

## University Place Community Development District

### Inframark, Infrastructure Management Services

210 North University Drive, Suite 702 Coral Springs, Florida 33071

Telephone: (954) 603-0033 • Fax: (954) 345-1292

June 8, 2018

Mr. Edwin Hunzeker

**Manatee County Administrator**

1112 Manatee Avenue West, Suite 920

Bradenton, Florida 34205



**RECEIVED**

**JUN 12 2018**

**COUNTY ADMINISTRATOR  
MANATEE COUNTY**

**REF: Proposed Operating Budget for Fiscal Year 2019**

Dear Mr. Hunzeker:

In accordance with Chapter 190.008(2)(b) of the Florida Statutes, the District is required to submit to the local governing authorities having jurisdiction over the area included in the District, for purposes of disclosure and information only, the Proposed Annual Budget for the ensuing Fiscal Year at least sixty (60) days prior to the Public Hearing.

The District's Public Hearing is scheduled as follows:

Date: Wednesday, August 22, 2018  
Time: 6:30 p.m.  
Location: Community Room  
Northern Trust Bank  
6320 Venture Drive  
Lakewood Ranch, Florida 34202

I am pleased to enclose the District's Proposed Annual Operating and Debt Service Budget for Fiscal Year 2019 as required by Statute and request you post it to the County's website under Special Districts. If you have any questions or comments, please feel free to contact me directly at 813-991-1116.

Sincerely,

*Robert Nanni*

Robert Nanni  
District Manager

Enclosure

# **UNIVERSITY PLACE**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2019**

Approved Tentative Budget

Approved 05/23/18

Prepared by:



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**UNIVERSITY PLACE**  
Community Development District

**Operating Budget**  
Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2019 Approved Tentative Budget**

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR 2018	PROJECTED MAY - SEPT 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Interest - Investments	\$ 6,873	\$ 3,000	\$ 8,214	2,500	\$ 10,714	\$ 7,000
Special Assmnts- Tax Collector	711,083	735,743	714,941	20,804	735,745	756,879
Special Assmnts- Discounts	(25,517)	(29,430)	(26,669)	-	(26,669)	(30,275)
Settlements	16,500	-	-	-	-	-
Other Miscellaneous Revenues	772	-	3,731	-	3,731	-
<b>TOTAL REVENUES</b>	<b>709,711</b>	<b>709,313</b>	<b>700,217</b>	<b>23,304</b>	<b>723,521</b>	<b>733,604</b>

**EXPENDITURES***Administrative*

P/R-Board of Supervisors	19,400	20,000	11,400	8,000	19,400	20,000
FICA Taxes	1,484	1,530	872	612	1,484	1,530
ProfServ-Engineering	4,710	7,500	2,250	1,000	3,250	6,000
ProfServ-Field Management	6,500	6,500	3,792	2,708	6,500	6,500
ProfServ-Legal Services	8,310	6,000	3,505	1,750	5,255	5,000
ProfServ-Mgmt Consulting Serv	46,400	46,400	28,400	18,000	46,400	47,792
ProfServ-Property Appraiser	6,115	11,036	10,324	312	10,636	11,353
ProfServ-Tax Collector	7,870	11,036	10,324	312	10,636	11,353
Auditing Services	6,023	6,000	6,000	-	6,000	6,000
Postage and Freight	1,419	500	367	125	492	500
Insurance - General Liability	7,260	7,986	7,510	-	7,510	8,261
Printing and Binding	628	700	265	250	515	700
Legal Advertising	2,307	2,000	79	1,800	1,879	2,000
Miscellaneous Services	665	1,500	90	1,000	1,090	1,500
Reserve Study Update	-	4,100	3,950	150	4,100	-
Office Supplies	-	100	-	25	25	100
Subscriptions and Memberships	-	-	-	-	-	750
Conferences and Seminars	-	-	-	-	-	2,600
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>119,266</b>	<b>133,063</b>	<b>89,303</b>	<b>36,044</b>	<b>125,348</b>	<b>132,114</b>

*Other Public Safety*

Contracts-Security Services	70,644	75,204	43,109	29,435	72,544	75,204
Contracts-Roving Patrols	252	9,500	2,700	2,500	5,200	9,500
Electricity - Entrance	5,059	7,200	2,985	1,800	4,785	7,200
Utility - Water & Sewer	415	498	224	160	384	498
Insurance - Property	500	550	500	-	500	550
R&M-Gatehouse	18,771	6,000	6,905	3,000	9,905	6,000
Capital Outlay	12,446	-	-	-	-	-
Reserve - Gate	-	6,414	27,514	-	27,514	7,326
<b>Total Other Public Safety</b>	<b>108,087</b>	<b>105,366</b>	<b>83,937</b>	<b>36,895</b>	<b>120,832</b>	<b>106,278</b>

*Landscape*

Contracts-Landscape	76,316	77,842	45,408	32,434	77,842	77,842
R&M-General	1,783	3,000	-	3,000	3,000	3,000
R&M-Renewal and Replacement	4,718	20,000	9,898	10,102	20,000	20,000

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2019 Approved Tentative Budget**

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR 2018	PROJECTED MAY - SEPT 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
R&M-Streetlights	-	2,000	406	1,594	2,000	2,000
R&M-Wetland	-	1,000	-	1,000	1,000	1,000
Reserve - Culverts	-	3,208	-	-	-	3,664
Reserve - Ponds	850	9,620	-	-	-	10,988
<b>Total Landscape</b>	<b>83,667</b>	<b>116,670</b>	<b>55,712</b>	<b>48,130</b>	<b>103,842</b>	<b>118,494</b>
<b>Irrigation Services</b>						
Payroll-Irrigation Staff	5,254	6,760	3,420	2,400	5,820	6,240
Payroll - Bonus	500	500	500	-	500	500
FICA Taxes	402	555	262	184	446	516
Workers' Compensation	442	850	834	-	834	850
Contracts-Irrigation	73,500	80,070	43,733	31,237	74,970	74,970
Utility - Irrigation	23,787	30,000	14,169	9,850	24,019	30,000
Insurance - Property	1,792	1,971	1,836	-	1,836	2,020
R&M-Irrigation	31,679	35,000	35,801	15,000	50,801	45,000
R&M-Pump Station	25,143	30,000	15,608	7,500	23,108	30,000
Capital Outlay	43,230	-	-	-	-	-
Reserve - Irrigation System	-	20,843	-	-	-	23,808
<b>Total Irrigation Services</b>	<b>205,729</b>	<b>206,549</b>	<b>116,163</b>	<b>66,170</b>	<b>182,333</b>	<b>213,904</b>
<b>Road and Street Facilities</b>						
R&M-Roads & Alleyways	1,500	2,500	-	2,500	2,500	2,500
R&M-Street Sweeping	-	1,000	-	1,000	1,000	1,000
Reserve - Roadways	-	88,930	3,443	-	3,443	101,571
Reserve - Streetlights	327	1,604	-	-	-	1,832
<b>Total Road and Street Facilities</b>	<b>1,827</b>	<b>94,034</b>	<b>3,443</b>	<b>3,500</b>	<b>6,943</b>	<b>106,903</b>
<b>Common Area</b>						
R&M-General	26,957	33,600	31,483	10,000	41,483	33,600
Misc-Holiday Decor	4,045	4,000	4,238	-	4,238	4,000
Reserve - Fence/Monuments	-	16,031	-	-	-	18,311
<b>Total Common Area</b>	<b>31,002</b>	<b>53,631</b>	<b>35,721</b>	<b>10,000</b>	<b>45,721</b>	<b>55,911</b>
<b>TOTAL EXPENDITURES</b>	<b>549,578</b>	<b>709,313</b>	<b>384,279</b>	<b>200,740</b>	<b>585,020</b>	<b>733,604</b>
Excess (deficiency) of revenues Over (under) expenditures	160,133	-	315,938	(177,436)	138,501	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	-	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	160,133	-	315,938	(177,436)	138,501	-
<b>FUND BALANCE, BEGINNING</b>	<b>1,179,809</b>	<b>1,339,942</b>	<b>1,339,942</b>	<b>-</b>	<b>1,339,942</b>	<b>1,478,443</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,339,942</b>	<b>\$ 1,339,942</b>	<b>\$ 1,655,880</b>	<b>\$ (177,436)</b>	<b>\$ 1,478,443</b>	<b>\$ 1,478,443</b>

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2019	\$ 1,478,443
Net Change in Fund Balance - Fiscal Year 2019	-
Reserves - Fiscal Year 2019 Additions	167,500
<b>Total Funds Available (Estimated) - 9/30/2019</b>	<b>1,645,943</b>

**ALLOCATION OF AVAILABLE FUNDS****Nonspendable Fund Balance**

Deposits	200
<b>Subtotal</b>	<b>200</b>

**Assigned Fund Balance**

Operating Reserve - First Quarter Operating Capital		141,526 <sup>(1)</sup>
Reserves - Culverts (Prior Years)	29,906 <sup>(2)</sup>	
Reserves - Culverts (Current Year)	3,208 <sup>(3)</sup>	
Reserves - Culverts (Budget Year)	3,664 <sup>(4)</sup>	36,778
Reserves - Fence/Monument (Prior Years)	136,486 <sup>(2)</sup>	
Reserves - Fence/Monument (Current Year)	16,031 <sup>(3)</sup>	
Reserves - Fence/Monument (Budget Year)	18,311 <sup>(4)</sup>	170,828
Reserves - Gate (Prior Years)	58,196 <sup>(2)</sup>	
Reserves - Gate (Current Year)	6,414 <sup>(3)</sup>	
Reserves - Gate (Current Year Expenses)	(27,514) <sup>(5)</sup>	
Reserves - Gate (Budget Year)	7,326 <sup>(4)</sup>	44,422
Reserves - Irrigation System (Prior Years)	177,016 <sup>(2)</sup>	
Reserves - Irrigation System (Current Year)	20,843 <sup>(3)</sup>	
Reserves - Irrigation System (Budget Year)	23,808 <sup>(4)</sup>	221,667
Reserves - Ponds (Prior Years)	81,890 <sup>(2)</sup>	
Reserves - Ponds (Current Year)	9,620 <sup>(3)</sup>	
Reserves - Ponds (Budget Year)	10,988 <sup>(4)</sup>	102,498
Reserves - Roadways (Prior Years)	559,710 <sup>(2)</sup>	
Reserves - Roadways (Current Year)	88,930 <sup>(3)</sup>	
Reserves - Roadways (Current Year Expenses)	(3,443) <sup>(5)</sup>	
Reserves - Roadways (Budget Year)	101,571 <sup>(4)</sup>	746,768
Reserves - Streetlights (Prior Years)	14,626 <sup>(2)</sup>	
Reserves - Streetlights (Current Year)	1,604 <sup>(3)</sup>	
Reserves - Streetlights (Budget Year)	1,832 <sup>(4)</sup>	18,062
<b>Subtotal</b>		<b>1,482,549</b>

<b>Total Allocation of Available Funds</b>	<b>1,482,749</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 163,194</b>
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**Notes**

- (1) Represents approximately 3 months of operating expenditures  
 (2) Represents budgeted reserves (FY2010 through FY2017) for Culverts, Fence/Monuments, Gate, Irrigation System, Ponds, Roadways and Streetlights  
 (3) Represents budgeted reserves for FY2018 Culverts, Fence/Monuments, Gate, Irrigation System, Ponds, Roadways and Streetlights that will be reserved at end of year  
 (4) Represents proposed budgeted reserves for FY2019 that is being reserved for Culverts, Fence/Monuments, Gate, Irrigation System, Ponds, Roadways and Streetlights  
 (5) Represents Actual expenditures in the Reserves in the Current Year FY 2018

**Budget Narrative**  
Fiscal Year 2019

<b>REVENUES</b>
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**Interest-Investments**

The District earns interest on the monthly average collected balance for their operating account.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

<b>EXPENDITURES</b>
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**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

**FICA Taxes**

Payroll taxes are calculated at 7.65% of board payroll.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Field Management**

This service includes coordinating with vendors regarding service contracts, purchase orders, invoice approval and insurance damage claims to facilitate field operations.

**Professional Services-Legal Services**

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Field Services, Accounting, Assessment and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.



**Budget Narrative**  
Fiscal Year 2019

<b>EXPENDITURES</b>
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**Administrative** (continued)

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs is based upon 1.5% of the anticipated assessment collections.

**Professional Services-Tax Collector**

The District reimburses the Manatee County Tax Collector for the necessary administrative costs and the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This includes monthly bank charges, website hosting and any other miscellaneous expenses that may be incurred during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Subscriptions and Memberships**

This is for the annual fee for FASD is \$750.

**Conferences and Seminars**

This is for the annual FASD conference fee of \$2,600.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**  
**Fiscal Year 2019**

<b>EXPENDITURES</b>
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**Other Public Safety**

**Contracts-Security Services**

This is for the monthly gate monitoring.

**Contracts-Roving Patrols**

This is for the patrols by the Sheriff's office.

**Electricity-Entrance**

This is for the monthly electricity expenditures for the entrances.

**Utility-Water & Sewer**

This is for the monthly water & sewer charges for the gatehouse.

**Insurance-Property**

This is for the property insurance for the gatehouse.

**R&M-Gatehouse**

This is for the miscellaneous repairs and maintenance of the gatehouse.

**Reserve-Gate**

This is for the reserve required for the gates and entry systems of the District.

**Landscape**

**Contracts-Landscape**

The District currently has a contract with Total Landscape Care to maintain the landscaping around the District.

**R&M-General**

This is for the miscellaneous general repairs and maintenance required for landscaping.

**R&M-Renewal & Replacement**

This is for the renewal and replacement of the plants which includes tree trimming around the District.

**R&M-Streetlights**

This is for the repairs and maintenance of the streetlights around the District.

**R&M-Wetland**

This is for the maintenance of the lakes and wetlands around the District.

**Reserve-Culverts**

This is for the reserve for the culverts and curb inlets around the District.

**Reserve-Ponds**

This is for the reserve for the ponds around the District.

**Budget Narrative**  
**Fiscal Year 2019**

<b>EXPENDITURES</b>
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**Irrigation Services**

**Payroll-Irrigation Staff**

This is for the payroll of the Irrigation staff that monitors the irrigation system.

**Payroll-Bonus**

This is for the bonus for the Irrigation staff.

**FICA Taxes**

Payroll taxes are calculated at 7.65% of irrigation staff payroll.

**Workers Compensation**

This is the workers compensation for the Irrigation Staff.

**Contracts-Irrigation**

The District currently has a contract Total Landscape Care Irrigation to maintain the Irrigation system around the District.

**Utility-Irrigation**

This is for the monthly electricity and phone charges for the irrigation system.

**Insurance – Property**

This is for the property insurance for the pumps.

**R&M-Irrigation**

This is for the repairs and maintenance of the irrigation system.

**R&M-Pump Station**

This is for the repairs and maintenance of the pump stations for the irrigation system.

**Reserves-Irrigation System**

This is for the reserve for the irrigation system.

**Road and Street Facilities**

**R&M-Roads and Alleyways**

This is for the repairs and maintenance of the roads and streets around the District.

**R&M-Street Sweeping**

This is for the street sweeping that is performed around the District.

**Reserve-Roadway**

This is for the reserve required to repair and replace the roads around the District.

**Reserve-Streetlights**

This is for the reserve for the streetlights around the District.

**Budget Narrative**  
Fiscal Year 2019

<b>EXPENDITURES</b>
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**Common Area**

**R&M-General**

This is for pressure washing the sidewalks, curbs and monuments plus any miscellaneous repairs and maintenance required in the common areas around the District.

**Misc-Holiday Decor**

This is for the decorations that will be displayed around the District during the Holidays.

**Reserve-Fence/ Monuments**

This is for the reserve for the fence and monuments around the District.

**UNIVERSITY PLACE**  
Community Development District

**Debt Service Budget**  
Fiscal Year 2019

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2019 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR 2018	PROJECTED MAY - SEPT 2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<b>REVENUES</b>						
Interest - Investments	\$ 354	\$ 100	\$ 250	\$ 60	\$ 310	\$ 100
Special Assmnts- Tax Collector	312,481	312,481	303,365	9,116	312,481	312,481
Special Assmnts- Discounts	(11,189)	(12,499)	(11,327)	-	(11,327)	(12,499)
<b>TOTAL REVENUES</b>	<b>301,646</b>	<b>300,082</b>	<b>292,288</b>	<b>9,176</b>	<b>301,464</b>	<b>300,082</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	600	600	-	600	600	600
ProfServ-Dissemination Agent	-	1,000	1,000	-	1,000	1,000
ProfServ-Property Appraiser	2,624	4,687	4,381	137	4,518	4,687
ProfServ-Tax Collector	3,458	4,687	4,381	137	4,518	4,687
ProfServ-Trustee	4,337	6,596	-	-	-	7,585
<b>Total Administrative</b>	<b>11,019</b>	<b>17,570</b>	<b>9,762</b>	<b>874</b>	<b>10,636</b>	<b>18,559</b>
<i>Debt Service</i>						
Principal Debt Retirement	125,000	130,000	-	130,000	130,000	135,000
Interest Expense	167,917	161,859	81,296	80,563	161,859	155,558
<b>Total Debt Service</b>	<b>292,917</b>	<b>291,859</b>	<b>81,296</b>	<b>210,563</b>	<b>291,859</b>	<b>290,558</b>
<b>TOTAL EXPENDITURES</b>	<b>303,936</b>	<b>309,429</b>	<b>91,058</b>	<b>211,437</b>	<b>302,495</b>	<b>309,117</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(2,290)	(9,347)	201,230	(202,261)	(1,031)	(9,036)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(9,347)	-	-	-	(9,036)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(9,347)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(9,036)</b>
Net change in fund balance	(2,290)	(9,347)	201,230	(202,261)	(1,031)	(9,036)
<b>FUND BALANCE, BEGINNING</b>	<b>199,731</b>	<b>197,441</b>	<b>197,441</b>	<b>-</b>	<b>197,441</b>	<b>196,410</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 197,441</b>	<b>\$ 188,094</b>	<b>\$ 398,671</b>	<b>\$ (202,261)</b>	<b>\$ 196,410</b>	<b>\$ 187,374</b>

**Debt Amortization Schedule  
Series 2008 Special Assessment Bonds**

<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>	<u>Annual DS</u>
11/1/2018			78,120	78,120	288,683
5/1/2019	135,000.00	4.780%	77,439	212,439	
11/1/2019			74,822	74,822	287,260
5/1/2020	145,000.00	4.780%	74,403	219,403	
11/1/2020			71,279	71,279	290,682
5/1/2021	150,000.00	4.780%	70,709	220,709	
11/1/2021			67,614	67,614	288,324
5/1/2022	160,000.00	4.780%	67,104	227,104	
11/1/2022			63,705	63,705	290,810
5/1/2023	165,000.00	4.780%	63,259	228,259	
11/1/2023			59,674	59,674	287,933
5/1/2024	175,000.00	4.780%	59,421	234,421	
11/1/2024			55,399	55,399	289,819
5/1/2025	180,000.00	4.780%	55,088	235,088	
11/1/2025			51,001	51,001	286,089
5/1/2026	190,000.00	4.780%	50,762	240,762	
11/1/2026			46,359	46,359	287,121
5/1/2027	200,000.00	4.780%	46,196	246,196	
11/1/2027			41,473	41,473	287,669
5/1/2028	210,000.00	4.780%	41,417	251,417	
11/1/2028			36,343	36,343	287,760
5/1/2029	220,000.00	5.500%	36,343	256,343	
11/1/2029			30,293	30,293	286,635
5/1/2030	230,000.00	5.500%	30,293	260,293	
11/1/2030			23,968	23,968	284,260
5/1/2031	245,000.00	5.500%	23,968	268,968	
11/1/2031			17,230	17,230	286,198
5/1/2032	260,000.00	5.500%	17,230	277,230	
11/1/2032			10,080	10,080	287,310
5/1/2033	50,000.00	5.600%	10,080	60,080	
11/1/2033			8,680	8,680	68,760
5/1/2034	55,000.00	5.600%	8,680	63,680	
11/1/2034			7,140	7,140	70,820
5/1/2035	60,000.00	5.600%	7,140	67,140	
11/1/2035			5,460	5,460	72,600
5/1/2036	60,000.00	5.600%	5,460	65,460	
11/1/2036			3,780	3,780	69,240
5/1/2037	65,000.00	5.600%	3,780	68,780	
11/1/2037			1,960	1,960	70,740
5/1/2038	70,000.00	5.600%	1,960	71,960	
11/1/2038					71,960

**UNIVERSITY PLACE**  
Community Development District

**Supporting Budget Schedule**  
Fiscal Year 2019



**UNIVERSITY PLACE**

Community Development District

*All Funds***Comparison of Assessment Rates****Fiscal Year 2019 vs. Fiscal Year 2018**

Product	General Fund 001			2008 DS Per Unit (Refunded Units)			2008 DS Per Unit (New \$\$ Units)			Total Assessments per Unit			Units
	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	FY 2019	FY 2018	Percent Change	
Charleston	\$2,272.06	\$2,208.61	2.9%	\$718.32	\$718.32	0%	\$251.76	\$251.76	0%	\$3,242.14	\$3,178.69	2.0%	46
Magnolia	\$2,272.06	\$2,208.61	2.9%	\$718.32	\$718.32	0%	\$251.76	\$251.76	0%	\$3,242.14	\$3,178.69	2.0%	46
Hampton	\$2,130.06	\$2,070.58	2.9%	\$673.42	\$673.42	0%	\$236.03	\$236.03	0%	\$3,039.51	\$2,980.03	2.0%	70
Ashley	\$1,846.05	\$1,794.50	2.9%	\$583.63	\$583.63	0%	\$204.56	\$204.56	0%	\$2,634.24	\$2,582.69	2.0%	116
Carriage	\$1,476.84	\$1,435.60	2.9%	\$466.90	\$466.90	0%	\$163.64	\$163.64	0%	\$2,107.38	\$2,066.14	2.0%	55
Indigo	\$1,476.84	\$1,435.60	2.9%	\$466.90	\$466.90	0%	\$163.64	\$163.64	0%	\$2,107.38	\$2,066.14	2.0%	70
													<b>403</b>