fast just got faster. Get ultrafast internet to handle your most critical business applications today, tomorrow and the future.

855-518-1197  
[business.frontier.com/fiber-internet](https://business.frontier.com/fiber-internet)





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

# INVOICE

Invoice # 6812  
Date: 03/04/2026  
Due On: 04/04/2026

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

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$1,426.00	) - ( \$0.00	) = <b>\$1,426.00</b>

## UPCDD

### District Counsel Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	02/02/2026	Final preparation for CDD meeting and attend meeting.	1.50	\$310.00	\$465.00
Service	AHC	02/03/2026	Follow-up on action items from 2/2 CDD meeting.	0.25	\$310.00	\$77.50
Service	AHC	02/04/2026	Review and revise landscape lighting agreement prepared by associate counsel. Forward agreement to District Manager, with copy to Chair, for review and coordination of execution.	0.25	\$310.00	\$77.50
Service	KA	02/04/2026	Draft contract for landscape lighting.	2.10	\$310.00	\$651.00
Service	AHC	02/13/2026	Review draft minutes from 2/2 CDD meeting and provide comments.	0.25	\$310.00	\$77.50
Service	AHC	02/23/2026	Initial review of agenda package for March CDD meeting.	0.25	\$310.00	\$77.50

**Subtotal**      \$1,426.00  
**Total**          \$1,426.00

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
6812	04/04/2026	\$1,426.00	\$0.00	\$1,426.00	
				<b>Outstanding Balance</b>	<b>\$1,426.00</b>
				<b>Total Amount Outstanding</b>	<b>\$1,426.00</b>

*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 #
3/2/2026	INV0000107524

**Bill To:**

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

Services for the month of	Terms	Client Number
March	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
		<b>Subtotal</b>	\$3,283.33
		<b>Total</b>	\$3,283.33

# Total Landscape Care, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# INVOICE

Invoice Number: 18662  
 Invoice Date: Feb 3, 2026  
 Page: 1

*Duplicate*

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

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

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/5/26

Quantity	Item	Description	Unit Price	Amount
1.00		February Irrigation Inspection for optimal water coverage.		
2.00	LABOR-INSP	Charleston Controller 2/3/26: 1 men for 2 hours at \$62.00 per hour for irrigation inspection	62.00	124.00
-2.00	NOCHARGE	No Charge per contractual obligation for irrigation inspections	62.00	-124.00
2.50	LABOR-RPR	2/3/26: 1 men for hours at \$62.00 per hour for repairs	62.00	155.00
4.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	4.00
2.00	050 90 ELBOW STREET	1/2 90 Degree Male thread X Slip	1.00	2.00
2.00	050 COUPLING	Coupling 1/2"	1.00	2.00
3.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	31.35
2.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	46.00
3.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	3.00
2.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	2.00
3.00	MJ STAKE	maxi jet stake assembly	1.25	3.75
3.00	MJ NOZ	MJ Spray Nozzle	0.50	1.50
3.00	SHRUB ADAPTER	shrub adapter	1.53	4.59
1.00		Hanging Baskets ( Meeting with David )		

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

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# INVOICE

Invoice Number: 18662  
 Invoice Date: Feb 3, 2026  
 Page: 2

*Duplicate*

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

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

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/5/26

Quantity	Item	Description	Unit Price	Amount
1.75	LABOR-RPR	2/12/26 1 men for 1.75 hours at \$62.00 per hour for repairs Common Area	62.00	108.50
1.00	LABOR-RPR	2/13/26 1 men for 1 hours at \$62.00 per hour for repairs	62.00	62.00
1.00	VB 10" ROUND BOX	10" Round Valve Box Green Seven Oaks Common Area	27.83	27.83
1.00	LABOR-INSP	2/13/26 1 men for 1 hours at \$62.00 per hour for irrigation inspection	62.00	62.00
1.00	NOCHARGE	No Charge per contractual obligation for irrigation inspections	62.00	-62.00
2.00	LABOR-RPR	2/13/26: 1 men for 2 hours at \$62.00 per hour for repairs	62.00	124.00
1.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	1.00
1.00	050 90 ELBOW STREET	1/2 90 Degree Male thread X Slip	1.00	1.00
1.00	050 COUPLING	Coupling 1/2"	1.00	1.00
3.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	31.35
3.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	3.00
6.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	12.90
4.00	MJ STAKE	maxi jet stake assembly	1.25	5.00
4.00	MJ NOZ	MJ Spray Nozzle	0.50	2.00

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

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# INVOICE

Invoice Number: 18662  
 Invoice Date: Feb 3, 2026  
 Page: 3

*Duplicate*

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

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

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/5/26

Quantity	Item	Description	Unit Price	Amount
1.00		Common Area SVC Meeting with David ( Removed all minutes from SVC due to landscape enhancements )		
1.00	LABOR-RPR	2/18/26 1 men for 1 hours at \$62.00 per hour for repairs	62.00	62.00
1.00		Common Area Cooper Creek Entrance ( Add extra water and replace bad SVC's due to New landscape enhancements at Cooper Creek entrance		
2.50	LABOR-RPR	2/27/26 1 men for 2.5 hours at \$62.00 per hour for repairs	62.00	155.00
1.00	IMHSVC	hunter svc 100	125.00	125.00
2.00	DBO	DBO Waterproof Wire Splice	3.50	7.00
2.00	9 VOLT BATTERY	9 Volt Batteries	5.00	10.00

Subtotal	993.77
Sales Tax	
Total Invoice Amount	993.77
Payment/Credit Applied	
<b>TOTAL</b>	<b>993.77</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# INVOICE

Invoice Number: 18701  
 Invoice Date: Feb 20, 2026  
 Page: 1

*Duplicate*

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

Ship to:
7706 Seven Oaks Drive

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/22/26

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 02/20/26 : 1 man for 1 hour at \$62.00 per hour for repairs	62.00	62.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Subtotal	446.50
Sales Tax	
Total Invoice Amount	446.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>446.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# INVOICE

Invoice Number: 18704  
 Invoice Date: Feb 23, 2026  
 Page: 1

*Duplicate*

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

Ship to:
7807 Ashley Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/25/26

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 02/23/26 : 1 man for 1 hour at \$62.00 per hour for repairs	62.00	62.00
1.00	DECODER TUCOR 4	Tucor 4 station decoder	344.00	344.00
10.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	40.50

Subtotal	446.50
Sales Tax	
Total Invoice Amount	446.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>446.50</b>

Check/Credit Memo No:

# Total Landscape Care, Inc.

3905 65th St. E.  
 Bradenton, FL 34208

Voice: 941-752-6388  
 Fax:

# INVOICE

Invoice Number: 18715  
 Invoice Date: Feb 27, 2026  
 Page: 1

*Duplicate*

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

Ship to:
7906 Indigo Ridge

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		3/29/26

Quantity	Item	Description	Unit Price	Amount
1.50	LABOR-RPR	Replaced decoder. 02/27/26 : 1 man for 1 hour at \$62.00 per hour for repairs	62.00	93.00
1.00	DECODER TUCOR 6	Tucor 6 station decoder	388.00	388.00
12.00	WIRE SPLICE 3M DBR	3M DBR waterproof wire splice	4.05	48.60

Subtotal	529.60
Sales Tax	
Total Invoice Amount	529.60
Payment/Credit Applied	
<b>TOTAL</b>	<b>529.60</b>

Check/Credit Memo No:

**Total Landscape Care, Inc**

3905 65th St E  
 Bradenton, FL 34208  
 USA

**INVOICE**

Invoice Number: 202614  
 Invoice Date: Mar 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		3/31/26

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections Services: 3/1/26 to 3/31/26	60.00	7,200.00

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

Check/Credit Memo No:



4151 Proctor Road  
 Sarasota, FL 34233  
 (941) 923-1246

Date: 02/26/2026  
 Due: 02/26/2026  
 Invoice #: IR-f-13496

\$2,328.88 due Feb 26, 2026

Customer: University Place  
 Bill To: University Place  
 c/o Rizetta & Co.  
 3434 Colwell Ave Ste 200  
 Tampa, FL 33644  
 Matt O'Nolan: 813-533-2950 x2928  
 Ship To: University Place  
 7700 Cooper Creek Blvd  
 Bradenton, FL 34201

Item	Qty	Card Price	Cash/ACH Price
Irrigation Labor Install new dripline irrigation system to accommodate the new landscape design. Remove any existing tubing and rebuild all supply feeds as needed to ensure proper coverage to all new plantings. All new tubing will be securely stapled in place before mulch is applied. The system will be fully tested, and the controller will be programmed as needed to ensure proper watering for all new plantings.	1	4,767.75	4,628.88
Customer Deposit Customer Deposit	1	-2,369.00	-2,300.00
<b>Total</b>		<b>\$2,398.75</b>	<b>\$2,328.88</b>

*Thank you for choosing Troy's Tropics! We truly hope you're loving the results! And if something isn't exactly how you envisioned, please reach out—we want the chance to make it perfect.*

*If you're happy with the results, we'd be so grateful if you shared your experience in a quick Google review:*  
<https://g.page/r/CSDudLkEtvPhEAE/review>

*Please read all attached documents for landscape/sod care instructions.*

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

*Thanks again for trusting us with your outdoor space—we're excited to keep making it beautiful!*



4151 Proctor Road  
 Sarasota, FL 34233  
 (941) 923-1246

Date: 03/06/2026  
 Due: 03/06/2026  
 Invoice #: IR-f-13614

\$1,945.23 due Mar 6, 2026

Customer: University Place  
 Bill To: University Place  
 c/o Rizetta & Co.  
 3434 Colwell Ave Ste 200  
 Tampa, FL 33644  
 Ship To: University Place  
 7700 Cooper Creek Blvd  
 Bradenton, FL 34201

Item	Qty	Card Price	Cash/ACH Price
EASTSIDE/WESTSIDE WALKWAYS - PHASE II			
Irrigation Labor Pitch Apple Dripline: Remove all existing dripline. Replace with new drip line to all new and existing plants and trees. Install new dripline to newly installed Pitch Apple per design. All PVC supply lines will be repaired as needed from any damage incurred during demo. Lines will be stapled in place and tested before covering in mulch.	1	3,960.59	3,845.23
Customer Deposit Customer Deposit	1	-1,957.00	-1,900.00
<b>Total</b>		<b>\$2,003.59</b>	<b>\$1,945.23</b>

*Thank you for choosing Troy's Tropics! We truly hope you're loving the results! And if something isn't exactly how you envisioned, please reach out—we want the chance to make it perfect.*

*If you're happy with the results, we'd be so grateful if you shared your experience in a quick Google review:*  
<https://g.page/r/CSDudLkEtvPhEAE/review>

*Please read all attached documents for landscape/sod care instructions.*

*Financing Available click below for details.*  
<https://financing.app.intuit.com/home?token=Y29tcGFueUIkPTE5MzUxNDU0NDMxMDMzOQ==>

*Thanks again for trusting us with your outdoor space—we're excited to keep making it beautiful!*

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



# INVOICE

**BILL TO**

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

**INVOICE #** L-f-13641  
**DATE** 03/06/2026  
**DUE DATE** 03/06/2026  
**TERMS** Due on receipt

**SALES REP**

Daniel English 941-318-2108

**PROJECT MANAGER**

Daniel English 941-318-2108

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

Thank you for your business!

ACTIVITY	QTY	RATE	AMOUNT
Furnish and install low-voltage landscape lighting to enhance visibility, safety, and aesthetic appeal of outdoor spaces. Scope includes placement of fixtures, wiring, transformer installation, and system testing. Fixtures will be installed to highlight key landscape features such as trees, pathways, and architectural elements. All work performed to meet electrical and landscape industry standards.			
<b>Customer Deposit</b>	1	-	-7,200.00
Customer Deposit		7,200.00	
<b>PinnaclePro MR16 Spotlight - Black</b>	-2	120.00	-240.00T
<b>MR16 Lamp - 3000K, 60Deg, 5W</b>	-2	29.99	-59.98T

Thank you for choosing Troy's Tropics! We truly hope you're loving the results! And if something isn't exactly how you envisioned, please reach out—we want the chance to make it perfect.

SUBTOTAL	6,936.80
TAX (0%)	0.00
TOTAL	6,936.80
<b>BALANCE DUE</b>	<b>\$6,936.80</b>

If you're happy with the results, we'd be so grateful if you shared your experience in a quick Google review: <https://g.page/r/CSDudLkEtvPhEAE/review>

Please read all attached documents for landscape/sod care instructions.

Financing Available click below for details. <https://financing.app.intuit.com/home?token=Y29tcGFueUIkPTE5MzUxNDU0NDMxMDMzOQ==>

Thanks again for trusting us with your outdoor space—we're excited to keep making it beautiful!

Thank you for your business!

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



# INVOICE

**BILL TO**

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

**INVOICE #** L-f-13642  
**DATE** 03/06/2026  
**DUE DATE** 03/06/2026  
**TERMS** Due on receipt

**SALES REP**

Daniel English 941-318-2108

**PROJECT MANAGER**

Daniel English 941-318-2108

ACTIVITY	QTY	RATE	AMOUNT
**Phase 2: Perimeter**			
-			
12/2 Lighting Wire & Connectors - Per Linear Ft	312	2.00	624.00T
-			
PinnaclePro MR16 Spotlight - Black	20	120.00	2,400.00T
-			
MR16 Lamp - 3000K, 60Deg, 7W	6	29.99	179.94T
-			
MR16 Lamp - 3000K, 110Deg, 5W	6	29.99	179.94T
-			
MR16 Lamp - 3000K, 38Deg, 5W	6	29.99	179.94T
-			
MR16 Lamp - 3000K, 38Deg, 3W	2	29.99	59.98T
-			
Mini PinnaclePro MR11 Spotlight - Black	5	90.00	450.00T
-			
MR11 Lamp - 3000K, 38Deg, 2W	5	21.99	109.95T
-			
<b>Labor &amp; Additional Costs</b>	1	1,800.00	1,800.00
Expansion of "Phase 1" to include the rest of the landscape along the perimeter of the property.			
Furnish and install low-voltage landscape lighting to enhance visibility, safety, and aesthetic appeal of outdoor spaces. Scope includes placement of fixtures, wiring, transformer installation, and system testing. Fixtures will be installed to highlight key landscape features such as trees, pathways, and architectural elements. All work performed to meet electrical and landscape industry standards.			
<b>Customer Deposit</b>	1	-	-2,900.00
Customer Deposit		2,900.00	

Thank you for your business!

ACTIVITY	QTY	RATE	AMOUNT
PinnaclePro MR16 Spotlight - Black	-6	120.00	-720.00T
MR16 Lamp - 3000K, 60Deg, 7W	-6	29.99	-179.94T

Thank you for choosing Troy's Tropics! We truly hope you're loving the results! And if something isn't exactly how you envisioned, please reach out—we want the chance to make it perfect.

SUBTOTAL	2,183.81
TAX (0%)	0.00
TOTAL	2,183.81
BALANCE DUE	<b>\$2,183.81</b>

If you're happy with the results, we'd be so grateful if you shared your experience in a quick Google review: <https://g.page/r/CSDudLkEtvPhEAE/review>

Please read all attached documents for landscape/sod care instructions.

Financing Available click below for details. <https://financing.app.intuit.com/home?token=Y29tcGFueUIkPTE5MzUxNDU0NDMxMDMzOQ==>

Thanks again for trusting us with your outdoor space—we're excited to keep making it beautiful!

Thank you for your business!

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



# INVOICE

**BILL TO**

University Place  
 c/o Rizetta & Co.  
 3434 Colwell Ave Ste 200  
 Tampa, FL 33644  
 Matt O'Nolan: 813-533-2950  
 x2928

**INVOICE #** LS-f-13493  
**DATE** 03/04/2026  
**DUE DATE** 03/04/2026  
**TERMS** Due on receipt

**SALES REP**

Daniel Lucas 941-310-4401

**PROJECT MANAGER**

Michael Falco 941-726-3467

ACTIVITY	QTY	RATE	AMOUNT
UNIVERSITY PLACE: MAIN ENTRANCE & GUARDHOUSE			
Spindle Palm, Triple, 8-10FT OA - FG	1	1,700.00	1,700.00T
Christmas Palm, Triple - 25G	4	220.97	883.88T
Traveler Palm - 25G 10-11ft OA	6	350.00	2,100.00T
Buccaneer Palm - 25G	2	799.00	1,598.00T
Chinese Fan Palm - 25G	6	250.00	1,500.00T
Saw Palmetto, Silver - 15G	16	189.97	3,039.52T
Bird of Paradise, Orange - 15G	6	150.00	900.00T
Pitch Apple - 15G	22	99.97	2,199.34T
Philodendron, Selloum - 7G	1	59.97	59.97T
Ixora, Nora Grant, Pink - 7G	10	55.97	559.70T
Coontie Palm - 7G	51	79.97	4,078.47T
Buttonwood, Standard, Silver - 7G	6	55.97	335.82T
Hibiscus, Bush, Painted Lady - 7G	6	55.97	335.82T
Firebush, Dwarf Firefly - 3G	13	18.97	246.61T
Plumbago, Blue - 3G	32	16.97	543.04T
Thunbergia, King's Mantle - 3G	11	15.97	175.67T
Foxtail Fern - 3G	43	15.97	686.71T
Allamanda, Dwarf - 3G	21	16.97	356.37T
Porterweed, Blue - 1G	77	6.97	536.69T
Lantana, Gem Diva Pink - 1G	29	6.97	202.13T
Lantana, Trailing, Lavender - 1G	20	6.97	139.40T
Liriope, Super Blue - 1G	204	6.97	1,421.88T
Premium Compost/Top Soil Mix, Bulk - Per Yard	15	55.00	825.00T

Thank you for your business!

ACTIVITY	QTY	RATE	AMOUNT
Bulk: Premium Topsoil/Compost mix per cu yd			
<b>Mulch, Cocoa Brown, Bag - 2CF</b>	961	3.99	3,834.39T
<b>Sod, St. Augustine, Floratam - Pallet</b>	9	399.00	3,591.00T
<b>Boulder, Limestone Cap Rock, 2-3FT</b>	7	200.00	1,400.00T
<b>Labor &amp; Additional Costs</b>	1	25,198.11	25,198.11
See attached notes an design for detailed labor description.			
<b>Dump / Disposal Fee</b>	1	1,400.00	1,400.00
<b>Herbicide Application</b>	2	400.00	800.00
Perform chemical herbicide application prior to install			
<b>Equipment Rental - Sod Cutter</b>	1	250.00	250.00
Gas Powered Sod Cutter for removal			
<b>Mini Skid Loader</b>	1	700.00	700.00
<b>Large Loader</b>	1	350.00	350.00
<b>Customer Deposit</b>	1	-	-32,000.00
Customer Deposit		32,000.00	
<b>Traveler Palm - 25G</b>	-2	350.00	-700.00T
10-11ft OA			
<b>Coontie Palm - 7G</b>	-2	79.97	-159.94T

Thank you for choosing Troy's Tropics! We truly hope you're loving the results! And if something isn't exactly how you envisioned, please reach out—we want the chance to make it perfect.

SUBTOTAL	29,087.58
TAX (0%)	0.00
TOTAL	29,087.58
<b>BALANCE DUE</b>	<b>\$29,087.58</b>

If you're happy with the results, we'd be so grateful if you shared your experience in a quick Google review: <https://g.page/r/CSDudLkEtvPhEAE/review>

Please read all attached documents for landscape/sod care instructions.

Financing Available click below for details.  
<https://financing.app.intuit.com/home?token=Y29tcGFueUIkPTE5MzUxNDU0NDMxMDMzOQ==>

Thanks again for trusting us with your outdoor space—we're excited to keep making it beautiful!

Thank you for your business!

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



# INVOICE

**BILL TO**

University Place  
 c/o Rizetta & Co.  
 3434 Colwell Ave Ste 200  
 Tampa, FL 33644  
 Matt O'Nolan: 813-533-2950  
 x2928

**INVOICE #** LS-f-13495  
**DATE** 03/06/2026  
**DUE DATE** 03/06/2026  
**TERMS** Due on receipt

**SALES REP**

Daniel Lucas 941-310-4401

**PROJECT MANAGER**

Michael Falco 941-726-3467

ACTIVITY	QTY	RATE	AMOUNT
UNIVERSITY PLACE: EASTSIDE/WESTSIDE WALKWAYS			
Pitch Apple - 7G	308	55.97	17,238.76T
Premium Compost/Top Soil Mix, Bulk - Per Yard Bulk: Premium Topsoil/Compost mix per cu yd	20	55.00	1,100.00T
Mulch, Cocoa Brown, Bag - 2CF	1,272	3.99	5,075.28T
Sod, St. Augustine, CitraBlue - Pallet	4	450.00	1,800.00T
Labor & Additional Costs See attached design and notes for detailed labor description.	1	21,799.92	21,799.92
Dump / Disposal Fee	1	300.00	300.00
Equipment Rental - Sod Cutter Gas Powered Sod Cutter for removal	1	250.00	250.00
Stump Grinding	1	11,200.00	11,200.00
Irrigation Service Recommendation ** Irrigation installation/modifications/repairs are recommended after plant installation. This is not included in this estimate. Please let us know if you are interested in this service and our Irrigation department will reach out to you. To be estimated and billed separately. **	1	0.00	0.00
Landscape Lighting Optional Service ** Landscape Lighting installation/modifications/repairs are recommended after plant installation. This is not included in this estimate. Please let us know if you are interested in this service and our scheduling department will reach out to you. To be estimated and billed separately. **	1	0.00	0.00
Customer Deposit	1	-	-30,000.00
Customer Deposit		30,000.00	

Thank you for your business!

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<https://g.page/r/CSDudLkEtvPhEAE/review>

Please read all attached documents for landscape/sod care instructions.

Financing Available click below for details.  
<https://financing.app.intuit.com/home?token=Y29tcGFueUIkPTE5MzUxNDU0NDMxMDMzOQ==>

Thanks again for trusting us with your outdoor space—we're excited to keep making it beautiful!

SUBTOTAL	28,763.96
TAX (0%)	0.00
TOTAL	28,763.96
BALANCE DUE	<b>\$28,763.96</b>

Thank you for your business!



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

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

## Service Slip/Invoice


**INVOICE:** 622000241  
**DATE:** 03/05/2026  
**ORDER:** 622000241

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

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

Work Date	Time	Target Pest	Technician	Time In
03/05/2026	10:23 AM	ANTS, ROACH, SILVER		10:23 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/05/2026		10:47 AM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$59.20
		<b>SUBTOTAL</b> \$59.20
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$59.20
		<b>AMOUNT DUE</b> \$59.20

  
 \_\_\_\_\_  
 TECHNICIAN SIGNATURE  
  
 \_\_\_\_\_  
 CUSTOMER SIGNATURE

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

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

**PLEASE PAY FROM THIS INVOICE**

LFS3 WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

MAR 6 2021

8087524

000001416 02 SP 106481758423004 P

University Place Community Dev Dist  
c/o District Manager  
3434 Colwell Ave, Ste 200  
Tampa, FL 33614  
United States





Corporate Trust Services  
EP-MN-WN3L  
80 Livingston Ave.  
St. Paul, MN 55107

MAR - 6 2021

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

8087524  
251090000  
02/25/2026  
Duffy, Leanne M  
(407)-835-3807

University Place Community Dev Dist  
c/o District Manager  
3434 Colwell Ave, Ste 200  
Tampa, FL 33614  
United States

**UNIVERSITY PLACE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REFUNDING  
NOTESERIES 2022REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,040.63

All Invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**UNIVERSITY PLACE COMMUNITYDEVELOPMENT  
DISTRICT SPECIALASSESSMENT REFUNDING  
NOTESERIES 2022REVENUE FUND**

Invoice Number: 8087524  
Account Number: 251090000  
Current Due: \$4,040.63

Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave.  
 St. Paul, MN 55107

Invoice Number: 8087524  
 Invoice Date: 02/25/2026  
 Account Number: 251090000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT  
 DISTRICT SPECIAL ASSESSMENT REFUNDING  
 NOTE SERIES 2022 REVENUE FUND**

Accounts Included 251090000 251090001 251090002 251090003 251090004

In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 02/01/2026 - 01/31/2027</b>				<b>\$3,750.00</b>
Incidental Expenses 02/01/2026 to 01/31/2027	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



# UNIVERSAL

# ACCESS

941.705.9782

## Invoice

### Universal Access, LLC

5265 University Pkwy  
Unit 101-175  
University Park Florida 34201

Number AAI3710  
Date 3/1/2026

#### 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 - Febuary	\$975.00	\$975.00	
2	1	Tekwave - Virtual Guard - Febuary	\$2,900.00	\$2,900.00	
			Sales Tax	\$0.00	
			<b>Total</b>	<b>\$3,875.00</b>	

#### Notes:

Please contact me if I can be of further assistance.

## Universal Access, LLC

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

# UNIVERSAL ACCESS

941.705.9782

## Invoice

### Universal Access, LLC

5265 University Pkwy  
Unit 101-175  
University Park Florida 34201

**Number**      AAAI3712  
**Date**            3/1/2026

#### 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	24	<p>Service call- This is a multi-day ticket. Back gate Contacted Avigilon technical support, reviewed and confirmed re-image process. Downloaded image, created USB boot drive, transferred image to boot drive (slow, time consuming process 2.5 hrs). Booted to USB drive, restored image (1 hr). Worked with support to configure ACC7 platform software and restored functionality. Transferred Avigilon cloud account from previous vendor and bring front and back gate NVRs to new account. Established remote access to unit.</p> <p>Reconfigured Back Gate network to eliminate Cradlepoint cellular network units which was preventing communications with TEKWave controller as cellular subscription was no longer active. Moved to direct internet connection and established connectivity to controller restoring administrative control and communication.</p> <p>Back Gate BAi vehicle tag reader erratically reading tags. Troubleshoot. Found cob webs between laser and mirror, window glass dirty. Found no humidity packs in unit and post penetration and enclosure gasket not sealed as required by manufacturer. Moderate improvement on reads after cleaning. Residents continued to have difficulty having tags read. Contacted support, determined unit is compromised and needed to be replaced. Not covered by warranty due to improper installation by previous vendor. After approval by Denise arranged for advanced replacement. Unit arrived two days later, arrived to install and found Sure-Fi relay for reader missing from cabinet, David had taken home. Had to wait for him to return it to complete installation. After receiving Sure-Fi unit, installed reader and tested operations successfully. Monitored vehicles entering, very strong range and reads on clear vehicle tags. Noted some resident tags we're very faded and could less consistently read, advised Denise.</p>	\$175.00	\$4,200.00

Line	Qty	Description	Unit Price	Ext. Price
		Pedestrian gate not opening/closing according to schedule. Tested and troubleshot. Found was not taking effect though applied properly. Worked with TEKWAVE support, after clearing configuration and restarting panel schedule was applied successfully.		
2	1	Front gate barrier struck while onsite, reseated arm and restored operations.	\$1,489.00	\$1,489.00
3	6	Replacement BAI Reader and shipping	\$175.00	\$1,050.00
		Service call- Front gate NVR		
		Contacted Avigilon technical support, reviewed and confirmed re-image process. Downloaded image, created USB boot drive, transferred image to boot drive (slow, time consuming process 2.5 hrs). Booted to USB drive, restored image (1 hr). Worked with support to configure ACC7 platform software and restored functionality. Established remote connectivity and ensured cloud platform connectivity.		
4	1	New post for Takwave call box front gate - Install and reconfigure setup	\$1,200.00	\$1,200.00
5	1	Service - Replace LEDs -	\$235.00	\$235.00
		We checked all arms on both entrances. At the main entrance we fix the LED for guest and on the exit of back gate we installed 2 LED from the guard house.		
		Sales Tax		\$0.00
			<b>Total</b>	<b>\$8,174.00</b>

**Notes:**

Please contact me if I can be of further assistance.



0 0

**ACCOUNT SUMMARY**

Credit Limit \$10,000.00  
 Credit Available \$9,741.00  
 Statement Closing Date February 28, 2026  
 Days in Billing Cycle 28  
 Previous Balance \$2,991.84  
 Payments & Credits \$3,433.90  
 Purchases & Other Charges \$474.87  
 Balance Transfer \$0.00  
**FEES CHARGED** \$75.00  
**INTEREST CHARGED** \$0.00  
 New Balance \$107.81  
 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 \$107.81  
**Minimum Payment Due** \$107.81  
**Payment Due Date** March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
<b>\$2,237.07-</b>				
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	2,312.07-
02/28	02/28	F151500EB000CYLAC	ANNUAL FEE 03/26 THROUGH 02/27	75.00
02/28	02/28		VALLEY ONECARD CASH REWARD CREDIT	13.42-
<b>\$0.00</b>				
<b>\$633.54-</b>				
02/03	02/03	5548077DK5H861FPL	SEELYE ACQUISITION INC APOPKA FL MCC: 5085 MERCHANT ZIP: 32703	27.29
02/03	02/03	5548077DK5H861FPQ	SEELYE ACQUISITION INC APOPKA FL MCC: 5085 MERCHANT ZIP: 32703	31.28
02/03	02/03	5554650DJJGYARLGP	GALCO INDUSTRIAL ELECT MADISON HEIGH MI MCC: 5085 MERCHANT ZIP: 48071	255.13
02/04	02/04	5270715DL09FHVJE3	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	59.97-
02/09	02/09	5270715DT09FHRTYB	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	395.58-

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** March 25, 2026  
**New Balance** \$107.81  
 Minimum Payment Due \$107.81  
 Past Due Amount \$0.00

Make Check  
 Payable to:

Amount Enclosed:

\$

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
02/09	02/09	5270715DT09FHRTYX	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	61.97-
02/09	02/09	5270715DT09FHRTY3	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	590.89-
02/19	02/19	5270715E309FHRDV1	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	114.94
02/25	02/25	5543286E861JTJ9J5	SQ *SARASOTA LOCK & KE SARASOTA FL MCC: 7399 MERCHANT ZIP: 34237	24.00
02/26	02/26	5270715EA09FK69P0	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	22.23

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$107.81 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

TOTAL \*FINANCE CHARGE\* PAID IN 2025 \$6.52

**REWARDS SUMMARY**

Previous Cashback Balance	\$15.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.58-	\$0-\$500,000 = 0.25%
New Cashback Balance	\$0.00	\$500,001-\$1,500,000 = 0.60%
Cash Back Credited this Month	\$13	\$1,500,00-\$4,000,000 = 0.75%
Your cashback will be award on	Feb 2026	\$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	28	\$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**

**02/28/2026 Statement**

<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>GL Code</b>	<b>Amount</b>	<b>Cleared</b>	<b>Receipt</b>
1/31/2026		Previous Balance	57200-4647	\$ 2,991.84		
2/3/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 27.29	Y	Y
2/3/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 31.28	Y	Y
2/3/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 255.13	Y	Y
2/4/2026	Home Depot	Maintenance Supplies	57200-4647	\$ (59.97)	Y	Y
2/9/2026	Home Depot	Maintenance Supplies	57200-4647	\$ (395.58)	Y	Y
2/9/2026	Home Depot	Maintenance Supplies	57200-4647	\$ (61.97)	Y	Y
2/9/2026	Home Depot	Maintenance Supplies	57200-4647	\$ (590.89)	Y	Y
2/19/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 114.94	Y	Y
2/25/2026	Sarasota Lock & Key	Maintenance Supplies	57200-4647	\$ 24.00	Y	Y
2/26/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 22.23	Y	Y
2/28/2026		Annual Fee	57200-4647	\$ 75.00	Y	Y
2/28/2026		Payments and Credits	57200-4647	\$ (2,325.49)	Y	Y

**001-10103**

Total activity	107.81
Replenish card	-
Credit/Refund	-
<b>02/28/2026 Statement</b>	<u>107.81</u>
	<b>\$ 107.81</b>

**Expense Summary**

57200-4647	(107.81)
53900-4609	-
57200-5101	-
57200-4761	-
51300-4903	-
52900-4809	-
	<u>(107.81)</u>

**TRUE**



**How doers  
get more done.**

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

6319 00019 51722 02/04/26 03:49 PM

CASHIER MARVIN

\* ORIG REC: 6319 019 39057 01/23/26 TA \*

1011-553-609 CIRCBREA LED -59.97N

SUBTOTAL -59.97

SALES TAX 0.00

TOTAL -59.97

XXXXXXXXXXXX7622 MASTERCARD -59.97

INVOICE 1193819 TA

**REFUND-CUSTOMER COPY**

CUSTOMER PRO XTRA ID ###-###-0418  
THIS RECEIPT PO/JOB NAME: electrical

----- PRO XTRA -----  
\$59.97 will be removed from your total  
qualifying spend in 2026.

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



# UNIVERSITY PLACE CDD

Order # WH21615089

---

## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Slatwall Hooks Set [20Pack] in Black Steel Wall Rack with U & J Hooks and Straps for Garage & Garden Tools Organization SKU 1014698749	0	\$0.00	\$0.00	\$0.00	\$0.00
Slatwall Series 14in. Black Iron Wall Rack with Anti-Slip Rubber Cover and Multi-Size Hooks for Garage Storage SKU 1014698759	0	\$0.00	\$0.00	\$0.00	\$0.00

## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Slatwall Series 14in. Black Steel Wall Rack with 14 Pack Utility Hooks for Garage and Home Organization SKU 1014698754	0	\$0.00	\$0.00	\$0.00	\$0.00

## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Slatwall 4 in. Hooks (12-Pack) SKU 1000528373	0	\$0.00	\$0.00	\$0.00	\$0.00
Slatwall Hook Kit (20-Piece) SKU 1000058647	0	\$0.00	\$0.00	\$0.00	\$0.00

Subtotal	\$413.88
Discount	\$18.30
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$395.58</b>



# UNIVERSITY PLACE CDD

Order # WH21614619

---

## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
GearTrack 48 in. W Track System Rail in Smoke (2-Pack) SKU 1007887687	0	\$0.00	\$0.00	\$0.00	\$0.00

## Ship To Home

**Ordered**

1/24/2026

**Delivered**

1/28/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
------------------	-----	------------	----------	----------------	----------------

Garage Slat Wall Starter Kit (8-Piece) SKU 1003011846	2	\$0.00	\$0.00	\$0.00	\$0.00
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## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Twin Garage Hook for GearTrack or GearWall SKU 1001166771	0	\$0.00	\$0.00	\$0.00	\$0.00

---

## Ship To Home

**Ordered**

1/24/2026

**Delivered**

1/31/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Screwdriver Caddy for Garage Slat Wall and Track Systems SKU 1003011847	1	\$0.00	\$0.00	\$0.00	\$0.00

---

## Ship To Home

**Ordered**

1/24/2026

**Delivered**

1/24/2026

<b>Item Description</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Discount</b>	<b>Net Unit Price</b>	<b>Pre Tax Amount</b>
18 in. W x 12 in. D Ventilated Wire Basket Garage Storage for GearTrack or GearWall SKU 1000299891	1	\$0.00	\$0.00	\$0.00	\$0.00
24 in. Vertical Rail for Garage Wall Track System SKU 1003912913	2	\$0.00	\$0.00	\$0.00	\$0.00
24 in. Box Beam Level SKU 1004515696	1	\$0.00	\$0.00	\$0.00	\$0.00
2 in. Color Matched Screws for Garage GearTrack Channels and GearWall Panels - 32/pack SKU 1002075835	1	\$0.00	\$0.00	\$0.00	\$0.00
15 in. Basket for Garage Slat Wall and Track Systems SKU 1003011878	1	\$0.00	\$0.00	\$0.00	\$0.00

## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

<b>Item Description</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Discount</b>	<b>Net Unit Price</b>	<b>Pre Tax Amount</b>
Slatwall 6 in. Steel Quad Hook (2-Pack) SKU 1001280085	0	\$0.00	\$0.00	\$0.00	\$0.00

84 in. Wall Track for Garage Wall Track System SKU 1003011862	0	\$0.00	\$0.00	\$0.00	\$0.00
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## Ship To Home

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
48 in. W Garage Wall Storage GearWall Panel (2-Pack) SKU 1001492033	0	\$0.00	\$0.00	\$0.00	\$0.00
GearTrack End Cap for Channels (4-Pack) SKU 1001164315	0	\$0.00	\$0.00	\$0.00	\$0.00
Premier Series 20 in. x 45 in. Metal Garage Wall Shelving in Hammered Granite SKU 1000299888	0	\$0.00	\$0.00	\$0.00	\$0.00
Garage Wall Track Starter Kit (5-Piece) SKU 1003011838	0	\$0.00	\$0.00	\$0.00	\$0.00
J and L Garage Hooks for GearTrack or GearWall (8-Pack) SKU 1001164823	0	\$0.00	\$0.00	\$0.00	\$0.00
48 in. W Garage Wall Storage GearTrack Channel (2-pack) SKU 1001165105	0	\$0.00	\$0.00	\$0.00	\$0.00
12 in. Utility Bag for Garage Slat Wall and Track Systems SKU 1003011844	0	\$0.00	\$0.00	\$0.00	\$0.00

## Buy Online Deliver From Store

**Ordered**

1/24/2026

**Delivered**

1/24/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
48 in. Box Beam Level SKU 1004515695	1	\$0.00	\$0.00	\$0.00	\$0.00

## Buy Online Deliver From Store

**Ordered**

1/24/2026

**Returned**

2/9/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Hand and Nail Brush SKU 611533	0	\$0.00	\$0.00	\$0.00	\$0.00

## Buy Online Ship To Store

**Ordered**

1/24/2026

**Complete**

2/2/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
------------------	-----	------------	----------	----------------	----------------

GearWall 8 ft. W Panel Trim (6-Pack)	1	\$0.00	\$0.00	\$0.00	\$0.00
SKU 1001640911					

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96 in. W Garage Wall Storage GearWall Panel (2-Pack)	0	\$0.00	\$0.00	\$0.00	\$0.00
SKU 1001640910					

---

Subtotal	\$964.65
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$964.65</b>



**How doers  
get more done.**

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

6319 00020 32928 02/09/26 12:58 PM  
CASHIER DENISE

\* ORIG REC: 8119 051 95441 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 138.40  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 8119 041 52294 01/25/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 28.18  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 8119 030 18041 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 252.07  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 8119 060 91128 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 11.99  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 8119 032 57227 01/27/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 18.85  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 8119 055 90484 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 29.99  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 8119 045 46974 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 111.41  
SALES TAX 0.00  
TAX EXEMPT

SUBTOTAL -590.89  
SALES TAX 0.00  
TOTAL -\$590.89  
XXXXXXXXXXXX7622 MASTERCARD -590.89  
INVOICE 6201265 TA

**REFUND-CUSTOMER COPY**

CUSTOMER PRO XTRA ID ###-###-0418  
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 00020 32944 02/09/26 01:07 PM  
CASHIER DENISE

\* ORIG REC: 8119 045 46974 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 54.99  
SALES TAX 0.00  
TAX EXEMPT

\* ORIG REC: 6319 090 13897 01/24/26 TA \*

ORDER ID: WH21614619  
RECALL AMOUNT 6.98  
SALES TAX 0.00  
TAX EXEMPT

SUBTOTAL -61.97  
SALES TAX 0.00  
TOTAL -\$61.97  
XXXXXXXXXXXX7622 MASTERCARD -61.97  
INVOICE 6201267 TA

**REFUND-CUSTOMER COPY**

CUSTOMER PRO XTRA ID ###-###-0418  
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 00020 32936 02/09/26 01:00 PM  
CASHIER DENISE

\* ORIG REC: 8119 064 00055 01/26/26 TA \*

ORDER ID: WH21615089  
RECALL AMOUNT 250.60  
SALES TAX 0.00

TAX EXEMPT

\* ORIG REC: 8119 011 06160 01/27/26 TA \*

ORDER ID: WH21615089  
RECALL AMOUNT 144.98  
SALES TAX 0.00

TAX EXEMPT

SUBTOTAL -395.58  
SALES TAX 0.00  
TOTAL -\$395.58  
XXXXXXXXXXXX7622 MASTERCARD -395.58  
INVOICE 6201266 TA

REFUND-CUSTOMER COPY

CUSTOMER PRO XTRA ID ###-###-0418  
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 00031 40092 02/19/26 05:15 PM  
SALE CASHIER MOLLY

6974334559562 HUSKYRADJ <A> 14.98N  
HUSKY REAR TRIGGER ADJ TIP  
097298070112 17825 <A>  
POCKET HOSE 3/4' X 100FT GARDEN HOSE  
2@49.98 99.96N

SUBTOTAL 114.94  
SALES TAX 0.00  
TAX EXEMPT  
TOTAL \$114.94  
XXXXXXXXXXXX7622 MASTERCARD USD\$ 114.94  
AUTH CODE 019068/6315402 TA  
Chip Read  
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 02/18: \$2,329.47

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Credit Card. Apply and SAVE UP TO \$100.  
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6319 02/19/26 05:15 PM



6319 31 40092 02/19/2026 0436

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/20/2026

**Sarasota Lock & Key**

1342 N. Lime Ave      February 25, 2026  
Sarasota, FL                      3:43 PM  
34237                                  Sarasota  
(941) 953-3773  
www.affordablelock.com

---

Receipt: FTKO  
Authorization: 025037

---

Mastercard  
AID A0 00 00 00 04 10 10

---

Double Sided Key Cut x 3                      \$24.00  
(\$8.00 each)

OTC Sale    \$0.00  
Tax exempt certificate  
#85-8012688711c-1

---

**Total    \$24.00**  
Mastercard 7622 (Contactless)      \$24.00

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 # WH24167697  
Invoice Number(s) # 9900664

---

PO/Job Name: Gates Safety Beam Covers

## Buy Online Pickup In Store

**Ordered**

2/26/2026

**Complete**

2/27/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
#8 x 3/8 in. Brown Stainless Steel Hex Head Gutter Sheet Metal Screw (25-Pack) SKU 1003459120	2	\$5.97	\$0.00	\$0.00	\$11.94
#6 x 3/8 in. Stainless Steel Phillips Pan Head Sheet Metal Screw (8-Pack) SKU 1006540291	4	\$1.47	\$0.00	\$0.00	\$5.88
#8 x 3/8 in. Slotted Hex Head Zinc Plated Sheet Metal Screw (12-Pack) SKU 1006540188	3	\$1.47	\$0.00	\$0.00	\$4.41

Subtotal	\$22.23
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$22.23</b>



# UNIVERSITY PLACE CDD

Order # WH24219433  
Invoice Number(s) # 8900852

---

PO/Job Name: Monument Medallions rpr

## Buy Online Pickup In Store

**Ordered**  
2/27/2026  
**Complete**  
2/28/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1/4 in. x 2-3/4 in. Hex-Washer-Head Concrete Anchors (75-Piece) SKU 165739	1	\$34.97	\$0.00	\$0.00	\$34.97
1/4 in. x 3-1/4 in. Hex-Washer-Head Concrete Anchors (75-Piece) SKU 155630	1	\$36.47	\$0.00	\$0.00	\$36.47
				Subtotal	\$71.44
				Discount	\$0.00
				Shipping	\$0.00

Delivery Charge	\$0.00
Sales Tax	\$0.00
<b>Order Total</b>	<b>\$71.44</b>



How doers  
get more done.

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

6319 00020 50300 02/27/26 01:58 PM  
SALE CASHIER DENISE

887480036145 S HOOK <A>  
"S-HOOKS .130" X 1-1/2" SS 3PK"  
7@3.28 22.96N  
092097242005 TAPCON 3/16 <A> 10.84N  
TAPCON 3/16X1-1/4 HEX HEAD 25 PK

SUBTOTAL 33.80  
SALES TAX 0.00  
TAX EXEMPT TOTAL \$33.80  
XXXXXXXXXXXX7622 MASTERCARD USD\$ 33.80  
AUTH CODE 027029/8202251 TA  
Chip Read  
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY  
THIS RECEIPT PO/JOB NAME: Garage Sale Bann  
er

2026 PRO XTRA SPEND 02/26: \$2,477.62

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Credit Card. Apply and SAVE UP TO \$100.  
Learn more at [homedepot.com/credit](http://homedepot.com/credit)

6319 02/27/26 01:58 PM



6319 20 50300 02/27/2026 0337

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 05/28/2026



**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 #
2/24/2026	27923

Bill To
University Place CDD C/O Rizzetta & Company 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Please Note new email address!!  
  
office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	Repairs		
	ITEM #1 - Field service to repair leaking 2" PVC pipe in lake at pump station #3. To include cutting out old section of pipe that is cracked and attach old pipe together with coupling. As per quotation.	600.00	600.00
	ITEM #2 - Field service to furnish and install 40' of 4" pipe to extend filter backwash line further into lake. As per quotation.	850.00	850.00
		<b>Total</b>	<b>\$1,450.00</b>

W/O No.	39778
---------	-------

**We Accept Visa, Mastercard and American Express**



**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 #
3/6/2026	27966

Bill To
University Place CDD C/O Rizzetta & Company 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Please Note new email address!!  
  
office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	Field service to check pump station #2, found a clogged transducer port. Cleaned line and tested, everything tests and runs good.	300.00	300.00
		<b>Total</b>	<b>\$300.00</b>

W/O No.	40032
---------	-------

**We Accept Visa, Mastercard and American Express**



**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 #
3/20/2026	28035

Bill To
University Place CDD C/O Rizzetta & Company 3434 Colwell Avenue, Ste 200 Tampa, FL 33614

Please Note new email address!!  
  
office@wettec.biz

P.O. No.	Terms
	Net 10 Days

Quantity	Description	Rate	Amount
	Annual Filter Maintenance		
	Service to perform annual maintenance on (5) Amiad filters to include: : Disassembly and inspection of filters : Replace all parts in factory maintenance kit 700194-000032 : Grease all o-rings and seals : Replace all AA batteries with new energizer ultimate lithium : Reassemble and test	2,500.00	2,500.00
		<b>Total</b>	\$2,500.00

W/O No.	40017
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**We Accept Visa, Mastercard and American Express**

# **Tab 10**

**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, April 6, 2026, at 4:30 p.m.** at the Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Bld. Sarasota, FL 34201.

Present and constituting a quorum:

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

Also present were:

Matt O’Nolan	<b>District Manager, Rizzetta &amp; Company</b>
Robert Dvorak	<b>District Engineer, BDI Engineer (via phone)</b>
Andy Cohen	<b>District Counsel, Persson, Cohen, Mooney, Fernandez and Jackson (via phone)</b>

Audience	<b>Present</b>
----------	----------------

**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 Board heard comments on invoices.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen presented his report to the Board.

50 **B. District Engineer**

51 Mr. Dvorak presented his report to the Board and spoke about manhole repair that is  
52 potentially needed and is working with the county on it.  
53

On a motion from Ms. Pygott seconded by Mr. Meyers, with all in favor, the Board of Supervisors approved the land clearing proposal from TLC in the amount of \$8,864.00 proposal #1399, for the University Place Community Development District.

54 Supervisor Hartz and District Engineer are working on obtaining proposals for oil-  
55 stained paver replacement.  
56

57  
58 **C. District Manager Report**

59 The Board cancelled the April 8th workshop. The next workshop will be May 13th,  
60 2026, and Mr. O’Nolan will attend.

61 Mr. O’Nolan advised the Board that the next regular Board of Supervisors meeting  
62 will be on June 1, 2026, at 4:30pm.  
63

64  
65 **FOURTH ORDER OF BUSINESS**

**Review of Financial Statements for  
February 2026**

66  
67  
68 Mr. O’Nolan presented the February 2026 Financial Statement.  
69

70 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for January  
and February 2026**

71  
72  
73  
74 The Board reviewed the Operation and Maintenance Expenditures for January and  
75 February 2026.  
76

77 **SIXTH ORDER OF BUSINESS**

**Consideration of Regular Board of  
Supervisors Meeting Minutes for March  
11, 2026**

78  
79  
80 On a motion from Ms. Broyhill seconded by Ms. Pygott with all in favor, the Board of Supervisors approved the Operations and Maintenance for January (\$34,182.14) and February (\$121,817.60) 2026, the regular Board of Supervisors Meeting Minutes for March 11, 2026, as presented, for the University Place Community Development District.

81  
82 The Board agreed to utilize one single email for residential irrigation concerns and all  
83 Board members will have access. Supervisor Hartz to send DM email login and  
84 password to share with the rest of the Board.  
85  
86  
87  
88  
89  
90

91 **SEVENTH ORDER OF BUSINESS** **Consideration of the 4<sup>th</sup> Quarter**  
92 **Website Audit**  
93

On a motion from Ms. Pygott seconded by Mr. Ingrassia, with all in favor, the Board of Supervisors accepted the 4th quarter website audit for the University Place Community Development District.

94 **EIGHTH ORDER OF BUSINESS** **Consideration of the CDD and HOA**  
95 **Agreement**  
96  
97

On a motion from Ms. Broyhill seconded by Mr. Myers, with all in favor, the Board of Supervisors approved the CDD and HOA agreement pending simple draft from Counsel, adding slough area in wetland and preserve, for the University Place Community Development District.

98  
99 **NINTH ORDER OF BUSINESS** **Discussion of Pump Station #2**  
100 **Replacement**  
101

On a motion from Mr. Myers seconded by Mr. Ingrassia, with all in favor, the Board of Supervisors approved the pump two electrical replacement in the amount of \$5,125.00 for the University Place Community Development District.

102  
103 **TENTH ORDER OF BUSINESS** **Consideration of Hoover Pumping**  
104 **System Proposal**  
105

On a motion from Mr. Myers seconded by Ms. Hartz, with all in favor, the Board of Supervisors approved the Hoover pump systems proposal in the amount of \$66,167.47 to come out of reserves pending draft from Counsel and added to Districts insurance for the University Place Community Development District.

106  
107 **ELEVENTH ORDER OF BUSINESS** **Supervisor Requests**  
108

Supervisor Ingrassia requested landscaping vendor to remove moss on trees on Copper Creek.

The Board requested staff follow up on Supervisor pay.

113  
114 **TWELFTH ORDER OF BUSINESS** **Adjournment**

On a motion from Ms. Pygott seconded by Mr. Ingrassia with all in favor, the Board of Supervisors adjourned the meeting at 5:24 p.m. for the University Place Community Development District.

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Assistant Secretary

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Chairman / Vice-Chairman

DRAFT