



Rizzetta & Company

University Place Community Development District

Board of Supervisors' Meeting August 3, 2026

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

www.universityplacecdd.org

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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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

**Board of Supervisors
University Place
Community Development District**

July 27, 2026

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, August 3, 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:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget
 1. Public Comments on the Fiscal Year 2026-2027 Final Budget
 2. Consideration of Resolution 2026-03, Adopting the Final Budget for Fiscal Year 2026-2027 Tab 1
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments
 1. Public Comments on the Fiscal Year 2026-2027 Special Assessments
 2. Consideration of Resolution 2026-04, Levying the O&M Assessments for Fiscal Year 2026-2027 Tab 2
 3. Consideration of Resolution 2026-05, Setting the Meeting Schedule for Fiscal Year 2026-2027 USC
 4. Consideration of Resolution 2026-06, Setting the Workshop Meeting Schedule for Fiscal Year 2026-2027 .. USC
 - C. Ratification of the 2025 Financial Audit Tab 5
 - D. Discussion of District Credit Card
 - E. Consideration of Holiday Lighting Proposal Tab 6
 - F. Consideration of Goals and Objectives Tab 7
 - G. Ratification decision to clean out the Meeting St Preserve drainage
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for June 2026 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures for April and May 2026 Tab 9
 - C. Consideration of the Workshop Meeting Minutes for June 1, 2026, Tab 10

University Place Community Development District

- D. Consideration of the Board of Supervisors Meeting Minutes
from June 28, 2026, Tab 11
- 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

Proposed Budget University Place Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 566,932	\$ 566,932	\$ 556,509	\$ 10,423	\$ 556,700	\$ 191	Was \$616,023 (2025)
6								
7	Assessment Revenue Subtotal	\$ 566,932	\$ 566,932	\$ 556,509	\$ 10,423	\$ 556,700	\$ 191	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 4,146	\$ 9,950	\$ 12,000	\$ (2,050)	\$ 10,000	\$ (2,000)	Interest Projected At \$1,000 Per Month
13	Other Miscellaneous Revenues							
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	Other Revenue Subtotal	\$ 4,146	\$ 9,950	\$ 12,000	\$ (2,050)	\$ 10,000	\$ (2,000)	
17								
18	TOTAL REVENUES	\$ 571,078	\$ 576,882	\$ 568,509	\$ 8,373	\$ 566,700	\$ (1,809)	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 6,400	\$ 15,360	\$ 21,000	\$ 5,640	\$ 21,000	\$ -	11 Workshops &10 Regular CDD Meetings Per Year
24	Financial & Administrative							

Proposed Budget University Place Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
25	Accounting Services	\$ 6,166	\$ 14,798	\$ 14,800	\$ 2	\$ 15,244	\$ 444	Per Contract
26	Administrative Services	\$ 1,357	\$ 3,257	\$ 3,256	\$ (1)	\$ 3,354	\$ 98	Per Contract
27	Assessment Roll	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ 3,090	\$ 90	Per Contract
28	Auditing Services	\$ -	\$ -	\$ 6,800	\$ 6,800	\$ 6,800	\$ -	Fixed
29	Conference & Seminars	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Keep for future Conferences
30	Disclosure Report	\$ -	\$ -	\$ 350	\$ 350	\$ 350	\$ -	Flat
31	District Engineer (HWM \$22,500)	\$ 5,590	\$ 13,416	\$ 25,000	\$ 11,584	\$ 20,000	\$ (5,000)	Been running under budget
32	District Management	\$ 6,737	\$ 16,169	\$ 16,169	\$ 0	\$ 16,654	\$ 485	Per Contract
33	Dues, Licenses & Fees	\$ 175	\$ 420	\$ 300	\$ (120)	\$ 300	\$ -	actuals
34	Employee - Payroll Processing Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Do we need to keep?
35	Financial & Revenue Collections	\$ 1,156	\$ 2,774	\$ 2,775	\$ 1	\$ 2,858	\$ 83	Per Contract
36	Legal Advertising (HWM \$500)	\$ 88	\$ 211	\$ 500	\$ 289	\$ 300	\$ (200)	actuals
37	Public Officials Liability Insurance	\$ 3,198	\$ 7,675	\$ -	\$ (7,675)	\$ 4,078	\$ 4,078	EGIS Estimate
38	Miscellaneous Mailings (HWM \$3,000)	\$ -	\$ -	\$ 900	\$ 900	\$ 2,000	\$ 1,100	Postage & Delivery (2X year max)
39	Trustees Fees	\$ 1,347	\$ 3,233	\$ 4,600	\$ 1,367	\$ 4,600	\$ -	
40	Website Hosting, Maintenance, Backup	\$ 2,613	\$ 6,271	\$ 4,013	\$ (2,258)	\$ 4,118	\$ 105	Per CDD Website and Rizzetta Contracts
41	Legal Counsel							
42	District Counsel (HWM \$15,000)	\$ 4,073	\$ 9,775	\$ 14,000	\$ 4,225	\$ 12,000	\$ (2,000)	Running \$9.75 - \$12K
43								
44	Administrative Subtotal	\$ 41,900	\$ 96,360	\$ 117,463	\$ 21,103	\$ 116,746	\$ (717)	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Security Operations							

Proposed Budget University Place Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
50	Gate Maintenance & Repair	\$ 4,805	\$ 11,532	\$ 5,000	\$ (6,532)	\$ 5,000	\$ -	Trending \$8k last two FY
51	Guardhouse Maintenance	\$ 2,200	\$ 5,280	\$ 2,500	\$ (2,780)	\$ 2,500	\$ -	Flat
52	Security Monitoring Services	\$ 25,017	\$ 60,041	\$ 85,000	\$ 24,959	\$ 85,000	\$ -	Per contracts
53	Electric Utility Services							
54	Utility Services (HWM \$4,000)	\$ 1,344	\$ 3,226	\$ 3,000	\$ (226)	\$ 2,500	\$ (500)	\$1,619 spent last FY
55	Utility - Street Lights	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Flat
56	Utility - Aerator, Fountain, Irrigation & Well Pumps (HWM \$35,000)	\$ 16,750	\$ 40,200	\$ 30,000	\$ (10,200)	\$ 30,000	\$ -	FPL Projection Cost - Lift & Pump Station- Spent \$30k LY
57	Water-Sewer Combination Services							
58	Utility Services	\$ 260	\$ 624	\$ 6,000	\$ 5,376	\$ 1,500	\$ (4,500)	\$2,296 spent LY
59	Stormwater Control (move these to Reserves)							
60	Stormwater System Repair (HWM \$4,000)	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ (4,000)	Move to Reserves: Culverts / Storm Water
61	Wetland Monitoring & Maintenance (HWM \$3,000)	\$ -	\$ -	\$ 500	\$ 500	\$ -	\$ (500)	District Engineer
62	Other Physical Environment							
63	Employee - Incentives and Bonuses	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Are we hiring a 2nd Handyman?
64	Employee - Payroll Taxes	\$ 1,260	\$ 3,024	\$ 2,500	\$ (524)	\$ 2,800	\$ 300	Projection \$2,800 Year
65	Employee - Salaries	\$ 7,513	\$ 18,031	\$ 10,500	\$ (7,531)	\$ 12,500	\$ 2,000	Trending \$14k TY
66	Employee - Workers Comp	\$ 1,500	\$ 3,600	\$ 1,000	\$ (2,600)	\$ 1,700	\$ 700	Estimated Increase
67	General Liability/Property Insurance	\$ 8,029	\$ 8,029	\$ 13,000	\$ 4,971	\$ 15,008	\$ 2,008	EGIS Estimate
68	Holiday Decorations	\$ -	\$ -	\$ 100	\$ 100	\$ 5,000	\$ 4,900	Flat
69	Irrigation Maintenance	\$ 37,679	\$ 90,430	\$ 86,400	\$ (4,030)	\$ 86,400	\$ -	\$7,200 Month/\$86,400 Year auto renews annually
70	Irrigation Maintenance & Repairs	\$ 19,370	\$ 46,488	\$ 40,000	\$ (6,488)	\$ 40,000	\$ -	Spent \$38,129 LY
71	Landscape Inspection Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Included in Contract
72	Landscape Maintenance	\$ 30,472	\$ 73,133	\$ 72,996	\$ (137)	\$ 72,996	\$ -	\$6,083 Month/\$72,996 Year through 10/27
73	Landscape Replacement Plants, Shrubs, Trees	\$ 76,300	\$ 183,120	\$ 20,000	\$ (163,120)	\$ 20,000	\$ -	Flat

Proposed Budget University Place Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
74	Pump Station (HWM \$20,000)	\$ 9,933	\$ 23,839	\$ 30,000	\$ 6,161	\$ 10,000	\$ (20,000)	Average \$10k last two FY (new pumps)
75	Road & Street Facilities							
76	Roadway Repair & Maintenance	\$ 5,600	\$ 13,440	\$ 5,000	\$ (8,440)	\$ 10,000	\$ 5,000	Anticipated Repairs
77	Sidewalk Maintenance & Repair	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	Sidewalk Repair Maint & pressure washing expenses
78	Street Light/Decorative Light Maintenance (HWM \$2,000)	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 500	\$ (1,500)	more reasonable
79	Parks & Recreation							
80	Maintenance & Repairs	\$ 4,544	\$ 10,906	\$ 6,000	\$ (4,906)	\$ 10,000	\$ 4,000	\$11,660 spent YTD \$7k spent LY
81	Office Supplies	\$ 428	\$ 1,027	\$ 550	\$ (477)	\$ 750	\$ 200	Trending \$750 TY
82	Room Rentals	\$ 3,020	\$ 7,248	\$ 3,000	\$ (4,248)	\$ 3,800	\$ 800	Meeting Space
83	Telephone, Internet, Cable	\$ 3,754	\$ 9,010	\$ 8,000	\$ (1,010)	\$ 9,000	\$ 1,000	Trending \$9k TY
84	Contingency							
85	Miscellaneous Contingency	\$ 11,660	\$ 27,984	\$ 1,000	\$ (26,984)	\$ 10,000	\$ 9,000	AS IS for Now: \$11,660 spent YTD
86								
87	Field Operations Subtotal	\$ 271,438	\$ 640,211	\$ 451,046	\$ (189,165)	\$ 449,954	\$ (1,092)	
88								
89	TOTAL EXPENDITURES	\$ 313,338	\$ 736,571	\$ 568,509	\$ (168,062)	\$ 566,700	\$ (1,809)	
90								
91	EXCESS OF REVENUES OVER EXPENDITURES	\$ 257,740	\$ (159,689)	\$ -	\$ (159,689)	\$ -	\$ -	
92								

Proposed Budget University Place Community Development District Reserve Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll	\$ 272,718	\$ 272,718	\$ 254,858	\$ 17,860	\$ 246,199	\$ (8,659)
6							
7	Assessment Revenue Subtotal	\$ 272,718	\$ 272,718	\$ 254,858	\$ 17,860	\$ 246,199	\$ (8,659)
8							
9	OTHER REVENUES						
10							
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Interest Earnings	\$ 2,988	\$ 7,171	\$ -	\$ 7,171	\$ 7,171	\$ 7,171
13							
14	Other Revenue Subtotal	\$ 2,988	\$ 7,171	\$ -	\$ 7,171	\$ 7,171	\$ 7,171
15							
16	TOTAL REVENUES	\$ 275,706	\$ 279,889	\$ 254,858	\$ 25,031	\$ 253,370	\$ (1,488)
17							
18	EXPENDITURES						

Proposed Budget							
University Place Community Development District							
Reserve Fund							
Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
19							
20	Contingency / Reserves						
21	Storm Water/Culverts (Move from 59-61)	\$ -	\$ -	\$ 10,988	\$ 10,988	\$ 8,000	\$ (2,988)
22	Fence/Monuments	\$ -	\$ -	\$ 18,311	\$ 18,311	\$ 18,311	\$ -
23	Gate Maintenance & Repair	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -
24	Irrigation: Maintenance	\$ -	\$ -	\$ 32,000	\$ 32,000	\$ 32,000	\$ -
25	Ponds (had a duplicate entry at 21)	\$ -	\$ -	\$ 10,988	\$ 10,988	\$ 10,988	\$ -
26	Irrigation: Pump Stations (Var Freq Drive - Coates Row)	\$ -	\$ -	\$ 69,000	\$ 69,000	\$ 69,000	\$ -
27	Roadway Repair & Maintenance	\$ -	\$ -	\$ 101,571	\$ 101,571	\$ 101,571	\$ -
28	Street Lights/Decorative	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500
29							
30	TOTAL EXPENDITURES	\$ -	\$ -	\$ 254,858	\$ 254,858	\$ 253,370	\$ (1,488)
31							
32	EXCESS OF REVENUES OVER EXPENDITURES	\$ 275,706	\$ 279,889	\$ -	\$ 279,889	\$ -	\$ -
33							

University Place Community Development District		
Debt Service		
Fiscal Year 2026/2027		
Chart of Accounts Classification	Series 2022	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$269,715.91	\$269,715.91
TOTAL REVENUES	\$269,715.91	\$269,715.91
EXPENDITURES		
Administrative		
Debt Service Obligation	\$269,715.91	\$269,715.91
Administrative Subtotal	\$269,715.91	\$269,715.91
TOTAL EXPENDITURES	\$269,715.91	\$269,715.91
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS	\$290,017.11
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Notes:

Tax Roll County Collection Costs and Early Payment Discount is 7.0% of Tax Roll.

⁽¹⁾ Maximum Annual Debt Service less prepaid assessments received.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$802,899.00		2025/2026 O&M Budget:	\$801,879.00
Collection Costs:	3%	\$25,899.97		2026/2027 O&M Budget:	\$802,899.00
Early Payment Discounts:	4%	\$34,533.29			
2026/2027 Total:		<u>\$863,332.26</u>		Total Difference:	<u>\$1,020.00</u>
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 52'	Series 2022 Debt Service	\$588.52	\$588.52	\$0.00	0.00%
	Operations/Maintenance	\$1,682.41	\$1,684.55	\$2.14	0.13%
	Total	\$2,270.93	\$2,273.07	\$2.14	0.09%
Single Family 52' (Partial)	Series 2022 Debt Service	\$152.74	\$152.74	\$0.00	0.00%
	Operations/Maintenance	\$1,682.41	\$1,684.55	\$2.14	0.13%
	Total	\$1,835.15	\$1,837.29	\$2.14	0.12%
Single Family 65'	Series 2022 Debt Service	\$735.67	\$735.67	\$0.00	0.00%
	Operations/Maintenance	\$2,103.01	\$2,105.69	\$2.68	0.13%
	Total	\$2,838.68	\$2,841.36	\$2.68	0.09%
Single Family 65' (Partial)	Series 2022 Debt Service	\$190.93	\$190.93	\$0.00	0.00%
	Operations/Maintenance	\$2,103.01	\$2,105.69	\$2.68	0.13%
	Total	\$2,293.94	\$2,296.62	\$2.68	0.12%
Single Family 75'	Series 2022 Debt Service	\$848.85	\$848.85	\$0.00	0.00%
	Operations/Maintenance	\$2,426.56	\$2,429.64	\$3.08	0.13%
	Total	\$3,275.41	\$3,278.49	\$3.08	0.09%
Single Family 75' (Partial)	Series 2022 Debt Service	\$220.30	\$220.30	\$0.00	0.00%
	Operations/Maintenance	\$2,426.56	\$2,429.64	\$3.08	0.13%
	Total	\$2,646.86	\$2,649.94	\$3.08	0.12%
Single Family 80'	Series 2022 Debt Service	\$905.44	\$905.44	\$0.00	0.00%
	Operations/Maintenance	\$2,588.32	\$2,591.62	\$3.30	0.13%
	Total	\$3,493.76	\$3,497.06	\$3.30	0.09%
Single Family 80' (Partial)	Series 2022 Debt Service	\$234.98	\$234.98	\$0.00	0.00%
	Operations/Maintenance	\$2,588.32	\$2,591.62	\$3.30	0.13%
	Total	\$2,823.30	\$2,826.60	\$3.30	0.12%

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT									
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE									
TOTAL O&M BUDGET						\$802,899.00			
COLLECTION COSTS @				3%		\$25,899.97			
EARLY PAYMENT DISCOUNT @				4%		\$34,533.29			
TOTAL O&M ASSESSMENT									
UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 52'	123	123	1.00	123.00	24.00%	\$207,199.77	\$1,684.55	\$588.52	\$2,273.07
Single Family 52' (Partial)	2	2	1.00	2.00	0.39%	\$3,369.10	\$1,684.55	\$152.74	\$1,837.29
Single Family 65'	113	107	1.25	141.25	27.56%	\$237,942.54	\$2,105.69	\$735.67	\$2,841.36
Single Family 65' (Partial)	3	3	1.25	3.75	0.73%	\$6,317.06	\$2,105.69	\$190.93	\$2,296.62
Single Family 75'	69	69	1.44	99.52	19.42%	\$167,645.39	\$2,429.64	\$848.85	\$3,278.49
Single Family 75' (Partial)	1	1	1.44	1.44	0.28%	\$2,429.64	\$2,429.64	\$220.30	\$2,649.94
Single Family 80'	90	87	1.54	138.46	27.02%	\$233,245.52	\$2,591.62	\$905.44	\$3,497.06
Single Family 80' (Partial)	2	2	1.54	3.08	0.60%	\$5,183.23	\$2,591.62	\$234.98	\$2,826.60
							</		

RESOLUTION 2026-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (“**Board**”) of the University Place Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the University Place Community Development District for the Fiscal Year Ending September 30, 2027."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year _____, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL RESERVE FUND	\$ _____
DEBT SERVICE – SERIES 	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3rd DAY OF August 2026.

ATTEST:

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Tab 2

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the University Place Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the “County”); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the University Place Community Development District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. Uniform Method Property Assessments. The collection of the previously levied debt service assessments and the fiscal year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit “A” and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the University Place Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the University Place Community Development District.

PASSED AND ADOPTED this 3rd day of August 2026.

ATTEST:

**UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

Tab 3

Tab 4

Tab 5

**UNIVERSITY PLACE
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
University Place Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of University Place Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 9, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 9, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of University Place Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,546,526.
- The change in the District's total net position in comparison with the prior fiscal year was \$348,216, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,128,406, an increase of \$207,357 in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, assigned for future maintenance, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflow of resources, liabilities and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 2,185,974	\$ 1,981,221
Capital assets, net of depreciation	3,096,833	3,162,792
Total assets	5,282,807	5,144,013
Deferred outflows of resources	82,892	95,352
Current liabilities	75,873	80,755
Long-term liabilities	1,743,300	1,960,300
Total liabilities	1,819,173	2,041,055
Net position		
Net investment in capital assets	1,436,425	1,297,844
Restricted	127,319	112,592
Unrestricted	1,982,782	1,787,874
Total net position	\$ 3,546,526	\$ 3,198,310

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues	\$ 1,086,151	\$ 1,021,280
General revenues	76,570	84,504
Total revenues	1,162,721	1,105,784
Expenses:		
General government	150,408	158,143
Maintenance and operations	604,515	694,371
Interest	59,582	65,018
Total expenses	814,505	917,532
Change in net position	348,216	188,252
Net position - beginning	3,198,310	3,010,058
Net position - ending	\$ 3,546,526	\$ 3,198,310

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$814,505. The costs of the District's activities were primarily funded by program revenues. Program revenues of the District are comprised primarily of assessments for both the current and prior fiscal years. In total, expenses decreased from the prior fiscal year; the majority of the decrease in expenses is the result of a decrease in professional services and maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$9,363,935 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,267,102 has been taken, which resulted in a net book value of \$3,096,833. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$1,743,300 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the University Place Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 2,026,276
Prepaid items and deposits	14,074
Restricted assets:	
Investments	145,624
Capital assets:	
Nondepreciable	2,847,240
Depreciable, net	<u>249,593</u>
Total assets	<u>5,282,807</u>
 DEFERRED OUTFLOW OF RESOURCES	
Deferred charge on refunding (debit)	<u>82,892</u>
Total deferred outflow of resources	<u>82,892</u>
 LIABILITIES	
Accounts payable and accrued expenses	57,568
Accrued interest payable	18,305
Non-current liabilities:	
Due within one year	223,600
Due in more than one year	<u>1,519,700</u>
Total liabilities	<u>1,819,173</u>
 NET POSITION	
Net investment in capital assets	1,436,425
Restricted for debt service	127,319
Unrestricted	<u>1,982,782</u>
Total net position	<u>\$ 3,546,526</u>

See notes to the financial statements

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 150,408	\$ 150,408	\$ -	\$ -
Maintenance and operations	604,515	656,894	-	52,379
Interest on long-term debt	59,582	270,831	8,018	219,267
Total governmental activities	814,505	1,078,133	8,018	271,646
General revenues:				
Investment earnings				75,857
Miscellaneous				713
Total general revenues				76,570
Change in net position				348,216
Net position - beginning				3,198,310
Net position - ending				<u>\$ 3,546,526</u>

See notes to the financial statements

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 2,026,276	\$ -	\$ 2,026,276
Investments	-	145,624	145,624
Prepaid items and deposits	14,074	-	14,074
Total assets	<u>\$ 2,040,350</u>	<u>\$ 145,624</u>	<u>\$ 2,185,974</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued expenses	\$ 57,568	\$ -	\$ 57,568
Total liabilities	<u>57,568</u>	<u>-</u>	<u>57,568</u>
Fund balances:			
Nonspendable:			
Prepaid items and deposits	14,074	-	14,074
Restricted for:			
Debt service	-	145,624	145,624
Assigned to:			
Future maintenance	243,870	-	243,870
Unassigned	1,724,838	-	1,724,838
Total fund balances	<u>1,982,782</u>	<u>145,624</u>	<u>2,128,406</u>
Total liabilities and fund balances	<u>\$ 2,040,350</u>	<u>\$ 145,624</u>	<u>\$ 2,185,974</u>

See notes to the financial statements

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$ 2,128,406
-----------------------------------	--------------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position for the government as a whole.

Cost of capital assets	9,363,935	
Accumulated depreciation	<u>(6,267,102)</u>	3,096,833

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(18,305)	
Deferred amount on refunding	82,892	
Bonds payable	<u>(1,743,300)</u>	<u>(1,678,713)</u>
Net position of governmental activities		<u><u>\$ 3,546,526</u></u>

See notes to the financial statements

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	\$ 807,302	\$ 270,831	\$ 1,078,133
Interest	75,857	8,018	83,875
Miscellaneous revenue	713	-	713
Total revenues	883,872	278,849	1,162,721
EXPENDITURES			
Current:			
General government	150,408	-	150,408
Maintenance and operations	485,874	-	485,874
Debt service:			
Principal	-	217,000	217,000
Interest	-	49,400	49,400
Capital outlay	52,682	-	52,682
Total expenditures	688,964	266,400	955,364
Excess (deficiency) of revenues over (under) expenditures	194,908	12,449	207,357
Fund balances - beginning	1,787,874	133,175	1,921,049
Fund balances - ending	\$ 1,982,782	\$ 145,624	\$ 2,128,406

See notes to the financial statements

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 207,357
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	52,682
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(118,641)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	217,000
Governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are capitalized and amortized over the estimated life of the Bonds in the government-wide financial statements.	
Amortization of deferred amount on refunding	(12,460)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>2,278</u>
Change in net position of governmental activities	<u>\$ 348,216</u>

See notes to the financial statements

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

University Place Community Development District ("District") was created on December 14, 2000 by Ordinance 01-14 of Manatee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. For debt service, certain amounts are collected at lot closings as advance payments and are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations and debt service are billed and collected by the County Tax Assessor/Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater	20-25
Improvement - irrigation	10-25
Infrastructure - roadways	20
Infrastructure - common areas	20
Infrastructure – equipment	10-20
Infrastructure – gate system	5
Infrastructure – irrigation system	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refunding of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$12,460 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. Assignments are generally temporary.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
US Bank Money Market	\$ 145,624	N/A	N/A
Total	<u>\$ 145,624</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market type investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be reported at amortized cost. As such, the investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,847,240	\$ -	\$ -	\$ 2,847,240
Total capital assets, not being depreciated	2,847,240	-	-	2,847,240
 Capital assets, being depreciated				
Infrastructure - stormwater	2,282,219	-	-	2,282,219
Improvement - irrigation	406,438	-	-	406,438
Infrastructure - roadways	1,045,783	-	-	1,045,783
Infrastructure - common areas	2,676,916	-	-	2,676,916
Infrastructure - equipment	52,657	-	-	52,657
Infrastructure - gate system	-	15,810	-	15,810
Infrastructure - irrigation system	-	36,872	-	36,872
Total capital assets, being depreciated	6,464,013	52,682	-	6,516,695
 Less accumulated depreciation for:				
Infrastructure - stormwater	2,096,532	91,367	-	2,187,899
Improvement - irrigation	283,852	22,389	-	306,241
Infrastructure - roadways	1,045,783	-	-	1,045,783
Infrastructure - common areas	2,676,916	-	-	2,676,916
Infrastructure - equipment	45,378	1,899	-	47,277
Infrastructure - gate system	-	2,371	-	2,371
Infrastructure - irrigation system	-	615	-	615
Total accumulated depreciation	6,148,461	118,641	-	6,267,102
 Total capital assets, being depreciated, net	315,552	(65,959)	-	249,593
 Governmental activities capital assets, net	\$ 3,162,792	\$ (65,959)	\$ -	\$ 3,096,833

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

Series 2022

On January 31, 2022, the District issued a \$2,575,000 Special Assessment Revenue Note. The Note bears a fixed interest rate of 2.52% compounded annually. Interest is to be paid semiannually on each May 1 and November 1, commencing on May 1, 2022. Principal on the Note is to be paid serially commencing May 1, 2022 through May 1, 2033.

The Series 2022 Note is subject to redemption at the option of the District prior to maturity. The Series 2022 Note is subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Note Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements at September 30, 2025.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
2022 Special Assessment					
Refunding Note	\$ 1,960,300	\$ -	\$ 217,000	\$ 1,743,300	\$ 223,600
Total	\$ 1,960,300	\$ -	\$ 217,000	\$ 1,743,300	\$ 223,600

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 223,600	\$ 43,931	\$ 267,531
2027	230,100	38,296	268,396
2028	236,100	32,498	268,598
2029	238,100	26,548	264,648
2030	242,400	20,548	262,948
2031-2033	573,000	24,149	597,149
Total	\$ 1,743,300	\$ 185,970	\$ 1,929,270

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 796,389	\$ 807,302	\$ 10,913
Interest	12,000	75,857	63,857
Miscellaneous revenue	-	713	713
Total revenues	<u>808,389</u>	<u>883,872</u>	<u>75,483</u>
EXPENDITURES			
Current:			
General government	149,235	150,408	(1,173)
Maintenance and operations	659,154	485,874	173,280
Capital outlay	-	52,682	(52,682)
Total expenditures	<u>808,389</u>	<u>688,964</u>	<u>119,425</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	194,908	<u>\$ 194,908</u>
Fund balance - beginning		<u>1,787,874</u>	
Fund balance - ending		<u>\$ 1,982,782</u>	

See notes to required supplementary information

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$0
Independent contractor	\$15,952
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	O&M \$1,670.89 - \$2,570.60 Debt \$152.74 - \$905.44
Special assessments collected	\$1,078,133
Outstanding Bonds:	
Series 2022, due May 1, 2033,	\$1,743,300



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
University Place Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of University Place Community Development District, Manatee County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 9, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 9, 2026



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
University Place Community Development District
Manatee County, Florida

We have examined University Place Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of University Place Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 9, 2026



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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
University Place Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of University Place Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 9, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of University Place Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank University Place Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 9, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 6

P R O P O S A L

Decorating Elves, Inc. -dba- Marvelux Lighting
13670 Roosevelt Blvd, Suite B
Clearwater , FL 33762
(727) 474-2628

www.marveluxlighting.com

FL Lic# ES12000805 , CLVLT# 1162, COLD



Billing Address

Rizzetta & Company, Inc.
Matt O'Nolan - District
Manager
3434 Colwell Avenue
Tampa, FL 33614
(813) 533-2950
MONolan@rizzetta.com

Service Address

University Place CDD
Matt O'Nolan - District
Manager
Charleston Street
Bradenton, FL 34201
(813) 533-2950

Date	July 17, 2026
Total	\$8,954.40

C H R I S T M A S L I G H T I N G 2 0 2 6

This proposal expires on 9/17/2026

Prepared by Nick Schriver (nick@decoratingelves.com)

This proposal contains 3 options. Be sure to click the checkboxes below for the options you want to include.

Item	Description	Qty	Amount
Holiday Install	Christmas Lighting and Holiday Decor Service. For seasonal use of product and material. Set Up, Service & Repair, Removal Included. All Lights are LED. It is the responsibility of the owner to provide designated working receptacles, & resetting GFCI outlets when necessary.	1	\$0.00
☐ Charleston & Cooper Creek			\$5,022.60

HL C9 1 Story	Guard House: Outline Roofline Edge four sides top HL Service: 1st Story C9s on Clip, Warm White	54	\$486.00
HL Mini Wrap	Guard House: Triple Palm - Trunk Wrap & Fronds: Mini's 5mm wide: per 50 illuminations, Warm White	18	\$594.00
HL Wreath 48	Guard House: Center: 48" Pine style Wreath w Warm White Minis & 12" Dimensional Red Bows 1st Story; Location	1	\$218.00
HL C9 1 Story	Monument: Outline top Edge of Sign Monument x2: HL Service: 1st Story C9s on Clip, Warm White	76	\$684.00
HL Wreath 36	Monument: On Columns both sides x8: 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story Location	8	\$1,144.00
HL Mini Wrap	Monument: Triple Palms in front x4, - Trunk Wrap & Fronds: Mini's 5mm wide: per 50 illuminations, Warm White	20	\$660.00
HL Mini Wrap	Monument: Palms behind sign x4, - Trunk Wrap: Mini's 5mm wide: per 50 illuminations, Warm White	25	\$825.00
HL Mini Wrap	Center Island: Palm - Trunk Wrap: Mini's 5mm wide: per 50 illuminations, Warm White	8	\$264.00
HL Timer Sunset	HL Service: Sunset Timer or Photocell	4	\$59.80
HL Extension Cord	Electrical Extension Cord - Heavy Duty Outdoor Rated	4	\$87.80

 Cooper Creek & Honore **\$1,386.50**

HL C9 1 Story	Monument: Outline top Edge of Sign Monument: HL Service: 1st Story C9s on Clip, Warm White description, in colors we carry	36	\$324.00
HL Wreath 36	Monument: On Columns both sides x4: 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story LocationLocation	4	\$572.00
HL Floods	Monument: Palms Behind HL Service: Colored Floods	8	\$453.60
HL Timer Sunset	HL Service: Sunset Timer or Photocell	1	\$14.95

HL Extension Cord	Electrical Extension Cord - Heavy Duty Outdoor Rated	1	\$21.95
■ 7 Oaks Dr & Honore			\$2,545.30
HL C9 1 Story	Monument: Outline top Edge of Sign Monument x2: HL Service: 1st Story C9s on Clip, Warm White	76	\$684.00
HL Wreath 36	Monument: On Columns both sides x8: 36" Pine style Wreath w Warm White Minis & Classic Red Bows; 1st Story Location	8	\$1,144.00
HL Floods	Monument: HL Service: Colored Floods	12	\$680.40
HL Timer Sunset	HL Service: Sunset Timer or Photocell	1	\$14.95
HL Extension Cord	Electrical Extension Cord - Heavy Duty Outdoor Rated	1	\$21.95
		Charleston & Cooper Creek	\$5,022.60
		Cooper Creek & Honore	\$1,386.50
		7 Oaks Dr & Honore	\$2,545.30
		Subtotal	\$8,954.40
		Tax	\$0.00
		Total	\$8,954.40

En Route Notifications Email to MONolan@rizzetta.com, Text message to (813) 533-2950

F I N A N C I N G

Split the cost into easy monthly payments with  Wisetack

From \$117.84/month at 9.90% APR for 120 months, totaling \$14140.53*.

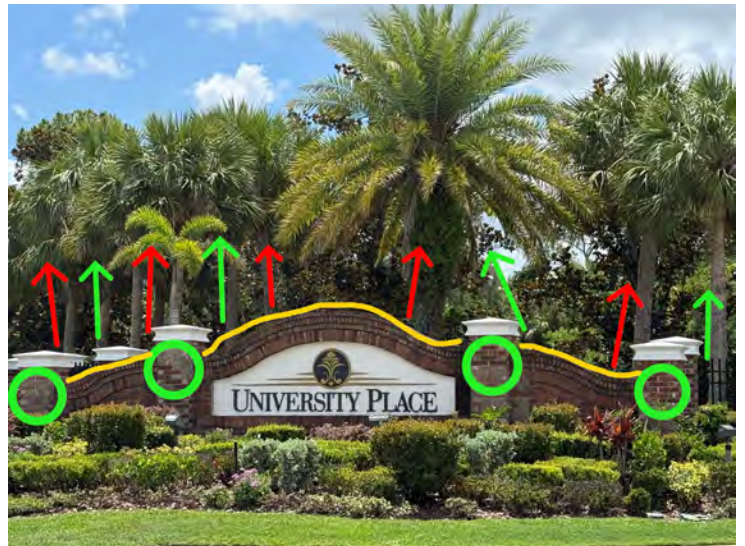
- Instant decision

- No hidden fees
- Checking eligibility does not impact your credit score

Click [here](#) to see monthly payment options

**All financing is subject to credit approval. Your terms may vary. Payment options through Wisetack are provided by our lending partners. See www.wisetack.com/lenders. For example, a \$5,500 purchase could cost \$253.54 per month for 24 months, based on a 9.9% APR, or \$1,833.33 per month for 3 months, based on a 0% APR. Offers range from 0 to 35.9% APR based on amount requested and creditworthiness. Not all merchants and lending partners participate in 0% interest programs. State interest rate caps may apply. No prepaid finance charges or participation fees. See additional terms at wisetack.com/faqs. Terms range from 3 - 120 months and may vary based on merchant, lending partner, or transaction size.*

P I C T U R E S



T E R M S A N D C O N D I T I O N S

1. Payment Terms/Deposit/Additional Charges. All Payments to DE under this Work Order are due upon demand. Deposits are non-refundable after 3 days of being received. Discounts shall be void on any payments 30 days past due. A 1.5% monthly interest charge will be added to this Work Order for any past due payments. A 25% restocking fee shall be charged for any returned or canceled orders. 2. Service Terms/Indemnification/Limitations of Liability. DE shall take the utmost care and precaution to protect Customer's premises and property. As such, Customer hereby authorizes DE, to install and/or remove all materials on said property as provided herein. Customer agrees to defend, hold harmless and indemnify DE from and against all claims, liabilities to any third parties for injury, death or damage to person, property, trespass, and all other damage or loss arising out of the installation and/or removal or location of materials related to this Work Order. Customer acknowledges and agrees that: a) DE's maximum liability to Customer for any claim(s) arising from or relating to this Work Order, whether in contract, tort, or otherwise, shall not exceed the total fees paid by Customer to DE; and b) In no event will DE be liable for any special, consequential, indirect, punitive or incidental damages, arising out of or in connection with this Work Order. 3. Default/Breach/Disclaimer/Force Majeure. Customer shall be in breach of this Work Order for its failure to pay any amount owed to DE within 15 days after its due date. Upon such default, DE shall have all rights and remedies available to it at law and/or equity including, but not limited to, the right to place a lien on Customer's property for such default. DE DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE RELATED TO THIS WORK ORDER. DE shall have no liability to Customer for any delay in the performance of, or inability to perform, its obligations under this Work Order caused by circumstances beyond its reasonable control, including but not limited to, power surges or failures, normal wear and tear, acts of God, war, riot, embargo, acts of any state, federal, or local governmental body, labor related disputes, unavailability of equipment or parts from vendors, or changes requested by Customer. 4. Waiver of Jury Trial/ Governing Law/Venue/Attorney fees-costs. The parties hereto hereby waive trial by jury in any action or proceeding brought by either of the parties against the other on any matter or matters arising out of or connected with this Work Order. This Work Order shall be governed by and construed and enforced with the laws of the State of Florida. The parties hereby consent and agree that Pinellas County, Florida, shall be the exclusive, proper and convenient venue for any legal proceeding in federal or state court relating to this Work Order, and each party waives any defense, whether asserted by motion or pleadings, that Pinellas County, Florida, is an improper or inconvenient forum. If any party to this Work Order brings an action or proceeding for declaration of the rights of the parties under this Work Order, for injunctive relief, for an alleged breach or default of this Work Order, or any legal action arising out of this Work Order, the prevailing party shall be entitled to reasonable attorney fees and expenses, including all fees and expenses incurred at trial, on appeal or in any bankruptcy proceedings, in addition to any court costs incurred and any other legal damages or other relief rewarded. 5. Miscellaneous. The parties agree as follows: a) No claim arising out of this Work Order may be brought more than two (2) years after the cause of action accrued; b) Neither party's failure to enforce any of the provisions of this Work Order, or to exercise any right or option will be construed as a waiver of any such provision, right, or option, and shall not affect the validity of this Work Order; c) In the event that any provision contained in this Work Order is invalid or otherwise unenforceable under applicable law, such provision shall be automatically amended and reformed to the extent necessary to be valid and enforceable, and in keeping with the original intent of the parties, as expressed herein; d) This Work Order may not be changed, modified or waived except as permitted by this Work Order or by a written document that is signed by Customer and DE; and e) Customer shall not have any right or license to use DE's trade or service names, marks, promotional materials, graphics, themes, strategies, services.

6. BY ACCEPTING A PROPOSAL FROM DE, YOU ACCEPT THE TERMS & CONDITIONS LISTED ABOVE IN ITS ENTIRETY.

Click [here](#) if you no longer wish to receive notifications or related information about this proposal.

Tab 7

**University Place Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and previous years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit and most recently adopted/amended fiscal year budget.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

_____ District

District Manager: _____

Date: _____

Print Name: _____

_____ District

Tab 8



Rizzetta & Company

University Place Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

**universityplacecdd.org
rizzetta.com**

University Place Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	451,176	0	0	451,176	0	0
Investments	0	1,875,243	158,705	2,033,948	0	0
Prepaid Expenses	1,347	0	0	1,347	0	0
Refundable Deposits	204	0	0	204	0	0
Fixed Assets	0	0	0	0	9,363,935	0
Amount Available in Debt Service	0	0	0	0	0	158,705
Amount To Be Provided Debt Service	0	0	0	0	0	1,360,995
Total Assets	452,727	1,875,243	158,705	2,486,675	9,363,935	1,519,700
Liabilities						
Accounts Payable	16,730	0	0	16,730	0	0
Accrued Expenses	6,434	0	0	6,434	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	1,519,700
Total Liabilities	23,164	0	0	23,164	0	1,519,700
Fund Equity & Other Credits						
Beginning Fund Balance	366,813	1,615,969	145,624	2,128,406	0	0
Investment In General Fixed Assets	0	0	0	0	9,363,935	0
Net Change in Fund Balance	62,751	259,274	13,081	335,105	0	0
Total Fund Equity & Other Credits	429,564	1,875,243	158,705	2,463,511	9,363,935	0
Total Liabilities & Fund Equity	452,727	1,875,243	158,705	2,486,675	9,363,935	1,519,700

See Notes to Unaudited Financial Statements

University Place Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	12,000	12,000	8,349	(3,651)
Special Assessments				
Tax Roll	558,009	558,009	570,413	12,404
Total Revenues	570,009	570,009	578,762	8,753
Expenditures				
Legislative				
Supervisor Fees	21,000	15,750	12,000	3,750
Total Legislative	21,000	15,750	12,000	3,750
Financial & Administrative				
Accounting Services	14,800	11,100	11,100	0
Administrative Services	3,256	2,442	2,442	0
Assessment Roll	3,000	3,000	3,000	0
Auditing Services	6,800	6,800	7,000	(200)
Disclosure Report	350	262	0	262
District Engineer	25,000	18,750	12,030	6,720
District Management	16,169	12,127	12,127	0
Dues, Licenses & Fees	300	269	175	94
Financial & Revenue Collections	2,775	2,081	2,081	0
Legal Advertising	500	375	88	288
Miscellaneous Fees	1,500	1,125	0	1,125
Miscellaneous Mailings	900	675	0	675
Public Officials Liability Insurance	0	0	3,198	(3,198)
Trustees Fees	4,600	4,600	4,040	559
Website Hosting, Maintenance, Backup & E	4,013	3,010	3,413	(403)
Total Financial & Administrative	83,963	66,616	60,694	5,922
Legal Counsel				
District Counsel	14,000	10,500	11,604	(1,104)
Total Legal Counsel	14,000	10,500	11,604	(1,104)
Security Operations				
Gate Maintenance & Repair	5,000	3,750	12,979	(9,228)
Guardhouse Maintenance	2,500	1,875	2,200	(325)
Security Monitoring Services	85,000	63,750	34,725	29,025
Total Security Operations	92,500	69,375	49,904	19,472
Electric Utility Services				
Utility - Street Lights	500	375	1,119	(744)
Utility Services	3,000	2,250	2,077	172
Utility-Aerator, Fountain, Irr, Well	30,000	22,500	27,332	(4,831)
Total Electric Utility Services	33,500	25,125	30,528	(5,403)
Water-Sewer Combination Services				
Utility Services	6,000	4,500	496	4,003
Total Water-Sewer Combination Services	6,000	4,500	496	4,003

See Notes to Unaudited Financial Statements

University Place Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Stormwater Control				
Stormwater System Repair	4,000	3,000	0	3,000
Wetland Monitoring & Maintenance	500	375	0	375
Total Stormwater Control	4,500	3,375	0	3,375
Other Physical Environment				
Employee - Incentives and Bonuses	500	500	0	500
Employee - Payroll Taxes	2,500	1,875	2,225	(350)
Employee - Salaries	10,500	7,875	13,366	(5,491)
Employee - Workers Comp	1,000	1,000	1,500	(500)
General Liability & Property Insurance	13,000	13,000	8,029	4,971
Holiday Decorations	100	100	0	100
Irrigation Maintenance	86,400	64,800	66,479	(1,679)
Irrigation Maintenance & Repair	40,000	30,000	29,319	681
Landscape Maintenance	72,996	54,747	67,446	(12,699)
Landscape Replacement Plants, Shrubs, Tr	20,000	15,000	105,064	(90,064)
Pump Station	30,000	22,500	14,841	7,659
Total Other Physical Environment	276,996	211,397	308,269	(96,872)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	3,750	5,600	(1,850)
Sidewalk Maintenance & Repair	12,000	9,000	595	8,405
Street Light/Decorative Light Maintenance	2,000	1,500	9,121	(7,621)
Total Road & Street Facilities	19,000	14,250	15,316	(1,066)
Parks & Recreation				
Maintenance & Repairs	6,000	4,500	5,953	(1,453)
Office Supplies	550	413	428	(15)
Room Rentals Expense	3,000	2,250	3,019	(770)
Telephone, Internet, Cable	8,000	6,000	6,140	(140)
Total Parks & Recreation	17,550	13,163	15,540	(2,378)
Contingency				
Miscellaneous Contingency	1,000	750	11,660	(10,910)
Total Contingency	1,000	750	11,660	(10,910)
Total Expenditures	570,009	434,801	516,011	(81,211)
Total Excess of Revenues Over(Under) Expenditures	0	135,208	62,751	(72,458)
Fund Balance, Beginning of Period	0	0	366,813	366,813
Total Fund Balance, End of Period	0	135,208	429,564	294,355

See Notes to Unaudited Financial Statements

University Place Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	45,591	45,591
Special Assessments				
Tax Roll	243,870	243,870	243,870	0
Total Revenues	<u>243,870</u>	<u>243,870</u>	<u>289,461</u>	<u>45,591</u>
Expenditures				
Contingency				
Aquatic Pond Maintenance	10,988	8,241	0	8,241
Fence Repairs	18,311	13,733	1,100	12,633
Gate Maintenance & Repair	12,000	9,000	29,088	(20,087)
Irrigation Maintenance	32,000	24,000	0	24,000
Irrigation Pump Station Reserve	69,000	51,750	0	51,750
Roadway Repair & Maintenance	101,571	76,179	0	76,178
Total Contingency	<u>243,870</u>	<u>182,903</u>	<u>30,188</u>	<u>152,715</u>
Total Expenditures	<u>243,870</u>	<u>182,903</u>	<u>30,188</u>	<u>152,715</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>60,967</u>	<u>259,273</u>	<u>198,306</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,615,970</u>	<u>1,615,969</u>
Total Fund Balance, End of Period	<u>0</u>	<u>60,967</u>	<u>1,875,243</u>	<u>1,814,275</u>

University Place Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6,724	6,724
Special Assessments				
Tax Roll	269,716	269,716	273,888	4,172
Total Revenues	<u>269,716</u>	<u>269,716</u>	<u>280,612</u>	<u>10,896</u>
Expenditures				
Debt Service				
Interest	46,116	46,116	43,931	2,185
Principal	223,600	223,600	223,600	0
Total Debt Service	<u>269,716</u>	<u>269,716</u>	<u>267,531</u>	<u>2,185</u>
Total Expenditures	<u>269,716</u>	<u>269,716</u>	<u>267,531</u>	<u>2,185</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>13,081</u>	<u>13,081</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>145,624</u>	<u>145,624</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>158,705</u>	<u>158,705</u>

University Place CDD

Investment Summary

June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2026</u>
BankUnited	Money Market Account	\$ 1,875,243
Total Reserve Fund Investments		\$ 1,875,243
US Bank Series 2022 Revenue	US Bank GCTS 0490	\$ 131,734
US Bank Series 2022 Reserve	US Bank GCTS 0490	26,971
Total Debt Service Fund Investments		\$ 158,705

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

University Place Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
734, 94						
	734 General Fund	06/01/2026	Hoover Pumping Sys-tems Corp.	198361	Service Call 06/26	357.00
	734 General Fund	06/01/2026	Manatee County Utilities Department	100171141-061926	Utility Services 06/26	42.54
	734 General Fund	06/01/2026	Persson, Cohen & Mooney, P.A.	7072	District Counsel 05/26	1,472.50
	734 General Fund	06/01/2026	Total Landscape Care Irrigation, Inc.	18928	Landscape Repair 05/26	1,349.60
	734 General Fund	06/01/2026	Total Landscape Care, Inc.	113048	Monthly Landscape 06/26	6,083.00
	734 General Fund	06/01/2026	Total Landscape Care, Inc.	113048	Monthly Landscape 06/26	7,200.00
	734 General Fund	06/01/2026	Water Equipment Technologies of Southwest Florida LLC	28508	Pump Station Repairs 06/26	225.00
	Sum for 734, 94					16,729.64
	Sum for 734					16,729.64
	Sum Total					16,729.64

University Place Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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: **\$20,499.97**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	100274	2373	Engineering Services 03/26	\$ 1,125.00
David Meyers	041726-1	DM030226	Workshop Meeting 03/02/26	\$ 200.00
David Meyers	041726-1	DM031126	Workshop Meeting 03/11/26	\$ 200.00
David Meyers	040926-2	DM040626	Board of Supervisors Meeting 04/06/26	\$ 200.00
Denise Broyhill	041726-3	DB030226	Workshop Meeting 03/02/26	\$ 200.00
Denise Broyhill	041726-3	DB031126	Board of Supervisors Meeting 0/11/26	\$ 200.00
Denise Broyhill	040926-1	DB040626	Board of Supervisors Meeting 04/06/26	\$ 200.00
Elisabeth Pygott	41726	EP030226	Workshop Meeting 03/02/26	\$ 200.00
Elisabeth Pygott	41726	EP031126	Workshop Meeting 03/11/26	\$ 200.00
Elisabeth Pygott	040926-3	EP040626	Board of Supervisors Meeting 04/06/26	\$ 200.00
Florida Power & Light Company	041726-4	1012544514-040126	Utilities 03/26	\$ 32.93
Florida Power & Light Company	041726-4	2350329302-040126	Utility 03/26	\$ 1,195.12
Florida Power & Light Company	041726-4	2818453512-040126	Utilities 03/26	\$ 218.50

University Place Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Florida Power & Light Company	041726-4	2866694512-040126	Utilities 03/26	\$ 96.86
Florida Power & Light Company	041726-4	5332287308-040126	Utilities 03/26	\$ 768.07
Florida Power & Light Company	041726-4	6118459301-040126	Utility 03/26	\$ 696.83
Florida Power & Light Company	041726-4	8088458453-040126	Utility 03/26	\$ 84.24
Florida Power & Light Company	041726-4	8567620409-040126	Utility 03/26	\$ 124.80
Frank J. Ingrassia	100273	FI030226	Workshop Meeting 03/02/26	\$ 200.00
Frank J. Ingrassia	100273	FI031126	Workshop Meeting 03/11/26	\$ 200.00
Frank J. Ingrassia	100270	FI040626	Board of Supervisors Meeting 04/06/26	\$ 200.00
Frontier Communications of FL	42226	94135853401001085-032826	941-358-5340-100108-5 04/26	\$ 132.80
Frontier Communications of FL	40726	94135900041116115-031326	Internet: 941-359-0004-111611-5 03/26	\$ 173.50
Frontier Communications of FL	41426	94135900091116115-031926	Internet & Phone Services 03/26	\$ 295.80
Frontier Communications of FL	042826-1	94135933040131245-040226	941-359-3304-013124-5 04/26	\$ 104.99
Manatee County Utilities Department	41326	100171141-032026	Utility Services 03/26	\$ 110.73

University Place Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Persson, Cohen & Mooney, P.A.	100275	6922	District Counsel 03/26	\$ 387.50
Rizzetta & Company, Inc.	100269	INV0000108119	Accounting Services 04/26	\$ 3,283.33
Sarah E. Hartz	041726-2	EP030226	Workshop Meeting 03/02/26	\$ 200.00
Sarah E. Hartz	041726-2	SH031126	Workshop Meeting 03/11/2026	\$ 200.00
Sarah E. Hartz	40926	SH040626	Board of Supervisors Meeting 04/06/26	\$ 200.00
Total Landscape Care, Inc.	100276	112698	Cabbage Palms Trimming 03/26	\$ 375.00
Total Landscape Care, Inc.	100276	18777	Monthly Irrigation Inspection & Repairs 03/26	\$ 2,256.82
Troy's Tropics, Inc.	100271	P-14036	Design & Consult 03/26	\$ 599.00
Universal Access, LLC	100272	AAAI4134	Tex Wave Subscription 03/26	\$ 3,875.00
Valley National Bank	42826	CC033126-734	Credit Card Expenses 03/26	\$ 752.86
Water Equipment Technologies of Southwest Florida LLC	100277	28123	Pump #5 Repair 04/26	<u>\$ 810.29</u>
Total				<u>\$ 20,499.97</u>

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



INVOICE

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

INVOICE 2373
DATE 03/31/2026
TERMS Net 30
DUE DATE 04/30/2026

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Field Manager	[March 04]	1:00	135.00	135.00
Project Manager	[March 11 - March 31]	3:00	210.00	630.00
Project Manager II	[March 19]	2:00	180.00	360.00

BALANCE DUE **\$1,125.00**

Pay invoice



UNIVERSITY PLACE CDD
March 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.	3/30	1.00	\$210	R. Dvorak	\$210.00
Miscellaneous Tasks - Review plats for Magnolia Hammock and Carriage Run for maintenance responsibility and provide to David. Irrigation study consultant. Roadway depression site inspection.	3/2 - 3/16	1.50	\$210	R. Dvorak	\$315.00
		2.00	\$180	J. Whited	\$360.00
		1.00	\$135	K. Wagner	\$135.00
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 - review updated proposals per David's request.	3/9	0.50	\$210	R. Dvorak	\$105.00
		0.00	\$180	J. Whited	\$0.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		6.00			\$1,125.00

UNIVERSITY PLACE CDD

Meeting Date: March 2, 2026 Workshop Meeting

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

UNIVERSITY PLACE CDD

Meeting Date: March 11, 2026 Workshop Meeting

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

UNIVERSITY PLACE CDD

Meeting Date: April 6, 2026 Regular Meeting

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	4:30pm
Meeting End Time:	5:24p,
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

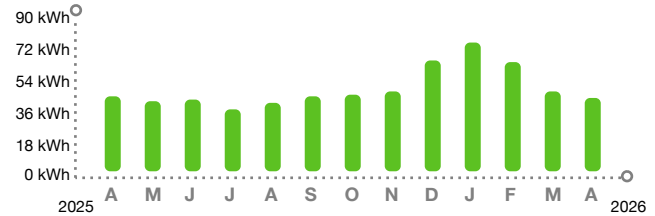
DM Signature: Matt O'Nolan

**Electric Bill Statement****For:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$32.93**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	33.11
Payments received	-33.11
Balance before new charges	0.00
Total new charges	32.93
Total amount you owe	\$32.93

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
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in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

10125-44514

ACCOUNT NUMBER

\$32.93

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	33.11
Payment received - Thank you	-33.11
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$14.20

Minimum base bill charge: \$12.18

Non-fuel: (\$0.094600 per kWh) \$4.26

Fuel: (\$0.032020 per kWh) \$1.44

Electric service amount 32.08

Gross receipts tax (State tax) 0.82

Taxes and charges 0.82

Regulatory fee (State fee) 0.03

Total new charges \$32.93

Total amount you owe \$32.93

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	10991		10946		45

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	45	49	46
Service days	29	29	29
kWh/day	2	2	2
Amount	\$32.93	\$33.11	\$28.04

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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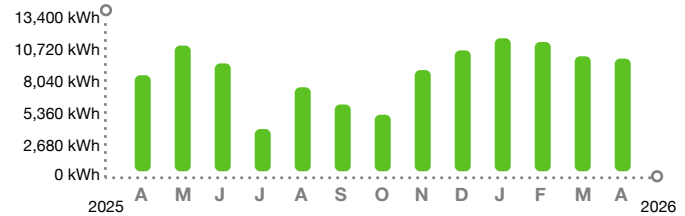
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$1,195.12**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,209.07
Payments received	-1,209.07
Balance before new charges	0.00

Total new charges 1,195.12

Total amount you owe \$1,195.12**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
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for ways to pay.

23503-29302

ACCOUNT NUMBER

\$1,195.12

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,209.07
Payment received - Thank you	-1,209.07
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge: \$33.71

Non-fuel: (\$0.031110 per kWh) \$320.15

Fuel: (\$0.032010 per kWh) \$329.41

Demand: (\$15.03 per KW) \$480.96

Electric service amount 1,164.23

Gross receipts tax (State tax) 29.88

Taxes and charges 29.88

Regulatory fee (State fee) 1.01

Total new charges \$1,195.12

Total amount you owe \$1,195.12

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	96350		86059		10291
Demand KW	31.56				32

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	10291	10506	8775
Service days	29	29	29
kWh/day	354	362	302
Amount	\$1,195.12	\$1,209.07	\$1,008.05

KEEP IN MIND

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

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**Electric Bill Statement****For:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$218.50**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

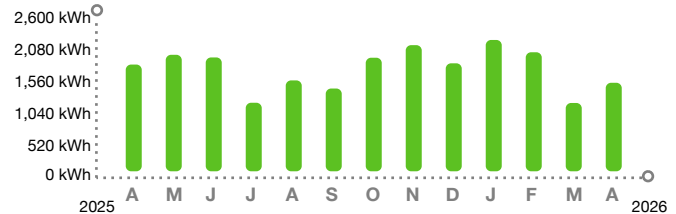
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	171.99
Payments received	-171.99
Balance before new charges	0.00
Total new charges	218.50
Total amount you owe	\$218.50

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

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CHARLOTTE NC 28232-2414The amount enclosed includes
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for ways to pay.

28184-53512

ACCOUNT NUMBER

\$218.50

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	171.99
Payment received - Thank you	-171.99
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) \$148.41

Fuel: (\$0.032020 per kWh) \$50.24

Electric service amount 212.85

Gross receipts tax (State tax) 5.46

Taxes and charges 5.46

Regulatory fee (State fee) 0.19

Total new charges \$218.50

Total amount you owe \$218.50

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	48234		46665		1569

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	1569	1211	1892
Service days	29	29	29
kWh/day	54	41	65
Amount	\$218.50	\$171.99	\$252.64

KEEP IN MIND

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

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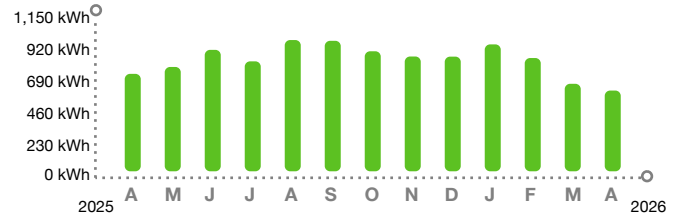
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**Electric Bill Statement****For:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 2026**Account Number:** 28666-94512**Service Address:**7900 CHARLESTON ST # GATE HSE
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$96.86**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	103.75
Payments received	-103.75
Balance before new charges	0.00
Total new charges	96.86
Total amount you owe	\$96.86

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414The amount enclosed includes
the following donation:
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in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

28666-94512

ACCOUNT NUMBER

\$96.86

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	103.75
Payment received - Thank you	-103.75
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) \$59.89

Fuel: (\$0.032020 per kWh) \$20.27

Electric service amount 94.36

Gross receipts tax (State tax) 2.42

Taxes and charges 2.42

Regulatory fee (State fee) 0.08

Total new charges \$96.86

Total amount you owe \$96.86

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	61129		60496		633

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	633	686	764
Service days	29	29	29
kWh/day	22	24	26
Amount	\$96.86	\$103.75	\$109.90

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:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$768.07**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

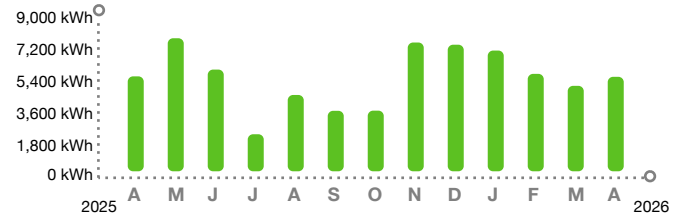
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	696.04
Payments received	-696.04
Balance before new charges	0.00
Total new charges	768.07
Total amount you owe	\$768.07

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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53322-87308

ACCOUNT NUMBER

\$768.07

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	696.04
Payment received - Thank you	-696.04
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) \$548.40

Fuel: (\$0.032020 per kWh) \$185.62

Electric service amount 748.22

Gross receipts tax (State tax) 19.20

Taxes and charges 19.20

Regulatory fee (State fee) 0.65

Total new charges \$768.07

Total amount you owe \$768.07

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	70231		64434		5797

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	5797	5243	5825
Service days	29	29	29
kWh/day	199	180	200
Amount	\$768.07	\$696.04	\$750.37

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:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$696.83**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

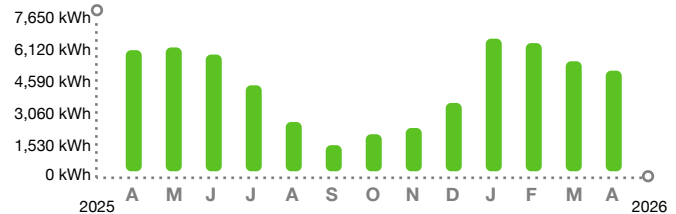
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	760.52
Payments received	-760.52
Balance before new charges	0.00
Total new charges	696.83
Total amount you owe	\$696.83

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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for ways to pay.

61184-59301

ACCOUNT NUMBER

\$696.83

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	760.52
Payment received - Thank you	-760.52
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) \$496.55

Fuel: (\$0.032020 per kWh) \$168.07

Electric service amount 678.82

Gross receipts tax (State tax) 17.42

Taxes and charges 17.42

Regulatory fee (State fee) 0.59

Total new charges \$696.83

Total amount you owe \$696.83

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	38541		33292		5249

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	5249	5739	6318
Service days	29	29	29
kWh/day	181	197	217
Amount	\$696.83	\$760.52	\$812.76

KEEP IN MIND

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**Electric Bill Statement****For:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$84.24**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

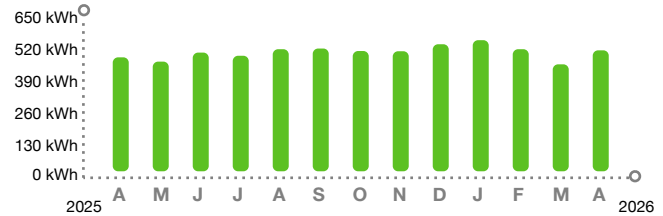
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	76.17
Payments received	-76.17
Balance before new charges	0.00
Total new charges	84.24
Total amount you owe	\$84.24

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 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 April 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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80884-58453

ACCOUNT NUMBER

\$84.24

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	76.17
Payment received - Thank you	-76.17
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) \$50.70

Fuel: (\$0.032020 per kWh) \$17.16

Electric service amount 82.06

Gross receipts tax (State tax) 2.11

Taxes and charges 2.11

Regulatory fee (State fee) 0.07

Total new charges \$84.24

Total amount you owe \$84.24

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	88442		87906		536

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	536	474	505
Service days	29	29	29
kWh/day	18	16	17
Amount	\$84.24	\$76.17	\$77.13

KEEP IN MIND

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**Electric Bill Statement****For:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 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****\$124.80**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

BILL SUMMARY

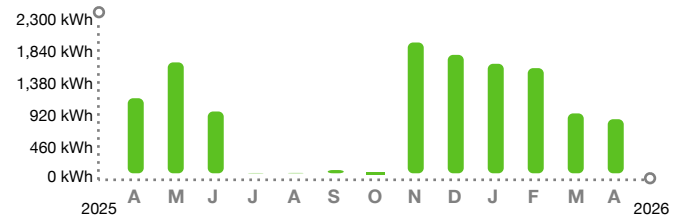
Amount of your last bill	136.64
Payments received	-136.64
Balance before new charges	0.00

Total new charges	124.80
-------------------	--------

Total amount you owe	\$124.80
-----------------------------	-----------------

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after June 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 April 16, 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

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85676-20409

ACCOUNT NUMBER

\$124.80

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	136.64
Payment received - Thank you	-136.64
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) \$80.22

Fuel: (\$0.032020 per kWh) \$27.15

Electric service amount 121.57

Gross receipts tax (State tax) 3.12

Taxes and charges 3.12

Regulatory fee (State fee) 0.11

Total new charges \$124.80

Total amount you owe \$124.80

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	23753		22905		848

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 1, 2026	Mar 3, 2026	Apr 1, 2025
kWh Used	848	939	1177
Service days	29	29	29
kWh/day	29	32	40
Amount	\$124.80	\$136.64	\$162.15

KEEP IN MIND

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Billing Date:
Mar 28, 2026

Billing Period:
Mar 28 – Apr 27, 2026

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Previous balance	\$132.80
Payment received by Mar 28, thank you	-\$132.80

Service summary		Previous month	Current month
	Bundle	\$124.98	\$124.98
	Taxes and Fees	\$7.82	\$7.82
Total services		\$132.80	\$132.80
Total balance			\$132.80

\$132.80

Auto Pay is scheduled
Apr 21

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Bundle

Monthly Charges

03.28-04.27	Business Fiber Internet 1 Gig	\$84.99
	1 Usable Static IP Address	\$20.00
	Frontier Business Voice	\$19.99
Bundle Total		\$124.98



Taxes and Fees

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

Total current month charges

\$132.80

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

Page 1/4
Billing Date:
Mar 13, 2026
Billing Period:
Mar 13 - Apr 12, 2026

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$363.60
Payment received by Mar 13, thank you	-\$363.60

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Phone	\$37.48	\$37.48
Additional Services	\$12.99	\$12.99
One-Time Charges	\$16.60	↓\$0.00
Taxes and Fees	\$18.04	\$18.04
Total services	\$190.10	\$173.50
Total balance		\$173.50

Total balance

\$173.50

Auto Pay is scheduled
Apr 06

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Internet

Monthly Charges

03.13-04.12	Business Fiber Internet 500	\$94.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	FiberOptic Internet	\$10.00
Internet Total		\$104.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$54.61 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Phone

Monthly Charges

03.13-04.12	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Phone Total		\$37.48



Additional Services

Monthly Charges

03.13-04.12	Secure Pro	\$12.99
Additional Services Total		\$12.99



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$9.02
Federal USF Recovery Charge	\$3.38
Federal Excise Tax	\$0.42
Federal Taxes	\$12.82
FL State Communications Services Tax	\$2.46
County Communications Services Tax	\$1.22
FL State Sales Tax	\$0.78
FL State Gross Receipts Tax	\$0.57
County Sales Tax	\$0.13
FL State Gross Receipts Tax	\$0.06
State Taxes	\$5.22

Taxes and Fees Total		\$18.04
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Total current month charges \$173.50



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

Page 1/4
Billing Date:
Mar 19, 2026
Billing Period:
Mar 19 - Apr 18, 2026

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$610.04
Payment received by Mar 19, thank you	-\$610.04

Service summary

	Previous month	Current month
Bundle	\$265.46	\$265.46
One-Time Charges	\$18.44	↓\$0.00
Taxes and Fees	\$30.34	\$30.34
Total services	\$314.24	\$295.80
Total balance		\$295.80

Total balance

\$295.80

Auto Pay is scheduled
Apr 13

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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



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

6790 0107 DY RP 19 03202026 NNNNNN 01 999681

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

0360089413590009111611000000000000000295805



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



Bundle

Monthly Charges

03.19-04.18	FiberOptic Internet for Business 25/25	\$140.98
	Solutions Bundle Discount	-\$22.00
	Solutions Bundle Line	\$109.00
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$265.46



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.78
Federal USF Recovery Charge	\$3.38
Federal Excise Tax	\$0.42
Federal Taxes	\$16.58
FL State Communications Services Tax	\$6.93
County Communications Services Tax	\$3.43
FL State Gross Receipts Tax	\$2.72
Manatee Co 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.20
FL Telecommunications Relay Service	\$0.08
State Taxes	\$13.76
Taxes and Fees Total	\$30.34

Total current month charges

\$295.80

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 \$154.82 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.

Customer Proprietary Network Information (CPNI) Notice - CPNI is information made available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information. The protection of your information is important to us, and you have a right, and we have a duty, under federal law, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Frontier and its Verizon affiliates offer a full range of services, such as television, telematics, high-speed Internet, video, wireless and local and long distance services. Visit frontier.com or verizon.com for more information on our services.

If you don't want your CPNI used for the marketing purposes described above, please notify us by calling us any time at 1-877-213-1556 or visit frontier.com/cpni.

Unless you notify us in one of these ways, we may use your CPNI as described above beginning 30 days after the first time we notify you of this CPNI policy. Your choice will remain valid until you notify us that you wish to change your selection. Your decision about use of your CPNI will not affect the provision of any services you currently have with us.





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

Page 1/4
Billing Date:
Apr 02, 2026
Billing Period:
Apr 02 - May 01, 2026

Hi UNIVERSITY PLACE CDD,

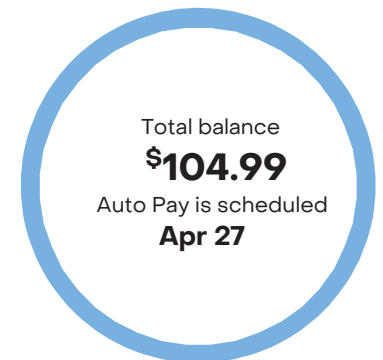
Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

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

Service summary

	Previous month	Current month
 Internet	\$104.99	\$104.99
Total services	\$104.99	\$104.99
Total balance		\$104.99



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

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



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

6790 0107 DY RP 02 04032026 NNNNNN 01 999422

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

99400294135933040131240000000000000000104995



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

 Internet			
Monthly Charges			
04.02-05.01	Business Fiber Internet 500		\$79.99
	1 Usable Static IP Address		\$25.00
Internet Total			\$104.99
Total current month charges			\$104.99

BUSINESS
FIBER 5 GIG
INTERNET

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



MCUD

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

Visit: mymanatee.org/utilities

Call: (941) 792-8811

UNIVERSITY PLACE CDD
7900 CHARLESTON ST

Amount Due **\$110.73**

Please Pay By **10-Apr-2026**

Account Number **100171141**

Auto-pay is scheduled for 10-Apr-2026

Account Summary

Previous Amount Due	\$135.71
Payments Received	-\$135.71
Balance Forward	\$0.00
Contract Charges	\$110.73
Total Amount Due	\$110.73

Usage Profile (Consumption x 1000 = GAL)

Meter Number 77298591

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
02/10	1881	03/11	1953	7.2 kgal

Important Information

- Delinquency procedures have resumed for past-due accounts. Avoid Interruptions by setting up a payment plan online today. For assistance, email CSS@mymanatee.org.

Charge Details

Service Period 02/10 - 03/11 (30 Days)

Commercial Water Service (Meter # 77298591) (02/10 - 03/11)

Water Base Rate	1 month(s) x \$12.38	\$12.38
Commercial Water Usage	7.2 kgal x \$2.97	\$21.38

Sewer Commercial Service (02/10 - 03/11)

Sewer Base Rate	1 month(s) x \$29.52	\$29.52
Sewer Service	7.2 kgal x \$6.59	\$47.45

Total New Charges \$110.73

Total Amount Due \$110.73

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **ACVJA7ED**



Scan QR code to access our CSS Portal



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

SERVICE ADDRESS	7900 CHARLESTON ST
ACCOUNT NUMBER	100171141
BILLING DATE	20-Mar-2026
DUE DATE	10-Apr-2026
TOTAL AMOUNT DUE	\$110.73

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

AMOUNT PAID

Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE, NC 28232

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

100171141200000110730000000

INVOICE

Invoice # 6922
Date: 04/06/2026
Due On: 05/06/2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$387.50	) - (\$0.00	) = \$387.50

UPCDD

District Counsel Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	03/24/2026	Review draft HOA/CDD maintenance agreement and exchange e-mails with Chair.	0.50	\$310.00	\$155.00
Service	DPL	03/27/2026	Call with Board Chair to discuss a matter with the HOA.	0.50	\$310.00	\$155.00
Service	AHC	03/30/2026	Initial review of agenda package for 4/6 CDD meeting.	0.25	\$310.00	\$77.50
Subtotal						\$387.50
Total						\$387.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6922	05/06/2026	\$387.50	\$0.00	\$387.50

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

Invoice

Date	Invoice #
4/2/2026	INV0000108119

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18777
Invoice Date: Mar 2, 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		4/1/26

Quantity	Item	Description	Unit Price	Amount
1.00		Performed monthly inspection and repairs for March for optimal water coverage.		
1.25	LABOR-INSP	Clock 1 (Common Area) 3/3/26: 1 men for 1.25 hours at \$62.00 per hour for irrigation inspection	62.00	77.50
1.25	NOCHARGE	No Charge per contractual obligation for irrigation inspections	62.00	-77.50
2.00	LABOR-RPR	3/3/26 1 men for 2 hours at \$62.00 per hour for repairs	62.00	124.00
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
4.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	8.60
1.00		Common Area behind 7712 HC		
1.25	LABOR-INSP	3/3/26: 1 men for 45 mins at \$62.00 per hour for irrigation inspection	62.00	77.50
1.25	NOCHARGE	No Charge per contractual obligation for irrigation inspections	62.00	-77.50
1.00	LABOR-RPR	3/3/26: 1 men for 1 hours at \$62.00 per hour	62.00	62.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18777
Invoice Date: Mar 2, 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		4/1/26

Quantity	Item	Description	Unit Price	Amount
		for repairs		
8.00	MJ STAKE	maxi jet stake assembly	1.25	10.00
15.00	MJ NOZ	MJ Spray Nozzle	0.50	7.50
1.00		Common Area Natural Trail Meeting street		
1.75	LABOR-INSP	3/3/26: 1 men for 1.25 hours at \$62.00 per hour for irrigation inspection	62.00	108.50
1.75	NOCHARGE	No Charge per contractual obligation for irrigation inspections	62.00	-108.50
2.00	LABOR-RPR	3/3/26: 1 men for 2 hours at \$62.00 per hour for repairs	62.00	124.00
3.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	69.00
3.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	3.00
3.00	MJ STAKE	maxi jet stake assembly	1.25	3.75
8.00	MJ NOZ	MJ Spray Nozzle	0.50	4.00
1.00		Common Area (Charleston)		
4.00	LABOR-INSP	3/4/26: 2 men for 2 hours ea at \$62.00 per hour for irrigation inspection	62.00	248.00
4.00	NOCHARGE	No Charge per contractual obligation for irrigation inspections	62.00	-248.00
5.00	LABOR-RPR	3/4/26: 2 men for 2.5 hours ea at \$62.00 per	62.00	310.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18777
Invoice Date: Mar 2, 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		4/1/26

Quantity	Item	Description	Unit Price	Amount
		hour for repairs		
8.00	050 FLEX PIPE	1/2" Flex Pipe	1.00	8.00
5.00	050 90 ELBOW STREET	1/2 90 Degree Male thread X Slip	1.00	5.00
5.00	050 COUPLING	Coupling 1/2"	1.00	5.00
2.00	100 FLEX PIPE	1" Flex Pipe	1.60	3.20
2.00	100 COUPLING	Coupling 1"	1.00	2.00
2.00	125 PVC	1.25" PVC	0.84	1.68
2.00	125 COUPLING	Coupling 1-1/4"	1.50	3.00
2.00	150 PVC	1.5" PVC	1.10	2.20
2.00	150 COUPLING	Coupling 1-1/2"	1.50	3.00
5.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	52.25
14.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	322.00
5.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	5.00
12.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	12.00
12.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	25.80
2.00	MJ NOZ	MJ Spray Nozzle	0.50	1.00
1.00	150 SLIP FIX	1-1/2" Slip Fix	13.36	13.36
1.00	125 SLIP FIX	1-1/4" Slip Fix	12.27	12.27
1.00		Natural Trail Common Area		
1.50	LABOR-INSP	3/6/26: 1 men for 1.5 hours at \$62.00 per	62.00	93.00
Subtotal				Continued
Sales Tax				Continued
Total Invoice Amount				Continued
Payment/Credit Applied				
TOTAL				Continued

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18777
Invoice Date: Mar 2, 2026
Page: 4

Duplicate

Bill To:

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

Ship to:

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

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

Quantity	Item	Description	Unit Price	Amount
1.50	NOCHARGE	hour for irrigation inspection		
		No Charge per contractual obligation for irrigation inspections	62.00	93.00
2.75	LABOR-RPR	4/7/26: 1 men for 2.75 hours at \$62.00 per hour for repairs	62.00	170.50
3.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	69.00
3.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	3.00
50.00	DRIP-RB	Rainbird Drip line	0.55	27.50
1.00	NETAFIM INSERT TEE	Netafim Insert Tee	1.00	1.00
10.00	NETAFIN INSERT COUP	NETAFIM INSERT COUPLING	1.00	10.00
8.00	MJ STAKE	maxi jet stake assembly	1.25	10.00
25.00	MJ NOZ	MJ Spray Nozzle	0.50	12.50
2.00	9 VOLT BATTERY	9 Volt Batteries	5.00	10.00
1.00	200 SVC HUNTER	Hunter Node 2 Station SVC	190.00	190.00
2.00	DBO	DBO Waterproof Wire Splice	3.50	7.00
2.00	100 POLY COUP	1" Poly Pipe Insert Coupling	1.00	2.00
4.00	100 POLY PIPE PLUG	poly pipe insert plug 1"	2.34	9.36
1.25		Controller & SVC's (Change Times) due to Daylight savings	62.00	77.50
0.75	LABOR-RPR	3/23/26 1 men for 75 min at \$62.00 per hour	62.00	46.50

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

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18777
Invoice Date: Mar 2, 2026
Page: 5

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		4/1/26

Quantity	Item	Description	Unit Price	Amount
		for repairs (Charleston ST)		
1.00	400 POP UP ROTOR	4" Hunter pop up rotor W/#7 Nozzle (No Check Valve)	23.00	23.00
1.00	075x050 POLY NIPPLE	poly nipple 3/4" x 1/2"	1.00	1.00
0.75	LABOR-RPR	3/23/26 : 1 men for .75 min at \$62.00 per hour for repairs (Charleston Pool)	62.00	46.50
1.00	050 PVC	PVC 1/2"	0.40	0.40
1.00	050 COUPLING	Coupling 1/2"	1.00	1.00
1.00	1200 POP UP SPRAY	pop up spray head 12"	14.70	14.70
1.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	1.00
1.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	2.15
0.50	LABOR-RPR	4/7/26: 1 men for .5 hours at \$62.00 per hour for repairs (BASKETS)	62.00	31.00
2.00	MJ STAKE	maxi jet stake assembly	1.25	2.50
1.00		Cooper Creek Common Area		
1.00	050 90 ELBOW STREET	1/2 90 Degree Male thread X Slip	1.00	1.00
1.00	600 POP UP SPRAY	6" POP UP SPRAY HEAD	10.45	10.45
1.00	050 POLY PIPE NIPPLE	poly nipple 1/2"	1.00	1.00
2.00	RB NOZZLE	RAINBIRD NOZZLE	2.15	4.30
Subtotal				2,256.82
Sales Tax				
Total Invoice Amount				2,256.82
Payment/Credit Applied				
TOTAL				2,256.82

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St E
Bradenton, FL 34208

Voice: 941-752-6388
Fax: 941-752-6389

INVOICE

Invoice Number: 112698
Invoice Date: Mar 19, 2026
Page: 1
Duplicate

Bill To:

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

Ship to:

Matt ONolan
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30th of Next Month	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		4/30/26

Quantity	Item	Description	Unit Price	Amount
5.00		cabbage palms to be trimmed	75.00	375.00
Subtotal				375.00
Sales Tax				
Total Invoice Amount				375.00
Payment/Credit Applied				
TOTAL				375.00

Check/Credit Memo No:







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

Date: 03/20/2026
Due: 03/20/2026
Invoice #: P-14036

\$599.00 due Mar 20, 2026

Customer: University Place
Bill To: University Place
c/o Rizzetta & 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
Design & Consult This design fee covers the creation of a detailed, 2-dimensional custom landscape plan tailored to your property and preferences. Our design process includes an on-site consultation, property measurements, concept development, and the preparation of a professional landscape layout showcasing plant selections, layout, and hardscape features as applicable. The resulting plan serves as both a visual guide and a project roadmap for estimating and installation. Note: **This fee includes a 2-dimensional plan only. 3-D renderings can be provided upon request but are not included in this price due to the additional time and detail required for production. **Two rounds of revisions are included in each design package within 45 days of receiving your initial plan. If additional changes are needed, they can be done for a fee, which will depend on the scope of work required. Note that needing a second round of revisions is extremely rare! ** The landscape design fee covers the time and expertise required to create a custom design plan for your property. This fee is credited back to the client only when the landscape installation is performed by our company and reflects a substantial portion of the original design. If the final installation scope is significantly reduced from the original design(generally less than 50% of the proposed project value), the design fee may not be fully credited or refunded. The amount credited will be determined based on the portion of the design that is implemented.	1	616.97	599.00
Total		\$616.97	\$599.00

UNIVERSAL ACCESS

941-306-1100

Universal Access LLC
Unit 101-175
University Park Florida 34201
Service@universalacc.com

Invoice

Number: 4134
Date: 30th March 2026

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

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

Sales Person	P.O. Number	Terms
Paul Savage		COD

WORK COMPLETED:

Access Control Services Monthly Billing - Tekwave + Virtual Guard
Current Calendar Month

SUBTOTAL: \$3,875.00
Sarasota: \$0.00
TOTAL: \$3,875.00
PAID: \$0.00

BALANCE DUE: \$3,875.00

How to Pay

Please submit payment by: Check

Invoice Number: 4134
\$3,875.00 due by 29th April 2026

Check Unit 101-175,
University Park Florida
34201

Universal Access, LLC

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



0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,242.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$107.81
Payments & Credits	\$276.70
Purchases & Other Charges	\$921.75
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$752.86

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	\$752.86
Minimum Payment Due	\$752.86
Payment Due Date	April 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$107.81-	
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	107.81-
		MICHELLE WHITE	\$0.00	
		DOUG PEWTERBAUGH	\$752.86	
02/27	03/01	8230509EBEHNFG9YA	SP ALL SECURITY 1776 MIAMI GARDENS FL	45.79
			MCC: 7393 MERCHANT ZIP:	
02/27	03/01	5270715EB09FKAG1H	THE HOME DEPOT #6319 BRADENTON FL	33.80
			MCC: 5200 MERCHANT ZIP: 34201000	
02/27	03/01	5270715EB09FKASX1	THE HOME DEPOT #6319 BRADENTON FL	71.44
			MCC: 5200 MERCHANT ZIP: 34201000	
03/02	03/02	8230509EEEEHNSSNWF	SP ALL SECURITY 1776 MIAMI GARDEN CREDIT	1.54-
			MCC: 7393 MERCHANT ZIP:	
03/05	03/05	5270715EH09FMHQKY	THE HOME DEPOT #6319 BRADENTON FL	9.85
			MCC: 5200 MERCHANT ZIP: 34201000	
03/10	03/10	5270715EN09FW9FZ9	THE HOME DEPOT #6319 BRADENTON FL	1.47
			MCC: 5200 MERCHANT ZIP: 34201000	

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	April 27, 2026
New Balance	\$752.86
Minimum Payment Due	\$752.86
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

0 0

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
03/10	03/10	5270715EN09FW9WA9	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	1.47-
03/10	03/10	5270715EN09FW9W6Q	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	8.44
03/13	03/13	5270715ET09FSZ03A	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	114.94-
03/16	03/16	8230509EVEHNM93HL	AMAZON MARK* B51AR2N82 SEATTLE WA MCC: 5999 MERCHANT ZIP:	4.99
03/17	03/17	5543286EW5Z09MMJ6	AMAZON MKTPL*BP0GF4R00 SEATTLE WA MCC: 5942 MERCHANT ZIP:	253.35
03/17	03/17	8230509EWEHMM2LSP	AMAZON MARK* BP0BJ6UI0 SEATTLE WA MCC: 5999 MERCHANT ZIP:	8.09
03/17	03/17	5270715EX09FP03Y8	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	2.57
03/19	03/19	5270715EZ09FW8VJH	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	74.41
03/19	03/19	5270715EZ09FW8WAF	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	35.96
03/22	03/22	5270715F209G5W49L	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	48.74
03/23	03/23	5270715F309FV5S6R	THE HOME DEPOT #6319 BRADENTON FL MCC: 5200 MERCHANT ZIP: 34201000	195.90
03/25	03/25	5270715F509FSAEKW	THE HOME DEPOT #6319 BRADENTON F CREDIT MCC: 5200 MERCHANT ZIP: 34201000	50.94-
03/26	03/26	5270715F609FL7MYR	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 303390000	76.27
03/27	03/27	5270715F709FL6Y4R	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 303390000	25.70
03/28	03/28	5270715F809FZPP4G	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 30339000	24.98

IMPORTANT ACCOUNT INFORMATION

\$0 - \$752.86 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 04/27/26. 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	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.88	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.88	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2027	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

University Place CDD Credit Card

03/31/2026 Statement

Date	Vendor	Description	GL Code	Amount
3/1/2026	SP ALL SECURITY	Maintenance Supplies	57200-4647	\$ 45.79
3/1/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 33.80
3/1/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 71.44
3/2/2026	SP ALL SECURITY	Maintenance Supplies	57200-4647	\$ (1.54)
3/5/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 9.85
3/10/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 1.47
3/10/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ (1.47)
3/10/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 8.44
3/13/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ (114.94)
3/16/2026	AMAZON	Maintenance Supplies	57200-4647	\$ 4.99
3/17/2026	AMAZON	Maintenance Supplies	57200-4647	\$ 253.35
3/17/2026	AMAZON	Maintenance Supplies	57200-4647	\$ 8.09
3/17/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 2.57
3/19/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 74.41
3/19/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 35.96
3/22/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 48.74
3/23/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 195.90
3/25/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ (50.94)
3/26/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 76.27
3/27/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 25.70
3/28/2026	HOME DEPOT	Maintenance Supplies	57200-4647	\$ 24.98

001-10103

Total activity	752.86
Replenish card	-
Credit/Refund	-
Total charges	<u>752.86</u>

03/31/2026 Statement

\$ 752.86

From: All Security Equipment <shipping@allsecurityequipment.com>
Sent: Monday, March 2, 2026 4:29 PM
To: dpewter@msn.com
Subject: Refund notification



You have received a refund

Total amount refunded: **\$1.54 USD**

Order summary

	ASE Delivery Guarantee × 1 0-100	\$1.95
	Magnetic Autocontrol #18 Microdrive Lock Set with 2 Keys MAG-GTS01 × 1	\$21.99
Subtotal		\$23.94
Shipping		\$20.31
Taxes		\$1.54
Total		\$45.79 USD
Mastercard (ending in 7622)		\$45.79
Refund Mastercard		- \$1.54

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

6319 00020 60267 03/10/26 05:30 PM
SALE CASHIER DENISE

887480338614 SHEET MET SC <A> 1.47N
SMS ZINC PHL FLT 1/4 X 1-1/4

	SUBTOTAL	1.47
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$1.47
XXXXXXXXXXXX7622	MASTERCARD	
	USD\$	1.47
AUTH CODE 010859/7202822	TA	
Chip Read		
AID A0000000041010	Mastercard	

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 03/09: \$2,671.62

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

6319 03/10/26 05:30 PM
6319 20 60267 03/10/2026 8384

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	06/08/2026



Customer Receipt - Refund

Order #WH24949520

Customer

Douglas Pewterbaugh

Business Name

3434 Colwell Ave
Tampa, FL - 33614

Primary: (940) 453- 0418

Other: () -

Email: dpewter@msn.com

Job Details

Job Description

Bin storage

Processed by

(RXR4WXT)

Store # 6319

We've successfully canceled the items below.

Canceled Items

	SKU #	Qty	Unit Price	Subtotal
01 #12-24 x 1/2 in. Zinc Plated Phillips Flat Head Machine Screw (4-Pack)	1007927116	1.00	\$1.47 / each	- \$1.47

We've requested a full refund amount to your payment card(s).

Refunds typically reflect 3 - 5 business days, though this can vary based on bank processing times.

Payment(s)

Date Processed

03/10/2026

Subtotal	- \$1.47
Sales Tax	- \$.00
Refund Total	- \$1.47



UNIVERSITY PLACE CDD

Order # WH24949520
Invoice Number(s) # 7903130

PO/Job Name: Bin storage

Buy Online Pickup In Store

Ordered

3/10/2026

Canceled

3/10/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
#12-24 x 1/2 in. Zinc Plated Phillips Flat Head Machine Screw (4-Pack) SKU 1007927116	0	\$1.47	\$0.00	\$0.00	\$0.00
1 qt. Bar and Chain Oil SKU 326702	1	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal					\$6.97
Discount					\$0.00
Shipping					\$0.00
Delivery Charge					\$0.00

Sales Tax	\$0.00
Order Total	\$6.97



How doers
get more done.

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

6319 00018 23517 03/13/26 05:08 PM
CASHIER CHRISTOPHER
* ORIG REC: 6319 031 40092 02/19/26 TA *

097298070112 17825

20-49.98 -99.96N
6974334559562 HUSKYRADJ -14.98N

SUBTOTAL	-114.94
SALES TAX	0.00
TOTAL	-\$114.94
XXXXXXXXXXXX7622 MASTERCARD	-114.94
INVOICE 4184315	TA

REFUND-CUSTOMER COPY

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

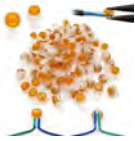
----- PRO XTRA -----
\$114.94 will be removed from your total
qualifying spend in 2026.

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

Order Summary

Order placed March 15, 2026 | Order # 111-4322391-8306614

Ship to	Payment method	Order Summary	
Doug Pewterbaugh 8020 INDIGO RIDGE TER BRADENTON, FL 34201-2053 United States	Mastercard ending in 7622 View related transactions	Item(s) Subtotal:	\$4.99
		Shipping & Handling:	\$0.00
		Total before tax:	\$4.99
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$4.99



Delivered today

Your package was left near the front door or porch.

LIUJINCAN 50PCS UY2 K2 Network Cable Connectors, Telephone Wire Gel-Filled Connectors Waterproof Button

Sold by: [LIUJINCAN US](#)

Return or replace items: Eligible through April 15, 2026

\$4.99

[Back to top](#)



Order Summary

Order placed March 16, 2026 | Order # 114-7121583-8684263

Ship to	Payment method	Order Summary	
Doug Pewterbaugh 8020 INDIGO RIDGE TER BRADENTON, FL 34201-2053 United States	Mastercard ending in 7622 View related transactions	Item(s) Subtotal:	\$253.35
		Shipping & Handling:	\$0.00
		Total before tax:	\$253.35
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$253.35



Arriving Thursday

Metro Super Erecta 1460NC Chrome Shelf - Industrial Metal Wire Shelving for Restaurants, Kitchens, Home and More - 14"W x 60"L, 600 lbs. Capacity - Includes 1 Wire Shelf, Split Sleeves - NSF Certified

Sold by: [Megamart USA](#)

Supplied by: Other

\$84.45

[Back to top](#)



Order Summary

Order placed March 16, 2026 | Order # 114-0262767-5799440

Ship to	Payment method	Order Summary
Doug Pewterbaugh 8020 INDIGO RIDGE TER BRADENTON, FL 34201-2053 United States	Mastercard ending in 7622 View related transactions	Item(s) Subtotal: \$10.11 Shipping & Handling: \$0.00 Your Coupon Savings: -\$2.02 Total before tax: \$8.09 Estimated tax to be collected: \$0.00 Grand Total: \$8.09



Arriving tomorrow

24 Pcs Wire Shelving Shelf Lock Clips for 1" Post - 12 Pairs of Shelving Sleeves
Replacements for Wire Shelving System Plastic Accessories Parts

Sold by: Putian Lichengqu Bake e-commerce Co., LTD

Supplied by: Other

\$10.11

[Back to top](#)





UNIVERSITY PLACE CDD

Order # WH25404536

PO/Job Name: guardshack

Buy Online Pickup In Store

Ordered

3/16/2026

Being Processed

3/17/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
White Plastic Toggle Switch Guards for Wall Plates (2-Pack) SKU 1007921385	1	\$2.57	\$0.00	\$0.00	\$2.57
Subtotal					\$2.57
Discount					\$0.00
Shipping					\$0.00
Delivery Charge					\$0.00
Sales Tax					\$0.00
Order Total					\$2.57



UNIVERSITY PLACE CDD

Order # WH25648952
Invoice Number(s) # 8905000, 2214039

PO/Job Name: Pier Caps

Buy Online Pickup In Store

Ordered

3/19/2026

Returned

3/25/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
3 in. Stainless Steel Knot Wire Cup Brush SKU 765582	0	\$26.97	\$0.00	\$0.00	\$26.97
3 in. Carbon Steel Knot Wire Cup Brush SKU 765579	0	\$23.97	\$0.00	\$0.00	\$23.97

Buy Online Pickup In Store

Ordered

3/19/2026

Complete

3/19/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
3 in. Carbon Steel Crimped Wire Cup Brush SKU 765596	1	\$23.47	\$0.00	\$0.00	\$23.47
Subtotal					\$74.41
Discount					\$0.00
Shipping					\$0.00
Delivery Charge					\$0.00
Sales Tax					\$0.00
Order Total					\$74.41



UNIVERSITY PLACE CDD

Order # WK19047941
Invoice Number(s) # 8905100

PO/Job Name: Honore Pier caps rpr

Buy Online Pickup In Store

Ordered

3/19/2026

Complete

3/20/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
PL Marine Fast Cure 10 oz. Polyether Adhesive Sealant White Cartridge SKU 1001474452	2	\$17.98	\$0.00	\$0.00	\$35.96
Subtotal					\$35.96
Discount					\$0.00
Shipping					\$0.00
Delivery Charge					\$0.00
Sales Tax					\$0.00
Order Total					\$35.96



UNIVERSITY PLACE CDD

Order # WH25960852
Invoice Number(s) # 5900340

PO/Job Name: Honore Pier Caps rpr

Buy Online Pickup In Store

Ordered

3/22/2026

Complete

3/23/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
PL Marine Fast Cure 10 oz. Polyether Adhesive Sealant White Cartridge SKU 1001474452	2	\$17.98	\$0.00	\$0.00	\$35.96
PL Marine Fast Cure 3 oz. Polyether Adhesive Sealant White Tube SKU 1001474447	1	\$12.78	\$0.00	\$0.00	\$12.78
				Subtotal	\$48.74
				Discount	\$0.00
				Shipping	\$0.00

Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$48.74

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

6319 00061 67712 03/23/26 02:06 PM
SALE CASHIER MARIANO

-----\$10 Off \$75 or More-----
727193777242 7" MINI TRAY <A>
GOOD 7 IN MINI ROLLER TRAY BLK
2@3.78 7.56N
MAX REFUND VALUE \$7.20/2
6953781016033 2"UTLTYBRUSH <A> 3.98N
ECON 2.0 FLAT BASIC BRUSH
MAX REFUND VALUE \$3.79
077089157543 6"6PK 3/4" <A> 11.94N
GOOD 6 X 3/4 IN KNIT MINI 6PK
MAX REFUND VALUE \$11.36
030192940020 PAINT THINNR <A> 16.48N
KLEAN STRIP PAINT THINNER GAL
MAX REFUND VALUE \$15.68
051652010107 INT/EXT PRMR <A>
KILZ ORIG INT/EXT PRMR 10981 128 OZ
2@42.98 85.96N
MAX REFUND VALUE \$81.78/2
678885208837 EXT PAINT <A> 79.98N
BEHR DYNASTY EXT 9650 SAT UPW 128 OZ
MAX REFUND VALUE \$76.09
\$10 Off \$75 or More -10.00

SUBTOTAL 195.90

SALES TAX 0.00

TAX EXEMPT

TOTAL \$195.90

XXXXXXXXXXXX7622 MASTERCARD

USD\$ 195.90

AUTH CODE 023666/4610461 TA

AUTH MODE - ISSUER

Chip Read

AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-0418 SUMMARY

THIS RECEIPT PO/JOB NAME: honore pier cap

S

2026 PRO XTRA SPEND 03/22: \$2,742.20

As of 03/23/2026 your Paint Rewards
level is Member; Spend 719.40 more in
qualifying paint purchases to earn
Bronze (10.0% off) on select paint
items.

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

6319 03/23/26 02:06 PM

6319 61 67712 03/23/2026 5885



How doers
get more done.

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

6319 00021 94447 03/25/26 01:20 PM
CASHIER SHATERIKA
* ORIG REC: 6319 090 45923 03/19/26 TA *

ORDER WH25648952
0000-765-579 3 in. Carbon Steel K-23.97
0000-765-582 3 in. Stainless Steel-26.97

SUBTOTAL	-50.94
SALES TAX	0.00
TOTAL	-\$50.94
XXXXXXXXXXXX7622 MASTERCARD	-50.94
INVOICE 2214039	TA
AUTH MODE - ISSUER	

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!



E Bradenton 10PM

34201

W.



E Bradenton 10PM

34201



Menu



Quotes



Lists



Doug

**DELIVERY ON YOUR SCHEDULE**

Bring the Store to Your Doorstep

[Learn More](#)[Live Chat](#)[Feedback](#)**Order #WH26415763**

Placed on: Mar 27, 2026

Billing Information**Douglas Pewterbaugh**

3434 Colwell Ave 200

Tampa FL 33614

Payment Method: MC ***7622

Item	Price/Item	Qty	Line Total
Delivery (1 item)			
8020 Indigo Ridge Ter , Bradenton, FL 34201			
Fiskars PowerGear2 3/4 in. Cut Capacity 8.8 in. Bypass Pruning Shears with SoftGrip Handles	\$24.98	1	\$24.98
Expect it on Mar 28			
Subtotal			\$24.98
Sales Tax			\$0.00
Total			\$24.98

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



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 #
4/9/2026	28123

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 repair leak on pump station #5. Cut out cracked fittings and re-plumbed with new PVC. Everything okay.	810.29	810.29
		Total	\$810.29

W/O No.	40236
---------	-------

We Accept Visa, Mastercard and American Express

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operation and Maintenance Expenditures May 2026 For Board Approval

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

The total items being presented: **\$52,872.80**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

University Place Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 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.	100280	2433	Engineering Services 04/26	\$ 1,305.00
David Meyers	051826-4	DM051326	Board of Supervisors Meeting 05/13/26	\$ 200.00
Denise Broyhill	051826-3	DB051326	Board of Supervisors Meeting 05/13/26	\$ 200.00
Elisabeth Pygott	51826	EP051326	Board of Supervisors Meeting 05/13/26	\$ 200.00
Florida Power & Light Company	51926	10125-44514-050126	Utilities 04/26	\$ 32.89
Florida Power & Light Company	51926	23503-29302-050126	Utilities 04/26	\$ 1,034.49
Florida Power & Light Company	51926	28184-53512-050126	Utilities 04/26	\$ 190.71
Florida Power & Light Company	51926	28666-94512-050126	Utilities 04/26	\$ 103.62
Florida Power & Light Company	51926	53322-87308-050126	Utilities 04/26	\$ 745.33
Florida Power & Light Company	51926	61184-59301-050126	Utilities 04/26	\$ 732.06
Florida Power & Light Company	52026	6174145570-010226	Utilities 12/25	\$ 179.85

University Place Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	52026	6174145570-010726	Security Deposit 12/25	\$ 204.00
Florida Power & Light Company	52026	6174145570-020226	Utilities 01/26	\$ 185.61
Florida Power & Light Company	52026	6174145570-030326	Utilities 02/26	\$ 188.40
Florida Power & Light Company	52026	6174145570-040126	7607 Seven Oaks Dr #SL LED 03/26	\$ 191.23
Florida Power & Light Company	52026	6174145570-050126	7607 Seven Oaks Dr #SL LED 04/26	\$ 194.10
Florida Power & Light Company	51926	80884-58453-050126	Utilities 04/26	\$ 83.08
Florida Power & Light Company	51926	85676-20409-050126	Utilities 04/26	\$ 95.68
Frank J. Ingrassia	100283	FI051326	Board of Supervisors Meeting 05/13/26	\$ 200.00
Freedom Fence & Aluminum	100284	3909	Landscape Maintenance 04/26	\$ 773.00
Frontier Communications of FL	52626	94135853401001085-042826	internet 941-358-5340-100108-5 05/26	\$ 132.72
Frontier Communications of FL	50826	94135900041116115-041326	Internet: 941-359-0004-111611-5 04/26	\$ 173.28

University Place Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Frontier Communications of FL	051826-1	94135900091116115-041926	Internet & Phone Services 04/26	\$ 295.50
Frontier Communications of FL	52726	94135933040131245-050226	941-359-3304-013124-5 05/26	\$ 104.99
Gregory Christian Boyes	100281	0004	power washing curbs & sidewalk	\$ 595.00
Manatee County Utilities Department	51326	100171141-042126	Utility Services 04/26	\$ 41.91
Persson, Cohen & Mooney, P.A.	100282	6987	District Counsel 04/26	\$ 3,844.00
Rizzetta & Company, Inc.	100278	INV0000109211	Administrative Services 05/26	\$ 3,283.33
Sarah E. Hartz	051826-2	SH051326	Board of Supervisors Meeting 05/13/26	\$ 200.00
Total Landscape Care, Inc.	100279	18806	Irrigation Repairs 03/26	\$ 446.50
Total Landscape Care, Inc.	100285	18884	Landscape Repair 04/26	\$ 446.50
Total Landscape Care, Inc.	100286	18885	Landscape Repair 05/26	\$ 446.50
Total Landscape Care, Inc.	100279	202615	Landscape Maintenance 04/26	\$ 13,283.00

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



INVOICE

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

INVOICE 2433
DATE 05/01/2026
TERMS Net 30
DUE DATE 05/31/2026

PROJECT NAME
University Place CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[April 06 - April 30]	3:30	210.00	735.00
Project Manager II	[April 16]	0:30	180.00	90.00
Senior Inspector	[April 17]	4:00	120.00	480.00

BALANCE DUE **\$1,305.00**

Pay invoice



UNIVERSITY PLACE CDD
April 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.	4/6 - 4/27	2.00	\$210	R. Dvorak	\$420.00
Miscellaneous Tasks - road depression service request and follow-up with County on repairs and site visit. Review plat research provided by Andy.	4/6 - 4/13	1.50	\$210	R. Dvorak	\$315.00
		4.00	\$120	J. Whited	\$480.00
		0.00	\$120	K. Wagner	\$0.00
Ownership Map - (will finalize when Andy completes title search and research by the county.)		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$180	J. Whited	\$0.00
Sea Island Wetland Assessment -		0.00	\$210	R. Dvorak	\$0.00
		0.00	\$120	K. Wagner	\$0.00
Perimeter Fence Repair - coordination for pre-con meeting with contractor.	4/13	0.00	\$210	R. Dvorak	\$0.00
		0.50	\$180	J. Whited	\$90.00
		<u>0.00</u>	\$120	K. Wagner	<u>\$0.00</u>
INVOICE TOTAL		8.00			\$1,305.00

UNIVERSITY PLACE CDD

Meeting Date: March 2, 2026 Workshop Meeting

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: Matt O'Nolan

**Electric Bill Statement**

For: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 2026

Account Number: 10125-44514

Service Address:

7703 COOPER CREEK BLVD # SIGN

UNIVERSITY PARK, FL 34201

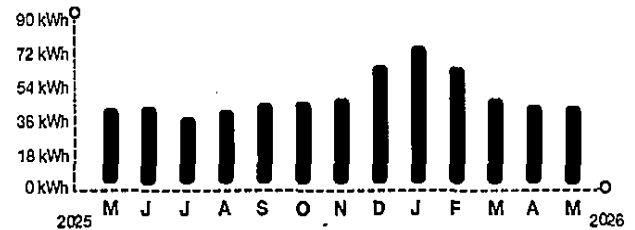
UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$32.89**

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	32.93
Payments received	-32.93
Balance before new charges	0.00
Total new charges	32.89
Total amount you owe	\$32.89

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 May 16, 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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0001 0022 450020
#BWNDJNQ ***
#5280143LQ414441#
UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414



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10125-44514

ACCOUNT NUMBER

\$32.89

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

0002 0022 450020

E001

BILL DETAILS

Amount of your last bill	32.93
Payment received - Thank you	-32.93
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$14.20

Minimum base bill charge: \$12.26

Non-fuel: (\$0.094600 per kWh) \$4.17

Fuel: (\$0.032020 per kWh) \$1.41

Electric service amount 32.04

Gross receipts tax (State tax) 0.82

Taxes and charges 0.82

Regulatory fee (State fee) 0.03

Total new charges \$32.89

Total amount you owe \$32.89

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	11035		10991		44

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	44	45	43
Service days	30	29	30
kWh/day	1	2	1
Amount	\$32.89	\$32.93	\$27.88

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: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 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

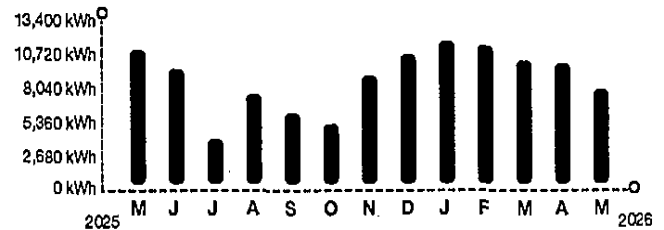
\$1,034.49

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,195.12
Payments received	-1,195.12
Balance before new charges	0.00
Total new charges	1,034.49
Total amount you owe	\$1,034.49

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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- The amount due on your account will be drafted automatically on or after May 16, 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

\$1,034.49

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





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

FPL.com Page 2

0004 0022 450020

E001

BILL DETAILS

Amount of your last bill	1,195.12
Payment received - Thank you	-1,195.12
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$250.43
Fuel: (\$0.032010 per kWh)	\$257.68
Demand: (\$15.03 per KW)	\$465.93

Electric service amount	1,007.75
-------------------------	----------

Gross receipts tax (State tax)	25.86
--------------------------------	-------

Taxes and charges	25.86
-------------------	-------

Regulatory fee (State fee)	0.88
----------------------------	------

Total new charges	\$1,034.49
-------------------	------------

Total amount you owe	\$1,034.49
----------------------	------------

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04400		96350		8050
Demand KW	31.08				31

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	8050	10291	11483
Service days	30	29	30
kWh/day	268	354	382
Amount	\$1,034.49	\$1,195.12	\$1,219.12

KEEP IN MIND

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**Electric Bill Statement**

For: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 2026**Account Number:** 28184-53512**Service Address:**

7795 HONORE AVE # PMP 1

SARASOTA, FL 34243

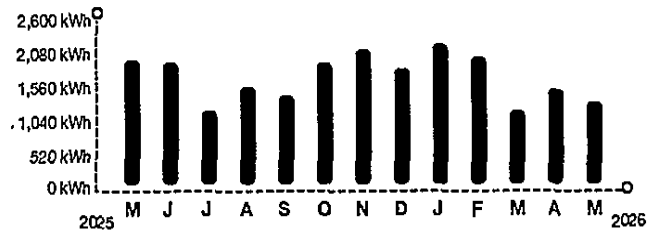
UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$190.71**

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	218.50
Payments received	-218.50
Balance before new charges	0.00
Total new charges	190.71
Total amount you owe	\$190.71

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 May 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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28184-53512

ACCOUNT NUMBER

\$190.71

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





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

FPL.com Page 2

0008 0022 450020

E001

BILL DETAILS

Amount of your last bill	218.50
Payment received - Thank you	-218.50
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) \$128.19

Fuel: (\$0.032020 per kWh) \$43.39

Electric service amount 185.78

Gross receipts tax (State tax) 4.77

Taxes and charges 4.77

Regulatory fee (State fee) 0.16

Total new charges \$190.71

Total amount you owe \$190.71

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	49589		48234		1355

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	1355	1569	2065
Service days	30	29	30
kWh/day	45	54	68
Amount	\$190.71	\$218.50	\$274.53

KEEP IN MIND

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**Electric Bill Statement**

For: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 2026

Account Number: 28666-94512

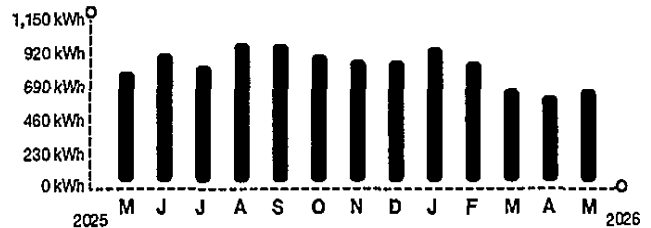
Service Address:

7900 CHARLESTON ST # GATE HSE
BRADENTON, FL 34201**UNIVERSITY PLACE CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$103.62**

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	96.86
Payments received	-96.86
Balance before new charges	0.00
Total new charges	103.62
Total amount you owe	\$103.62

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 May 16, 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: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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28666-94512

ACCOUNT NUMBER

\$103.62

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





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

FPL.com Page 2

0010 0022 450020

E001

BILL DETAILS

Amount of your last bill	96.86
Payment received - Thank you	-96.86
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) \$64.81

Fuel: (\$0.032020 per kWh) \$21.93

Electric service amount 100.94

Gross receipts tax (State tax) 2.59

Taxes and charges 2.59

Regulatory fee (State fee) 0.09

Total new charges \$103.62

Total amount you owe \$103.62

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	61814		61129		685

ENERGY USAGE COMPARISON

	This Month May 1, 2026	Last Month Apr 1, 2026	Last Year May 1, 2025
Service to			
kWh Used	685	633	818
Service days	30	29	30
kWh/day	23	22	27
Amount	\$103.62	\$96.86	\$116.73

KEEP IN MIND

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Electric Bill Statement

For: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 2026

Account Number: 53322-87308

Service Address:

8005 PLANTERS KNOLL TER # LFT STA
BRADENTON, FL 34201UNIVERSITY PLACE CDD,
Here's what you owe for this billing period.

CURRENT BILL

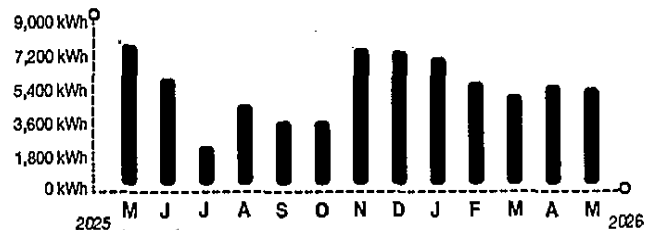
\$745.33

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	768.07
Payments received	-768.07
Balance before new charges	0.00
Total new charges	745.33
Total amount you owe	\$745.33

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:
Outside Florida:1-800-375-2434
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
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53322-87308

ACCOUNT NUMBER

\$745.33

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





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

FPL.com Page 2

0012 0022 450020

E001

BILL DETAILS

Amount of your last bill	768.07
Payment received - Thank you	-768.07
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) \$531.85

Fuel: (\$0.032020 per kWh) \$180.02

Electric service amount 726.07

Gross receipts tax (State tax) 18.63

Taxes and charges 18.63

Regulatory fee (State fee) 0.63

Total new charges \$745.33

Total amount you owe \$745.33

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ1525D. Next meter reading Jun 1, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	75853		70231		5622

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	5622	5797	8164
Service days	30	29	30
kWh/day	187	199	272
Amount	\$745.33	\$768.07	\$1,046.38

KEEP IN MIND

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Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

[FPL.com/BEM](https://www.fpl.com/BEM)

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: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 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

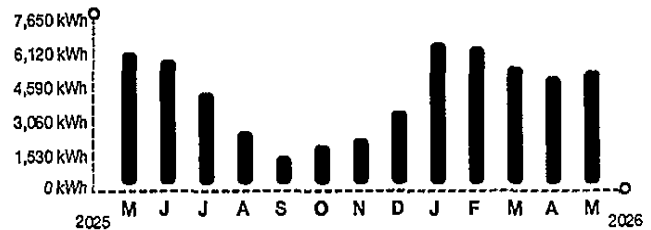
\$732.06

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	696.83
Payments received	-696.83
Balance before new charges	0.00
Total new charges	732.06
Total amount you owe	\$732.06

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$574.78 instead of \$732.06 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after July 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 May 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



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

0015 0022 450020

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

61184-59301

ACCOUNT NUMBER

\$732.06

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





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

FPL.com Page 2

0016 0022 450020

E001

BILL DETAILS

Amount of your last bill	696.83
Payment received - Thank you	-696.83
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) \$522.19

Fuel: (\$0.032020 per kWh) \$176.75

Electric service amount 713.14

Gross receipts tax (State tax) 18.30

Taxes and charges 18.30

Regulatory fee (State fee) 0.62

Total new charges \$732.06

Total amount you owe \$732.06

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	44061		38541		5520

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	5520	5249	6460
Service days	30	29	30
kWh/day	184	181	215
Amount	\$732.06	\$696.83	\$830.72

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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Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

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Customer Name: UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
61741-45570

FPL.com Page 1

ESLA

For: 12-01-2025 to 01-02-2026 (32 days)

kWh/Day: 2

Service Address:

7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861226	39	3500	F	4		52	
Energy					0.600000		2.40
Non-energy							
Fixtures					7.500000		30.00
Maintenance					1.650000		6.60
PMF0001				4			
Non-energy							
Fixtures					10.780000		43.12
Additional lighting facility charge							
Non-energy							83.86

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT
7607 7TH AVE NW # SL
BRADENTON FL 34209



Customer Name: UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 61741-45570

For: 12-01-2025 to 01-02-2026 (32 days)
kWh/Day: 2
Service Address:
7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							2.40
Non-energy sub total							163.58
Sub total						52	165.98
Energy conservation cost recovery							0.03
Environmental cost recovery charge							0.03
Transition rider credit							-0.05
Storm protection recovery charge							0.17
Fuel charge							1.64
Electric service amount							167.80
Gross receipts tax (State tax)							0.11
Regulatory fee (State fee)							0.14
Florida sales tax (State tax)							10.12
County sales tax (Local tax)							1.68
Total						52	179.85

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name: UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
61741-45570

FPL.com Page 3

ESLA

For: 12-01-2025 to 01-02-2026

Service Address:
7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
7346 MEETING ST SW C/O		PMF0001		1	12-01-2025
7719 ASHLEY CIR NW V/O		PMF0001		1	12-01-2025
7727 ASHLEY CIR N V/O		PMF0001		1	12-01-2025
7740 HEYWARD CIR SE V/O		PMF0001		1	12-01-2025
7346 MEETING ST SW C/O		F861226	F	1	12-01-2025
7719 ASHLEY CIR NW V/O		F861226	F	1	12-01-2025
7727 ASHLEY CIR N V/O		F861226	F	1	12-01-2025
7740 HEYWARD CIR SE V/O		F861226	F	1	12-01-2025

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



Customer Name: UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 61741-45570

FPL.com Page 4

ESLA

For: 12-01-2025 to 01-02-2026

Service Address:
7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201

Summary of Changes to Total Number of Facilities

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
PMF0001				4	10.780000		43.12
F861226	39	3500	F	4	9.750000	52	39.00

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Final Notice for Electric Service****Statement Date:** Dec 23, 2025

Account Number 61741-45570
Customer Name UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
Service Address 7607 SEVEN OAKS DR #SL LED, BRADENTON, FL 34201

Please take immediate action on Total Past Due balance to avoid disconnection and additional fees.

PAST DUE

Total Past Due

\$204.00

Must Be Paid By

Jan 7, 2026

Security Deposit

\$204.00

Pay By Jan 7, 2026

Pay OnlineUse a bank account to pay the free, secure way by visiting [FPL.com/billpay](https://www.fpl.com/billpay).Use credit or debit card with Speedpay [FPL.com/paycard](https://www.fpl.com/paycard).**Pay by Phone**Use a bank account by calling **800-375-2434**.Use credit or debit card with Speedpay **1-800-979-3967**.**Pay in Person**Find an authorized pay agent near you at [FPL.com/payagent](https://www.fpl.com/payagent) or call **800-375-2434**.**Keep in Mind**

- Accounts disconnected for non-payment will be connected within **24 hours** of payment posting and will incur a **\$5.00** reconnect fee.
- Whenever payment for service is delinquent and a field visit is made to a customer's premise, a **\$26.00** fee will be added to a customer's bill for electric service. If service is disconnected during this visit, this charge will not be applied.

Important Information

- This notice does not show payments, payment arrangements, or payment assistance commitments made since issuance of this notice.
- Returned payments for Final Notice balances may result in disconnection of service without further notice.
- Use of payment locations not authorized by FPL may result in a delay of up to 7 business days to post to your FPL account and potential additional collection action.
- For questions, visit [FPL.com](https://www.fpl.com) or call the number below. If your matter remains unresolved, you may register your concern with the Florida Public Service Commission. FPL is committed to the fair treatment of all customers.
- Receive past due notifications via email by enrolling in FPL eBill at [FPL.com/Billing](https://www.fpl.com/Billing).
- FPL has the right to safe access to its facilities located in your property. Failure or neglect to provide safe access may result in FPL discontinuing service. Ref: Section 25-6.105 (5)(f) of the Florida Administrative Code.

Avoid delays from mailing your payment, use payment options above.

See Page 2 for more information

We're here to helpWe're committed to supporting customers experiencing hardship. Visit [FPL.com/Help](https://www.fpl.com/Help).Customer Service: 800-375-2434
Outside Florida: 1-800-226-3545Hearing/Speech Impaired: 711 (Relay Service)
Florida Public Service Commission: 1-800-342-3552Stay up to date with important billing due dates. Please go to [FPL.com/Billing](https://www.fpl.com/Billing) to receive bills and account alerts electronically.

/ 29

5201617414557000040200000

UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT
7607 7TH AVE NW # SL
BRADENTON FL 34209

December 23, 2025

FINAL NOTICE
Before Power Is
Turned OffMake check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

61741-45570

ACCOUNT NUMBER

\$204.00

TOTAL AMOUNT OWED

Jan 7, 2026

MUST BE PAID BY

\$

AMOUNT ENCLOSED

**Electric Bill Statement****For:** Jan 2, 2026 to Feb 2, 2026 (31 days)**Statement Date:** Feb 2, 2026**Account Number:** 61741-45570**Service Address:**7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$569.46**

TOTAL AMOUNT YOU OWE

Feb 23, 2026

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**KEEP IN MIND**

- Payments received after February 23, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	383.85
Balance before new charges	383.85*
Total new charges	185.61
Total amount you owe	\$569.46

***This \$383.85 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

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

/ 27

38385 5201617414557006496500000

UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT
7607 7TH AVE NW # SL
BRADENTON FL 34209The amount enclosed includes
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this coupon to:FPL
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MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

61741-45570

ACCOUNT NUMBER

\$569.46

TOTAL AMOUNT YOU OWE

Feb 23, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
61741-45570

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 383.85
Balance before new charges \$383.85 *

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	167.80
Gross receipts tax (State tax)	0.11
Florida sales tax (State tax)	10.12
County sales tax (Local tax)	1.68
Taxes and charges	11.91
Late payment charge	5.76
Regulatory fee (State fee)	0.14
Total new charges	\$185.61

Total amount you owe \$569.46

***This \$383.85 is PAST DUE -- PLEASE PAY IMMEDIATELY**

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Mar 3, 2026.

Usage Type

Total kWh used

Usage

52

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 2, 2026	Jan 2, 2026
kWh Used	52	52
Service days	31	32
kWh/day	2	2
Amount	\$179.85	\$179.85

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

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Cut costs with rebates

Lighting can add up to 25% of your energy use. Switch to LEDs to get \$40 back per fixture and save long-term.

[FPL.com/BizLighting](https://www.fpl.com/bizlighting)

Cooler bills ahead

Upgrade to energy efficient HVAC systems and see the savings. Rebates available to offset the cost.

[FPL.com/BizHVAC](https://www.fpl.com/bizhvac)

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**Electric Bill Statement****For:** Feb 2, 2026 to Mar 3, 2026 (29 days)**Statement Date:** Mar 3, 2026**Account Number:** 61741-45570**Service Address:**7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$757.86**

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

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

- Payments received after March 24, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	569.46
Balance before new charges	569.46*
Total new charges	188.40
Total amount you owe	\$757.86

***This \$569.46 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

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

/ 27

56946 5201617414557066875700000

UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT
7607 7TH AVE NW # SL
BRADENTON FL 34209The amount enclosed includes
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this coupon to:FPL
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

61741-45570

ACCOUNT NUMBER

\$757.86

TOTAL AMOUNT YOU OWE

Mar 24, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number:
61741-45570

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill 569.46
Balance before new charges \$569.46 *

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	167.80
Gross receipts tax (State tax)	0.11
Florida sales tax (State tax)	10.12
County sales tax (Local tax)	1.68
Taxes and charges	11.91
Late payment charge	8.54
Regulatory fee (State fee)	0.15
Total new charges	\$188.40

Total amount you owe \$757.86

***This \$569.46 is PAST DUE -- PLEASE PAY IMMEDIATELY**

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Apr 1, 2026.

Usage Type

Total kWh used

Usage

52

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Mar 3, 2026	Feb 2, 2026
kWh Used	52	52
Service days	29	31
kWh/day	2	2
Amount	\$179.85	\$179.85

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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Find hidden savings

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

[FPL.com/BEM](https://www.fpl.com/bem)

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**Electric Bill Statement****For:** Mar 3, 2026 to Apr 1, 2026 (29 days)**Statement Date:** Apr 1, 2026**Account Number:** 61741-45570**Service Address:**7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$949.09**

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

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

- Payments received after April 22, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	757.86
Balance before new charges	757.86*
Total new charges	191.23
Total amount you owe	\$949.09

***This \$757.86 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

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

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75786 5201617414557049094900000

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DEVELOPMENT DISTRICT
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

61741-45570

ACCOUNT NUMBER

\$949.09

TOTAL AMOUNT YOU OWE

Apr 22, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 61741-45570

BILL DETAILS

Amount of your last bill 757.86
Balance before new charges \$757.86 *

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	167.80
Gross receipts tax (State tax)	0.11
Florida sales tax (State tax)	10.12
County sales tax (Local tax)	1.68
Taxes and charges	11.91
Late payment charge	11.37
Regulatory fee (State fee)	0.15
Total new charges	\$191.23

Total amount you owe \$949.09

***This \$757.86 is PAST DUE -- PLEASE PAY IMMEDIATELY**

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date May 1, 2026.

Usage Type

Total kWh used

Usage

52

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Apr 1, 2026	Mar 3, 2026
kWh Used	52	52
Service days	29	29
kWh/day	2	2
Amount	\$179.85	\$179.85

KEEP IN MIND

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[FPL.com/BizHVAC](https://www.fpl.com/BizHVAC)

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[FPL.com/BEM](https://www.fpl.com/BEM)

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**Electric Bill Statement****For:** Apr 1, 2026 to May 1, 2026 (30 days)**Statement Date:** May 1, 2026**Account Number:** 61741-45570**Service Address:**7607 SEVEN OAKS DR #SL LED
BRADENTON, FL 34201**UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,143.19**

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

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

- Payments received after May 22, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	949.09
Balance before new charges	949.09*
Total new charges	194.10
Total amount you owe	\$1,143.19

***This \$949.09 is PAST DUE -- PLEASE PAY IMMEDIATELY**

(See page 2 for bill details.)

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

/ 27

94909 52016174145570 9134110000

UNIVERSITY PLACE COMMUNITY
DEVELOPMENT DISTRICT
7607 7TH AVE NW # SL
BRADENTON FL 34209The amount enclosed includes
the following donation:
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in U.S. funds and mail along with
this coupon to:FPL
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

61741-45570

ACCOUNT NUMBER

\$1,143.19

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: UNIVERSITY PLACE
COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 61741-45570

BILL DETAILS

Amount of your last bill 949.09
Balance before new charges \$949.09 *

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	167.80
Gross receipts tax (State tax)	0.11
Florida sales tax (State tax)	10.12
County sales tax (Local tax)	1.68
Taxes and charges	11.91
Late payment charge	14.24
Regulatory fee (State fee)	0.15
Total new charges	\$194.10

Total amount you owe \$1,143.19

***This \$949.09 is PAST DUE -- PLEASE PAY IMMEDIATELY**

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.041940 per kWh
Fuel charge:	\$0.031560 per kWh

METER SUMMARY

Next bill date Jun 1, 2026.

Usage Type

Total kWh used

Usage

52

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 1, 2026	Apr 1, 2026
kWh Used	52	52
Service days	30	29
kWh/day	2	2
Amount	\$179.85	\$179.85

KEEP IN MIND

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

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Electric Bill Statement

For: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 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

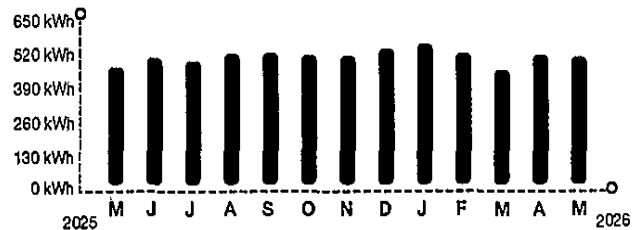
\$83.08

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	84.24
Payments received	-84.24
Balance before new charges	0.00
Total new charges	83.08
Total amount you owe	\$83.08

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 May 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



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

0019 0022 450020

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CHARLOTTE NC 28232-2414

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for ways to pay.

80884-58453

ACCOUNT NUMBER

\$83.08

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





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

FPL.com Page 2

0020 0022 450020

E001

BILL DETAILS

Amount of your last bill	84.24
Payment received - Thank you	-84.24
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) \$49.86

Fuel: (\$0.032020 per kWh) \$16.87

Electric service amount 80.93

Gross receipts tax (State tax) 2.08

Taxes and charges 2.08

Regulatory fee (State fee) 0.07

Total new charges \$83.08

Total amount you owe \$83.08

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	88969		88442		527

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	527	536	486
Service days	30	29	30
kWh/day	18	18	16
Amount	\$83.08	\$84.24	\$74.71

KEEP IN MIND

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Electric Bill Statement

For: Apr 1, 2026 to May 1, 2026 (30 days)

Statement Date: May 1, 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

\$95.68

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	124.80
Payments received	-124.80
Balance before new charges	0.00
Total new charges	95.68
Total amount you owe	\$95.68

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 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 May 16, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:
Outside Florida:

1-800-375-2434
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



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

0021 0022 450020

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for ways to pay.

85676-20409

ACCOUNT NUMBER

\$95.68

TOTAL AMOUNT YOU OWE

May 22, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



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

FPL.com Page 2

0022 0022 450020

E001

BILL DETAILS

Amount of your last bill	124.80
Payment received - Thank you	-124.80
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) \$59.03

Fuel: (\$0.032020 per kWh) \$19.98

Electric service amount 93.21

Gross receipts tax (State tax) 2.39

Taxes and charges 2.39

Regulatory fee (State fee) 0.08

Total new charges \$95.68

Total amount you owe \$95.68

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	24377		23753		624

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 1, 2026	Apr 1, 2026	May 1, 2025
kWh Used	624	848	1739
Service days	30	29	30
kWh/day	20	29	57
Amount	\$95.68	\$124.80	\$233.27

KEEP IN MIND

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Freedom Fence & Aluminum

4385 Independence Court | Sarasota, Florida 34234
9412571382 | office@freedomfencefl.com | www.freedomfencefl.com

RECIPIENT:

University Place CDD

3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

SERVICE ADDRESS:

7795 Honore Avenue
Bradenton, FL 34201

Invoice #3909

Issued May 05, 2026

Due May 05, 2026

Total \$773.00

Deposit Invoice from Freedom Fence & Aluminum

Product/Service	Description	Total
Landscaping Needed	Landscaping would be needed before installation so there is enough work area for our installers. Please contact your estimator if the areas needing to be landscaped for fence installation are unclear. Landscaping is not included in this proposal. Any uncompleted landscape clearing that needs to be done prior to fence install and is not ready on day of install will be billed at \$75/man hour and added to final invoice. All clippings, brush, landscape debris will be stacked at the street for pick up by city/county. If the landscaping needed is beyond the abilities of our installers a \$300 rescheduling fee will apply.	\$0.00
30' 6' Black chain Link Fence	Remove 30' 6' 11.5 g black chain link wire and replace it with 30' 6' 9g wire only wire is made of steel. Job can be completed within the next 3 weeks	\$773.00

Thank you for your business! Please contact us with any questions regarding this invoice.

- Final payment is due upon completion of project unless noted otherwise by the due date above. A \$300 charge for notice to owner will be applied if final payment is late by more than 5 business days. A \$500 lien and lien release fee will apply if payment is late by more than 10 business days. Interests on overdue balances will be billed at 21% APR. Interest starts accruing 5 business days after payment is due and is automatically applied back to first day of delinquency. This is the only legal document governing fees from sales; no other agreement written or oral is legally binding. Buyer agrees to pay any legal, attorney or collections fees.

If you are mailing a check please let us know a check has been mailed.

FEIN 471471757

Total \$773.00

Pay Now

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

Total balance
\$132.72
 Auto Pay is scheduled
May 22



219000941358534010010800000000000000000132725



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

Page 1/4
Billing Date:
Apr 13, 2026
Billing Period:
Apr 13 - May 12, 2026

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$173.50
Payment received by Apr 13, thank you	-\$173.50

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Phone	\$37.48	\$37.48
Additional Services	\$12.99	\$12.99
Taxes and Fees	\$18.04	↓\$17.82
Total services	\$173.50	\$173.28
Total balance		\$173.28

Total balance

\$173.28

Auto Pay is scheduled
May 07

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Eagan, MN 55121-2879

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UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

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Internet

Monthly Charges

04.13-05.12	Business Fiber Internet 500	\$94.99
	Valued Customer Fiber 1 Gig Upgrade	\$0.00
	FiberOptic Internet	\$10.00
Internet Total		\$104.99

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$54.39 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Phone

Monthly Charges

04.13-05.12	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Phone Total		\$37.48



Additional Services

Monthly Charges

04.13-05.12	Secure Pro	\$12.99
Additional Services Total		\$12.99



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$8.88
Federal USF Recovery Charge	\$3.34
Federal Excise Tax	\$0.42
Federal Taxes	\$12.64
FL State Communications Services Tax	\$2.44
County Communications Services Tax	\$1.21
FL State Sales Tax	\$0.78
FL State Gross Receipts Tax	\$0.56
County Sales Tax	\$0.13
FL State Gross Receipts Tax	\$0.06
State Taxes	\$5.18

Taxes and Fees Total	\$17.82
----------------------	---------

Total current month charges \$173.28



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

Page 1/4
Billing Date:
Apr 19, 2026
Billing Period:
Apr 19 - May 18, 2026

Hi UNIVERSITY PLACE CDD,

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

Bill history

Previous balance	\$295.80
Payment received by Apr 19, thank you	-\$295.80

Service summary

	Previous month	Current month
Bundle	\$265.46	\$265.46
Taxes and Fees	\$30.34	↓\$30.04
Total services	\$295.80	\$295.50
Total balance		\$295.50

Total balance

\$295.50

Auto Pay is scheduled
May 13

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Bundle

Monthly Charges

04.19-05.18	FiberOptic Internet for Business 25/25	\$140.98
	Solutions Bundle Discount	-\$22.00
	Solutions Bundle Line	\$109.00
	Carrier Cost Recovery Surcharge	\$13.99
	Federal Primary Carrier Single Line Charge	\$9.99
	Frontier Roadwork Recovery Surcharge	\$4.50
	Federal Subscriber Line Charge - Bus	\$6.50
	Access Recovery Charge-Business	\$2.50
Bundle Total		\$265.46



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$12.58
Federal USF Recovery Charge	\$3.34
Federal Excise Tax	\$0.42
Federal Taxes	\$16.34
FL State Communications Services Tax	\$6.90
County Communications Services Tax	\$3.41
FL State Gross Receipts Tax	\$2.71
Manatee Co 911 Surcharge	\$0.40
FL State Gross Receipts Tax	\$0.20
FL Telecommunications Relay Service	\$0.08
State Taxes	\$13.70
Taxes and Fees Total	\$30.04

Total current month charges

\$295.50

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 \$154.52 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning with your next bill, your Business Line (standalone or part of a bundle) will increase to \$96.00 per month, per line.

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

Billing Date:
Apr 19, 2026
Billing Period:
Apr 19 - May 18, 2026

Account Activity

9413590009

Qty	Description	Order number	Effective date	Charge
	Solutions Bundle Discount		2026-04-19	-\$22.00
Total				-\$22.00

941-359-0009

88/KQXA/029470/ /VZFL





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

Page 1/4
Billing Date:
May 02, 2026
Billing Period:
May 02 - Jun 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 to learn more.

Bill history

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

Service summary

	Previous month	Current month
Internet	\$104.99	\$104.99
Total services	\$104.99	\$104.99
Total balance		\$104.99

Total balance

\$104.99

Auto Pay is scheduled
May 26

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 Internet		
Monthly Charges		
05.02-06.01	Business Fiber Internet 500	\$79.99
	1 Usable Static IP Address	\$25.00
Internet Total		\$104.99
Total current month charges		\$104.99

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Lets Talk Dirt

RECIPIENT:

Rizzetta & Co Inc

3434 Colwell Avenue
Tampa, Florida 33614

Invoice #4

Issued Apr 13, 2026

Due May 13, 2026

Total \$595.00

Account Balance \$595.00

University Place CDD Pressure Washing

Product/Service	Description	Qty.	Unit Price	Total
Mar 31, 2026				
Pressure Washing	High pressure cleaning of the sidewalk and curbing sections discussed between Denise Broyhill and myself, Greg Boyes. Please reach out to Denise or Matt O'Nolan for confirmation regarding this cleaning. Thank you. University Place CDD.	1	\$595.00	\$595.00

Please make a check out to "Let's talk dirt" and should be mailed to "2211 50th st west Bradenton Florida 34209."

Thank you for your business. Please contact us with any questions regarding this invoice.

Total \$595.00

Account balance \$595.00

MCUD

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

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

UNIVERSITY PLACE CDD
7900 CHARLESTON ST

Amount Due	\$41.91
Please Pay By	12-May-2026
Account Number	100171141

Auto-pay is scheduled for 12-May-2026

Account Summary	
Previous Amount Due	\$110.73
Payments Received	-\$110.73
Balance Forward	\$0.00
Contract Charges	\$41.91
Total Amount Due	\$41.91

Usage Profile (Consumption x 1000 = GAL)				
Meter Number 77298591				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/12	1953	03/25	1953	0 kgal
Meter Number 19170346				
Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
03/26	0	04/12	0	0 kgal

Important Information	
- SWFWMD has declared a Modified Phase III "Extreme" Water Shortage. From April 3 through July 1, 2026, residents must follow updated one-day-per-week watering restrictions with updated hours. Learn more at mymanatee.org/waterrestrictions. - All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub.	

Charge Details	Service Period 03/12 - 04/12 (32 Days)	
Commercial Water Service (Meter # 77298591) (03/12 - 04/12)		
Water Base Rate	1 month(s) x \$12.38	\$12.38
Sewer Commercial Service (03/12 - 04/12)		
Sewer Base Rate	0.44 month(s) x \$29.52	\$12.92
Sewer Base Rate	0.56 month(s) x \$29.52	\$16.61
Total New Charges		\$41.91
Total Amount Due		\$41.91

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Scan QR code to access our CSS Portal

 MANATEE COUNTY UTILITIES DEPARTMENT P.O. BOX 25010 BRADENTON, FL 34206-5010	SERVICE ADDRESS	7900 CHARLESTON ST
	ACCOUNT NUMBER	100171141
	BILLING DATE	21-Apr-2026
	DUE DATE	12-May-2026
	TOTAL AMOUNT DUE	\$41.91
☐ CHANGE OF MAILING ADDRESS (Check Box and See Reverse Side)		
AMOUNT PAID		Auto-Pay is scheduled
ADDRESSEE:		MAKE CHECKS PAYABLE TO MCUD

UNIVERSITY PLACE CDD
PO BOX 32414
CHARLOTTE, NC 28232

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

100171141200000041910000000

INVOICE

Invoice # 6987
Date: 05/04/2026
Due On: 06/04/2026

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

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,844.00	) - (\$0.00	) = \$3,844.00

UPCDD

District Counsel Representation

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	AHC	04/01/2026	Review draft memo from real estate counsel re: parcel ownership issues. Continued review of agenda package and prepare for 4/6 CDD meeting.	1.00	\$310.00	\$310.00
Service	AHC	04/06/2026	Final preparation for CDD meeting and attend meeting.	1.75	\$310.00	\$542.50
Service	AHC	04/07/2026	Continued review of report from real estate counsel re: parcel ownership and e-mail to Engineer. Review revised scope re: CDD/HOA maintenance. Follow-up on action items from 4/6 CDD meeting.	1.00	\$310.00	\$310.00
Service	KA	04/08/2026	Draft contract for pump replacement. Email contract to attorney Cohen for acceptance, comments or amendments.	1.80	\$310.00	\$558.00
Service	KA	04/08/2026	Draft mulch contract.	1.00	\$310.00	\$310.00
Service	AF	04/08/2026	Draft memorandum of understanding for major facilities and ownership mapping; Provide to ACohen	1.60	\$310.00	\$496.00
Service	AHC	04/09/2026	Review Memorandum of Understanding prepared by associate	1.75	\$310.00	\$542.50

			counsel re: CDD/HOA maintenance responsibilities. Revise Memo and e-mail to Supervisor Ingrassia for review/comment. Review Hoover pump agreement prepared by associate counsel. Revise agreement and e-mail to Supervisor Meyers for review/comment. Exchange e-mails with Engineer and continued review of roadway dedication/ownership issues.			
Service	AHC	04/14/2026	Review and revise draft mulching/trimming contract prepared by associate counsel. E-mail contract to Manager, with copy to Chair for review/comment and execution.	0.25	\$310.00	\$77.50
Service	AHC	04/15/2026	Review e-mail from Supervisor Ingrassia and forward CDD/HOA draft MOU to HOA counsel for review and comment.	0.25	\$310.00	\$77.50
Service	DPL	04/23/2026	Draft contract re: irrigation pump power.	1.25	\$310.00	\$387.50
Service	AHC	04/27/2026	Review and revise draft contract prepared by associate counsel re: power for irrigation project. Forward contract to District Manager to coordinate execution.	0.25	\$310.00	\$77.50
Service	AHC	04/28/2026	Continued review of issues regarding road dedications and e-mail real estate special counsel.	0.50	\$310.00	\$155.00
					Subtotal	\$3,844.00
					Total	\$3,844.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6987	06/04/2026	\$3,844.00	\$0.00	\$3,844.00
Outstanding Balance				\$3,844.00
Total Amount Outstanding				\$3,844.00

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

Invoice

Date	Invoice #
5/2/2026	INV0000109211

Bill To:

University Place CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18806
Invoice Date: Mar 31, 2026
Page: 1

Duplicate

Bill To:

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

Ship to:

7922 Indigo Ridge

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

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 03/31/26 : 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				
TOTAL				446.50

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18884
Invoice Date: Apr 17, 2026
Page: 1

Duplicate

Bill To:

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

Ship to:

7715 Drayton Circle

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/17/26

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 04/17/26 : 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				
TOTAL				446.50

Check/Credit Memo No:

Total Landscape Care, Inc.

3905 65th St. E.
Bradenton, FL 34208

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 18885
Invoice Date: Apr 20, 2026
Page: 1

Duplicate

Bill To:

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

Ship to:

7338 Meeting Street

Customer ID	Customer PO / Work Order	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		5/20/26

Quantity	Item	Description	Unit Price	Amount
1.00	LABOR-RPR	Replaced decoder. 04/20/26 : 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				
TOTAL				446.50

Check/Credit Memo No:

Total Landscape Care, Inc

3905 65th St E
Bradenton, FL 34208
USA

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 202615
Invoice Date: Apr 1, 2026
Page: 1
Duplicate

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

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

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		4/30/26

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections	60.00	7,200.00
		Services: 4/1/26 to 4/30/26		
Subtotal				13,283.00
Sales Tax				
Total Invoice Amount				13,283.00
Payment/Credit Applied				
TOTAL				13,283.00

Check/Credit Memo No:

Total Landscape Care, Inc

3905 65th St E
Bradenton, FL 34208
USA

Voice: 941-752-6388
Fax:

INVOICE

Invoice Number: 202616
Invoice Date: May 1, 2026
Page: 1
Duplicate

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

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

Customer ID	Customer PO	Payment Terms	
UPCDD		Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Open		5/31/26

Quantity	Item	Description	Unit Price	Amount
1.00		Monthly Landscape Maintenance	6,083.00	6,083.00
120.00		Monthly Irrigation Management & Inspections	60.00	7,200.00
		Services: 5/1/26 to 5/31/26		
Subtotal				13,283.00
Sales Tax				
Total Invoice Amount				13,283.00
Payment/Credit Applied				
TOTAL				13,283.00

Check/Credit Memo No:

UNIVERSAL ACCESS

941.705.9782

Invoice

Universal Access, LLC

5265 University Pkwy
Unit 101-175
University Park Florida 34201

Number

AAAI3540

Date

12/31/2025

Sold To

University Place

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

Ship To

University Place

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

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	1	Tex Wave Services - Monthly Suscription - December	\$975.00	\$975.00
2	1	Tekwave - Virtual Guard -December	\$2,900.00	\$2,900.00
3	1	Quarterly Maintenance- Gates Access October-December 2025	\$600.00	\$600.00
			Sales Tax	\$42.00
			Total	\$4,517.00

Notes:

Please contact me if I can be of further assistance.

Universal Access, 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

AAAI3570

Date

12/31/2025

Sold To**University Place**

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

Ship To**University Place**

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

Salesperson		P.O. Number	Terms	
Paul Savage				
Line	Qty	Description	Unit Price	Ext. Price
1	1	Serevice call 12/20/2025 Arm struck - Replaced arm and repaired gate issues	\$150.00	\$150.00
2	1	12' Magnetic arm replacement with LED	\$675.00	\$675.00
			Sales Tax	\$57.75
			Total	\$882.75

Notes:

Please contact me if I can be of further assistance.

Universal Access, LLC

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



CC043026-734

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,917.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$752.86
Payments & Credits	\$752.86
Purchases & Other Charges	\$82.52
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$82.52

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	\$82.52
Minimum Payment Due	\$82.52
Payment Due Date	May 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL	\$752.86-
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	752.86-
		MICHELLE WHITE	TOTAL	\$0.00
		DOUG PEWTERBAUGH	TOTAL	\$82.52
03/31	04/01	5270715FB09FHKYRQ	HOMEDEPOT.COM 800-430-3376 GA	5.64
			MCC: 5200 MERCHANT ZIP: 30339000	
04/03	04/03	5270715FE09FXTNTX	THE HOME DEPOT #6319 BRADENTON FL	31.52
			MCC: 5200 MERCHANT ZIP: 34201000	
04/11	04/11	5270715FN09FXW7JP	THE HOME DEPOT #6319 BRADENTON FL	45.36
			MCC: 5200 MERCHANT ZIP: 34201000	

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Account Number:	
Payment Due Date	May 25, 2026
New Balance	\$82.52
Minimum Payment Due	\$82.52
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check

Payable to:

0 0

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

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

University Place CDD Credit Card

04/30/2026 Statement

Date	Vendor	Description	GL Code	Amount
4/1/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 5.64
4/3/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 31.52
4/11/2026	Home Depot	Maintenance Supplies	57200-4647	\$ 45.36
001-10103				
Total activity				82.52
Replenish card				-
04/30/2026 Statement				
Credit/Refund				-
Total charges				82.52
				\$ 82.52
Expense Summary				
57200-4647				(82.52)
53900-4609				-
57200-5101				-
57200-4761				-
51300-4903				-
52900-4809				-
				(82.52)
				TRUE



UNIVERSITY PLACE CDD

Order # WH26674550
Invoice Number(s) # 6686448

PO/Job Name: Elec supplies

Ship To Home

Ordered

3/30/2026

Delivered

4/3/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Seal 1/2 in. Knockout (3-Piece) (4-Pack) SKU 1005871325	2	\$2.82	\$0.00	\$0.00	\$5.64
Subtotal					\$5.64
Discount					\$0.00
Shipping					\$0.00
Delivery Charge					\$0.00
Sales Tax					\$0.00
Order Total					\$5.64



UNIVERSITY PLACE CDD

Order # WH27043385
Invoice Number(s) # 3903223

PO/Job Name: Pier caps painting

Buy Online Pickup In Store

Ordered

4/3/2026

Complete

4/3/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Pop-N-Go Black Disposable Heavy Duty Nitrile Gloves, Size Large (80-Count) SKU 1005004938	1	\$19.98	\$0.00	\$0.00	\$19.98
UTILITY 2 in. Polyester Flat Utility Paint Brush SKU 456077	1	\$3.98	\$0.00	\$0.00	\$3.98
7 in. Mini Roller Tray Black SKU 1004400897	2	\$3.78	\$0.00	\$0.00	\$7.56
				Subtotal	\$31.52
				Discount	\$0.00

Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$31.52



UNIVERSITY PLACE CDD

Order # WK23899319

PO/Job Name: Pier C62 rpr

Ship To Home

Ordered

5/3/2026

Being Processed

5/3/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
PL Marine Fast Cure 10 oz. Polyether Adhesive Sealant White Cartridge SKU 1001474452	2	\$17.98	\$0.00	\$0.00	\$35.96
PL Premium Max 9 oz. Construction Adhesive (2-Pack) SKU 1007307316	1	\$24.20	\$0.00	\$0.00	\$24.20
SKU 1002922580	2	\$0.00	\$0.00	\$0.00	\$0.00
PL Marine Fast Cure 3 oz. Polyether Adhesive Sealant White Tube SKU 1001474447	1	\$12.78	\$0.00	\$0.00	\$12.78

Subtotal	\$72.94
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$0.00
Order Total	\$72.94

Tab 10

CDD workshop minutes 07/08/26

Meeting called to order 4:30

4 board members present: Denise Broyhill, Sarah Hartz, David Meyers, Frank Ingrassia

Denise updated that Troy's scheduled to come on 7/13 to replace any plants that died. They wanted to coordinate with TLC to have irrigation updated at the same time to make sure that the new plants are getting enough water. Denise also requested that some of the plants be replaced with more drought tolerant plants/succulents.

David gave updates on multiple irrigation issues. Some quotes from TLC are too high or incorrect recommendations on repairs.

David also requested to delay the new pump install until the fall. We need to make sure the allotted money is tracked for paying for it in the 26/27 budget.

Frank went over more budget cuts that we can make. We will discuss in more detail at the next workshop.

The board discussed having a more clear separation in responsibilities between the HOA and CDD. More to follow.

Meeting adjourned at 5:45

Tab 11

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, June 1, 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	Board of Supervisors, Chairman
David Meyers	Board of Supervisors, Assistant Secretary
Elisabeth Pygott	Board of Supervisors, Assistant Secretary
Frank Ingrassia	Board of Supervisors, Assistant Secretary

Also present were:

Matt O'Nolan	District Manager, Rizzetta & Company
Robert Dvorak	District Engineer, BDI Engineer
Ethan	Representative, Total Asphalt
Seth Altholz	Representative, Total Asphalt
Andy Cohen	District Counsel, Persson, Cohen, Mooney, Fernandez and Jackson

Audience	Not Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience present.

The Board held a discussion of road surfaces. Total Asphalt to provide formal proposal, product information, testing data, Material Safety Data Sheets (MSDS), and customer references to Mr. O'Nolan for distribution to the board.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen reviewed his report to the Board.

District Counsel to confirm CDD's authority to perform drainage work at the Meeting Street/Braden River choke point.

B. District Engineer

Mr. Dvorak reviewed his report to the Board.

District Engineer to assess technical feasibility of applying Total Asphalt product over existing HA5, possibly through test sections.

Mr. Dvorak to obtain a proposal from Tim for paver cleaning, selective replacement/rearrangement, and sealing.

Mr. Dvorak to obtain a quote from a specialized vendor for jetting and vacuuming the clogged slotted drain.

District Counsel & District Engineer to draft and send a letter to the new HOA board clarifying their responsibility for Spring Marsh Drive/Planters Knoll Circle drainage.

C. District Manager Report

Mr. O'Nolan advised the Board that the next Board of Supervisors meeting will be on July 20, 2026, at 4:30pm.

Mr. O'Nolan announced the register voter Count as 701.

FOURTH ORDER OF BUSINESS

Consideration of the 1st Quarter Website Audit

On a motion from Ms. Broyhill, seconded by Ms. Pygott, with all in favor, the Board of Supervisors approved the first quarter website audit as presented, for the University Place Community Development District.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter

On a motion from Mr. Ingrassia, seconded by Ms. Broyhill, with all in favor, the Board of Supervisors ratified the audit engagement letter as presented, for the University Place Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of TLC Rotor Proposal

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

June 1, 2026- Minutes of Meeting

Page 3

On a motion from Ms. Broyhill, seconded by Ms. Pygott, with one opposed (Mr. Myers), the Board of Supervisors approved for the TLC rotor proposal in the amount of \$2923.00, for the University Place Community Development District.

The Board appointed Vice Chair Sarah Hartz to be the single point of contact and liaison for the CDD and TLC for landscape and irrigation maintenance.

SEVENTH ORDER OF BUSINESS **Consideration of TLC Irrigation Proposals**

The Board requested to locate other vendors to get quotes.

EIGHTH ORDER OF BUSINESS **Consideration of Hoover Pump Maintenance Proposal**

On a motion from Mr. Myers, seconded by Mr. Ingrassia, with all in favor, the Board of Supervisors approved the Hoover Pump Maintenance program, pending draft from counsel in the amount of \$2,290.00, for the University Place Community Development District.

DM to contact Hoover to resolve the access code issue for the pump station contract and finalize the contract.

NINTH ORDER OF BUSINESS **Consideration of the Fiscal Year 2026-2027 Budget**

Mr. O'Nolan advised that Board members interested in re-upping for seats 1 and 3 to coordinate with the Supervisor of Elections.

The Board held a discussion on the Fiscal Year 2026-2027 Budget.

Mr. Ingrassia to draft a plain-English cover letter for the budget notice, explaining the "high watermark" concept.

District Counsel to work with DM on preparing the "big ad" and mail notice for the budget public hearing, provide letter to Frank.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Approving the Proposed Fiscal Year 2026-2027 Budget**

On a motion from Ms. Broyhill, seconded by Ms. Pygott, with all in favor, the Board of Supervisors adopted Resolution 2026-02 Approving the FY 26-27 proposed budget with a 4.27% increase, setting the public hearing for August 3rd 4:30pm for the University Place Community Development District.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
June 1, 2026- Minutes of Meeting
Page 4

ELEVENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for March
2026**

The Board reviewed the Operation and Maintenance Expenditures for March 2026.

TWELFTH ORDER OF BUSINESS

**Consideration of Regular Board of
Supervisors Meeting Minutes for April
6, 2026**

On a motion from Mr. Ingrassia seconded by Ms. Pygott with all in favor, the Board of Supervisors approved the Operations and Maintenance for March 2026 (\$116,651.68) and the Regular Board of Supervisors Meeting Minutes for April 6, 2026, as presented, for the University Place Community Development District.

ELEVENTH ORDER OF BUSINESS

**Audience Comments and Supervisor
Requests**

Ms. Broyhill inquired about the shred day food truck and advised she would work in it.

Mr. Myers inquired about clear cut removed along fencing.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Ms. Broyhill, seconded by Ms. Pygott, with all in favor, the Board of Supervisors adjourned the meeting at 6:20 p.m. for the University Place Community Development District.

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Assistant Secretary

Chairman / Vice-Chairman

DRAFT