

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

May 12, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

University Square Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

May 5, 2022

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
University Square Community Development District

Dear Board Members:

The Board of Supervisors of the University Square Community Development District will hold a Regular Meeting on May 12, 2022 at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4, Term Expires November 2022 (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date
5. Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
6. Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

7. Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2022
9. Approval of August 12, 2021 Public Hearing and Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Coleman Yovanovich Koester*
 - B. District Engineer: *Hole Montes, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 0 Registered Voters in District as of April 15, 2022
 - II. NEXT MEETING DATE: August 11, 2022 at 12:00 P.M.

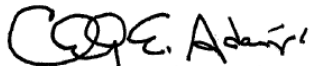
○ QUORUM CHECK

Jeffery Staner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Tim Byal	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Mark Geschwendt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Vacant	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Rich Pomeroy	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

11. Supervisors' Requests
12. Public Comments
13. Adjournment

If you have any questions, please do not hesitate to contact me at 239-464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the University Square Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. Chesley E. Adams, Jr. is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 12th day of May, 2022.

ATTEST:

**UNIVERSITY SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, University Square Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of Lee County Ordinance No. 98-14 creating the District (the “Ordinance”) is August 10, 1998; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. The Board is currently made up of the following individuals.

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Jeffery Staner	November 2024
2	Tim Byal	November 2022
3	Mark Geschwendt	November 2022
4	Vacant	November 2022
5	Rich Pomeroy	November 2024

This year, Seat 2, currently held by Tim Byal, Seat 3, currently held by Mark Geschwendt, and Seat 4, currently vacant, are subject to election by landowners in November 2022. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

SECTION 2. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the _____ day of November, 2022, at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

SECTION 3. The District's Secretary is hereby directed to publish notice of this landowners meeting and election in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 4. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its May 12, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented in at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing romd@whhassociates.com or calling (561) 571-0010.

SECTION 5. 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 6. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 12th day of May 2022.

ATTEST:

**UNIVERSITY SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within University Square Community Development District (the "District"), in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2022

TIME: 12:00 P.M.

PLACE: Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing adamsc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November __, 2022**

TIME: **12:00 P.M.**

LOCATION: **Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the University Square Community Development District to be held at 12:00 p.m., on November __, 2022, at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2022), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2022**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the University Square Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
2		
3		
4		

Date: _____

Signed: _____

Printed Name: _____

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the University Square Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 11, 2022

HOUR: 12:00 p.m.

LOCATION: Miromar Development Corporation
10801 Corkscrew Road, Suite 305
Estero, Florida 33928

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

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

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

6. **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.

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

PASSED AND ADOPTED THIS 12th DAY OF MAY, 2022.

ATTEST:

**UNIVERSITY SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
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**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 83,454				\$ 82,892
Allowable discounts - revenue reserve	(3,338)				(3,316)
Assessment levy: on-roll - net	80,116	\$ 80,135	\$ -	\$ 80,135	79,576
Interest and miscellaneous	150	19	131	150	150
Total Revenues	<u>80,266</u>	<u>80,154</u>	<u>131</u>	<u>80,285</u>	<u>79,726</u>
EXPENDITURES					
Professional & Administrative Fees					
Supervisors' fees	2,000	-	2,000	2,000	2,000
FICA	306	-	306	306	306
Management/recording	33,500	16,750	16,750	33,500	33,500
Legal	5,000	2,130	2,870	5,000	5,000
Engineering fees	1,500	310	1,190	1,500	1,500
Audit	5,800	-	5,800	5,800	5,800
Assessment roll preparation	11,500	11,500	-	11,500	11,500
Trustee fees	4,080	4,080	-	4,080	4,080
Arbitrage rebate calculation	500	-	500	500	500
Bank fees	550	-	574	574	550
Postage	300	20	280	300	300
Printing & binding	500	250	250	500	500
Legal advertising	750	-	750	750	750
Annual district filing fee	175	175	-	175	175
Insurance	6,840	6,436	-	6,436	7,300
Website	705	-	705	705	705
ADA website maintenance	210	-	210	210	210
Contingencies	-	494	500	994	1,000
Total professional & administrative fees	<u>74,216</u>	<u>42,145</u>	<u>32,685</u>	<u>74,830</u>	<u>75,676</u>
Field operations					
Repairs and maintenance	6,000	2,245	1,500	3,745	4,000
Total field operations	<u>6,000</u>	<u>2,245</u>	<u>1,500</u>	<u>3,745</u>	<u>4,000</u>
Other fees and charges					
Property appraiser	20	20	-	20	20
Tax collector	30	-	30	30	30
Total other fees and charges	<u>50</u>	<u>20</u>	<u>30</u>	<u>50</u>	<u>50</u>
Total expenditures	<u>80,266</u>	<u>44,410</u>	<u>34,215</u>	<u>78,625</u>	<u>79,726</u>
Net increase/(decrease) of fund balance	-	35,744	(34,084)	1,660	-
Fund balance - beginning (unaudited)	137,310	123,711	159,455	123,711	125,371
Fund balance - ending					
Assigned					
Working capital	40,000	40,000	40,000	40,000	40,000
Disaster recovery	85,000	85,000	85,000	85,000	85,000
Unassigned	12,310	34,455	371	371	371
Fund balance - ending (projected)	<u>\$ 137,310</u>	<u>\$ 159,455</u>	<u>\$ 125,371</u>	<u>\$ 125,371</u>	<u>\$ 125,371</u>

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional services

Supervisors' fees	\$ 2,000
<p style="padding-left: 40px;">Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during the fiscal year.</p>	
FICA	306
Management/recording	33,500
<p style="padding-left: 40px;">Wrathell, Hunt and Associates, LLC specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and finally operate and maintain the assets of the</p>	
Legal	5,000
<p style="padding-left: 40px;">Coleman, Yovanovich & Koester, P.A., provides on-going general counsel legal representation and these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. They provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to development.</p>	
Engineering fees	1,500
<p style="padding-left: 40px;">Hole Montes, Inc., provides a broad array of engineering, consulting and construction services to the District, which assist in crafting sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,800
<p style="padding-left: 40px;">Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Assessment roll preparation	11,500
<p style="padding-left: 40px;">The District has a contract with AJC Associates, Inc. to prepare the annual assessment roll.</p>	
Trustee fees	4,080
Arbitrage rebate calculation	500
<p style="padding-left: 40px;">To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Postage	300
<p style="padding-left: 40px;">Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Bank fees	550
Printing & binding	500
<p style="padding-left: 40px;">Accounts payable checks, letterhead, envelopes, copies, etc.</p>	
Legal advertising	750
<p style="padding-left: 40px;">The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.</p>	

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Annual district filing fee	175
Annual fees paid to the Department of Community Affairs.	
Insurance	7,300
The District carries Public Officials and General Liability Insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for Public Officials Liability.	
Website	705
Maintenance of the CDD website.	
ADA website maintenance	210
Field operations	
Repairs and maintenance	4,000
Intended to cover the cost of maintaining the District stormwater ponds and the shared outfall structure.	
Other fees & charges	
Tax Collector	30
The Tax Collector's fees are \$1.50 per parcel.	
Property appraiser	20
The Property Appraiser's fee are \$1.00 per parcel	
Total expenditures	<u>\$ 79,726</u>

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2012
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 604,930				\$ 604,409
Allowable discounts - revenue reserve	(24,197)				(24,176)
Assessment levy: on-roll - net	580,733	\$ 580,725	\$ 8	\$ 580,733	580,233
Special assessment: off-roll	4,017	4,017	-	4,017	4,017
Interest	-	5	-	5	-
Total revenues	584,750	584,747	8	584,755	584,250
EXPENDITURES					
Debt service					
Principal	395,000	-	395,000	395,000	415,000
Principal prepayment	-	5,000	10,000	15,000	-
Interest	189,750	94,875	94,750	189,625	169,250
Total expenditures	584,750	99,875	499,750	599,625	584,250
Fund balance:					
Net increase/(decrease) in fund balance	-	484,872	(499,742)	(14,870)	-
Beginning fund balance (unaudited)	108,589	109,711	594,583	109,711	94,841
Ending fund balance (projected)	\$ 108,589	\$ 594,583	\$ 94,841	\$ 94,841	94,841
Use of fund balance					
Interest expense - November 1, 2023					(74,250)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 20,591

University Square
 Community Development District
 Series 2012
 \$6,735,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2022	-	-	84,625.00	84,625.00
05/01/2023	415,000.00	5.00%	84,625.00	499,625.00
11/01/2023	-	-	74,250.00	74,250.00
05/01/2024	435,000.00	5.00%	74,250.00	509,250.00
11/01/2024	-	-	63,375.00	63,375.00
05/01/2025	460,000.00	5.00%	63,375.00	523,375.00
11/01/2025	-	-	51,875.00	51,875.00
05/01/2026	480,000.00	5.00%	51,875.00	531,875.00
11/01/2026	-	-	39,875.00	39,875.00
05/01/2027	505,000.00	5.00%	39,875.00	544,875.00
11/01/2027	-	-	27,250.00	27,250.00
05/01/2028	530,000.00	5.00%	27,250.00	557,250.00
11/01/2028	-	-	14,000.00	14,000.00
05/01/2029	560,000.00	5.00%	14,000.00	574,000.00
Total	\$3,385,000.00	-	\$710,500.00	\$4,095,500.00

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET: SERIES 2017 (REFUNDED SERIES 2007A)
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 681,446				\$ 683,840
Allowable discounts - revenue reserve	(27,258)				(27,354)
Assessment levy: on-roll - net	654,188	\$ 654,178	\$ 10	\$ 654,188	656,486
Interest	-	14	-	14	-
Total revenues	654,188	654,192	10	654,202	656,486
EXPENDITURES					
Debt service					
Principal	365,000	-	365,000	365,000	380,000
Interest	289,188	144,595	144,593	289,188	276,486
Total expenditures	654,188	144,595	509,593	654,188	656,486
Excess/(deficiency) of revenues over/(under) expenditures	-	509,597	(509,583)	14	-
Beginning fund balance (unaudited)	321,961	322,094	831,691	322,094	322,108
Ending fund balance (projected)	\$ 321,961	\$ 831,691	\$ 322,108	\$ 322,108	322,108
Use of fund balance					
Debt service reserve account balance (required)					(100,949)
Interest expense - November 1, 2023					(131,631)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 89,528

University Square
Community Development District
Series 2017
\$ 9,595,000

Amortization Schedule

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2022	-	-	138,243.00	138,243.00
05/01/2023	380,000.00	3.480%	138,243.00	518,243.00
11/01/2023	-	-	131,631.00	131,631.00
05/01/2024	390,000.00	3.480%	131,631.00	521,631.00
11/01/2024	-	-	124,845.00	124,845.00
05/01/2025	405,000.00	3.480%	124,845.00	529,845.00
11/01/2025	-	-	117,798.00	117,798.00
05/01/2026	420,000.00	3.480%	117,798.00	537,798.00
11/01/2026	-	-	110,490.00	110,490.00
05/01/2027	435,000.00	3.480%	110,490.00	545,490.00
11/01/2027	-	-	102,921.00	102,921.00
05/01/2028	450,000.00	3.480%	102,921.00	552,921.00
11/01/2028	-	-	95,091.00	95,091.00
05/01/2029	465,000.00	3.480%	95,091.00	560,091.00
11/01/2029	-	-	87,000.00	87,000.00
05/02/2030	480,000.00	3.480%	87,000.00	567,000.00
11/01/2030	-	-	78,648.00	78,648.00
05/01/2031	500,000.00	3.480%	78,648.00	578,648.00
11/01/2031	-	-	69,948.00	69,948.00
05/01/2032	515,000.00	3.480%	69,948.00	584,948.00
11/01/2032	-	-	60,987.00	60,987.00
05/01/2033	535,000.00	3.480%	60,987.00	595,987.00
11/01/2033	-	-	51,678.00	51,678.00
05/01/2034	555,000.00	3.480%	51,678.00	606,678.00
11/01/2034	-	-	42,021.00	42,021.00
05/01/2035	570,000.00	3.480%	42,021.00	612,021.00
11/01/2035	-	-	32,103.00	32,103.00
05/01/2036	595,000.00	3.480%	32,103.00	627,103.00
11/01/2036	-	-	21,750.00	21,750.00
05/01/2037	615,000.00	3.480%	21,750.00	636,750.00
11/01/2037	-	-	11,049.00	11,049.00
05/01/2038	635,000.00	3.480%	11,049.00	646,049.00
Total	7,945,000.00		2,552,406.00	10,497,406.00

**University Square
Community Development District
2022 - 2023 Final Assessments**

2012 Series Bond Issue

**Lee County
6 years remaining**

Bond Designation	Acres	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Miromar Factory Outlet Phase 1-2	34.38	\$ 435,495.36	\$ 30,949.56	\$ 466,444.92	\$ 2,139,976.77
Outpares					
Bank of America	1.39	\$ 17,607.29	\$ 1,251.31	\$ 18,858.60	\$ 86,520.28
Corkscrew Property LLC	1.67	\$ 20,458.46	\$ 1,503.37	\$ 21,961.83	\$ 100,530.63
Urika II Inc	1.03	\$ 6,162.57	\$ 927.23	\$ 7,089.80	\$ 30,282.19
Urika net (paid by developer)		\$ 3,986.90		\$ 3,986.90	\$ 19,591.21
IDC	14.187	\$ 120,698.42	\$ 12,771.42	\$ 133,469.84	\$ 593,098.91
rounding					\$ 0.01
Total	52.657	\$ 604,409.00	\$ 47,402.89	\$ 651,811.89	\$ 2,970,000.00

O&M current year per acre	\$ 900.22
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**University Square
Community Development District
2022 - 2023 Final Assessments**

2017 Series Bond Issue

**Lee County
15 years remaining**

Bond Designation	Acres	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Miromar Factory Outlet					
East M-2	15.47	\$ 226,306.30	\$ 13,926.40	\$ 240,232.70	\$ 2,503,520.06
Parking East M-6	2.332	\$ 34,028.35	\$ 2,099.31	\$ 36,127.66	\$ 376,439.62
Parking East M-5	1.86	\$ 27,113.63	\$ 1,674.41	\$ 28,788.04	\$ 299,945.32
Parking East M-4	0.857	\$ 12,500.23	\$ 771.49	\$ 13,271.72	\$ 138,284.16
Parking West M-9	3.446	\$ 50,272.52	\$ 3,102.16	\$ 53,374.68	\$ 556,141.22
Parking West M-7	2.35	\$ 34,347.21	\$ 2,115.52	\$ 36,462.73	\$ 379,967.02
Miromar Square					
Section 35	2.86	\$ 41,084.49	\$ 2,574.63	\$ 43,659.12	\$ 454,498.37
Section 36	10.248	\$ 147,761.61	\$ 9,225.45	\$ 156,987.06	\$ 1,634,617.13
IDC		\$ 110,425.66		\$ 110,425.66	\$ 1,221,587.09
rounding					\$ 0.01
Total	39.423	\$ 683,840.00	\$ 35,489.37	\$ 719,329.37	\$ 7,565,000.00

O&M current year per acre	\$ 900.22
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UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2022-04

A RESOLUTION OF THE UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the University Square Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 12th day of May, 2022.

ATTEST:

**UNIVERSITY SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November __, 2022	Landowners' Meeting	12:00 P.M.
May 11, 2023	Regular Meeting	12:00 P.M.
August 10, 2023	Public Hearing & Regular Meeting	12:00 P.M.

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

8

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	Major Funds				Total Governmental Funds
	General	Debt Service Series 2012	Debt Service Series 2017	Capital Project Series 2017	
ASSETS					
Suntrust - operating	\$159,455	\$ -	\$ -	\$ -	\$ 159,455
Investments					
Revenue	-	584,791	728,903	-	1,313,694
Reserve	-	-	102,788	-	102,788
Prepayment	-	9,792	-	-	9,792
Construction	-	-	-	93,556	93,556
Total assets	<u>\$ 159,455</u>	<u>\$ 594,583</u>	<u>\$ 831,691</u>	<u>\$ 93,556</u>	<u>\$ 1,679,285</u>
LIABILITIES	\$ -	\$ -	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances:					
Restricted for:					
Debt service	-	594,583	831,691	-	1,426,274
Capital projects	-	-	-	93,556	93,556
Assigned					
Working capital	40,000	-	-	-	40,000
Disaster recovery	85,000	-	-	-	85,000
Unassigned	34,455	-	-	-	34,455
Total fund balances	<u>159,455</u>	<u>594,583</u>	<u>831,691</u>	<u>93,556</u>	<u>1,679,285</u>
Total liabilities and fund balances	<u>\$ 159,455</u>	<u>\$ 594,583</u>	<u>\$ 831,691</u>	<u>\$ 93,556</u>	<u>\$ 1,679,285</u>

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 80,135	\$ 80,116	100%
Interest and miscellaneous income	1	19	150	13%
Total revenues	<u>1</u>	<u>80,154</u>	<u>80,266</u>	100%
EXPENDITURES				
Professional & administration				
Supervisors	-	-	2,000	0%
FICA	-	-	306	0%
Management/recording	2,792	16,750	33,500	50%
Legal	-	2,130	5,000	43%
Engineering	-	310	1,500	21%
Audit	-	-	5,800	0%
Assessment roll preparation	-	11,500	11,500	100%
Arbitrage rebate calculation	-	-	500	0%
Trustee	-	4,080	4,080	100%
Bank	-	-	550	0%
Postage	-	20	300	7%
Printing & binding	42	250	500	50%
Legal advertising	-	-	750	0%
Contingencies	36	494	-	N/A
Annual district filing fee	-	175	175	100%
Insurance	-	6,436	6,840	94%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional & administration	<u>2,870</u>	<u>42,145</u>	<u>74,216</u>	57%
Field operations				
Repairs and maintenance	120	2,245	6,000	37%
Total field operations	<u>120</u>	<u>2,245</u>	<u>6,000</u>	37%
Other fees and charges				
Property appraiser	-	20	20	100%
Tax collector	-	-	30	0%
Total other fees and charges	<u>-</u>	<u>20</u>	<u>50</u>	40%
Total expenditures	<u>2,990</u>	<u>44,410</u>	<u>80,266</u>	55%
Net change in fund balances	(2,989)	35,744	-	
Fund balance - beginning	<u>162,444</u>	<u>123,711</u>	<u>137,310</u>	
Assigned				
Working capital	40,000	40,000	40,000	
Disaster recovery	85,000	85,000	85,000	
Unassigned	34,455	34,455	12,310	
Fund balance - ending	<u>\$ 159,455</u>	<u>\$ 159,455</u>	<u>\$ 137,310</u>	

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2012
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments - on roll	\$ -	\$ 580,725	\$ 580,733	100%
Special assessments - off roll	-	4,017	4,017	100%
Interest	3	5	-	N/A
Total revenues	<u>3</u>	<u>584,747</u>	<u>584,750</u>	100%
EXPENDITURES				
Principal expense	-	-	395,000	0%
Principal prepayment	-	5,000	-	N/A
Interest expense	-	94,875	189,750	50%
Total expenditures	<u>-</u>	<u>99,875</u>	<u>584,750</u>	17%
Net change in fund balances	3	484,872	-	
Fund balance - beginning	594,580	109,711	108,589	
Fund balance - ending	<u>\$ 594,583</u>	<u>\$ 594,583</u>	<u>\$ 108,589</u>	

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessments - on roll	\$ -	\$ 654,178	\$ 654,188	100%
Interest	4	14	-	N/A
Total revenues	<u>4</u>	<u>654,192</u>	<u>654,188</u>	100%
EXPENDITURES				
Principal	-	-	365,000	0%
Interest	-	144,595	289,188	50%
Total expenditures	<u>-</u>	<u>144,595</u>	<u>654,188</u>	22%
Net change in fund balances	4	509,597	-	
Fund balance - beginning	<u>831,687</u>	<u>322,094</u>	<u>321,961</u>	
Fund balance - ending	<u><u>\$ 831,691</u></u>	<u><u>\$ 831,691</u></u>	<u><u>\$ 321,961</u></u>	

**UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECT FUND - SERIES 2017
FOR THE PERIOD ENDED MARCH 31, 2022**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest	\$ 1	\$ 4
Total revenues	<u>1</u>	<u>4</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	1	4
Fund balance - beginning	93,555	93,552
Fund balance - ending	<u>\$ 93,556</u>	<u>\$ 93,556</u>

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT

**MINUTES OF MEETING
UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the University Square Community Development District held a Public Hearing and a Regular Meeting on August 12, 2021 at 12:00 p.m., at the offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.

Present, were:

Jeffery Staner	Vice Chair
Rich Pomeroy	Assistant Secretary
Mark Geschwendt	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Tammy Campbell (via telephone)	McDirmitt Davis

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:00 p.m. Supervisors Staner, Pomeroy and Geschwendt were present, in person. Supervisor Byal was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4, Term Expires November 2022 (*the following to be provided in a separate package*)

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**

39 C. Financial Disclosure Forms

40 I. Form 1: Statement of Financial Interests

41 II. Form 1X: Amendment to Form 1, Statement of Financial Interests

42 III. Form 1F: Final Statement of Financial Interests

43 D. Form 8B – Memorandum of Voting Conflict

44 This item was deferred.

45

46 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-05,
Designating Certain Officers of the District,
and Providing for an Effective Date**

47

48

49

50 This item was deferred.

51

52 **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2020;
Prepared by McDirmit Davis**

53

54

55

56 Ms. Campbell presented the Audited Financial Report for the Fiscal Year Ended
57 September 30, 2020 and noted the pertinent information. There were no findings,
58 recommendations, deficiencies on internal control or instances of non-compliance; it was a
59 clean audit.

60 Asked if it is typical to have a total fund balance of \$685,825 for similar CDDs, Mr.
61 Adams replied affirmatively.

62

63 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-06,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2020**

64

65

66

67

68 Mr. Adams presented Resolution 2021-06.

69

70 **On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in**
71 **favor, Resolution 2021-06, Hereby Accepting the Audited Financial Report for**
72 **the Fiscal Year Ended September 30, 2020, was adopted.**

73 **SEVENTH ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
74 **2021/2022 Budget**

75
76 **A. Proof/Affidavit of Publication**

77 The affidavit of publication was included for informational purposes.

78 **B. Consideration of Resolution 2021-07, Relating to the Annual Appropriations and**
79 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**
80 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**
81 **Date**

82 Mr. Adams presented the proposed Fiscal Year 2022 budget and stated that it was
83 unchanged from when it was last presented.

84 Mr. Adams discussed the slight increase in the "Insurance" line item and responded to
85 questions about the disaster recovery funds, contingency and the Unassigned fund balance.

86 **Mr. Adams opened the public hearing.**

87 No members of the public spoke.

88 **Mr. Adams closed the public hearing.**

89 Mr. Adams presented Resolution 2021-07.

90

91 **On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in**
92 **favor, Resolution 2021-07, Relating to the Annual Appropriations and Adopting**
93 **the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**
94 **September 30, 2022; Authorizing Budget Amendments; and Providing an**
95 **Effective Date, was adopted.**

96

97

98 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2021-08,**
99 **Making a Determination of Benefit and**
100 **Imposing Special Assessments for Fiscal**
101 **Year 2021/2022; Providing for the**
102 **Collection and Enforcement of Special**
103 **Assessments, Certifying an Assessment**
104 **Roll; Providing for Amendments to the**
105 **Assessment Roll; Providing a Severability**
106 **Clause; and Providing an Effective Date**

107

108 Mr. Adams presented Resolution 2021-08. The Resolution accomplishes the following:

- 109 ➤ Levies the assessments.
- 110 ➤ Takes into consideration the budget that was just adopted and the assessment levels
111 contained therein.
- 112 ➤ Sets forth the assessment collection schedule.

113

114 **On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in**
115 **favor, Resolution 2021-08, Making a Determination of Benefit and Imposing**
116 **Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and**
117 **Enforcement of Special Assessments, Certifying an Assessment Roll; Providing**
118 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**
119 **Providing an Effective Date, was adopted.**

120

121

122 **NINTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of June 30, 2021**

123

124

125 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021.

126 The financials were accepted.

127

128 **TENTH ORDER OF BUSINESS****Approval of May 13, 2021 Regular Meeting
Minutes**

129

130

131 Mr. Adams presented the May 13, 2021 Regular Meeting Minutes.

132

133 **On MOTION by Mr. Geschwendt and seconded by Mr. Pomeroy, with all in**
134 **favor, the May 13, 2021 Regular Meeting Minutes, as presented, were**
135 **approved.**

136

137

138 **ELEVENTH ORDER OF BUSINESS****Staff Reports**

139

140 **A. District Counsel: *Coleman Yovanovich Koester***

141 Mr. Urbancic stated, due to recently passed legislation, the CDD must submit its initial
142 Stormwater Needs Analysis Report by June 30, 2022 and every five years thereafter.

143 **B. District Engineer: *Hole Montes, Inc.***

144 There was no report.

145 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

146 Mr. Adams reported the following:

147 ➤ The outlet off the corner of the parking lot was repaired and the CDD incurred an
148 expense of approximately \$10,000 to address the washout.149 ➤ The repairs were accomplished with four sticks of 30" RCP concrete pipe, a 6' miger end
150 and backfill.151 A Board Member questioned why the repairs were made. He felt that it should have
152 been discussed and voiced is opinion that there was no reason for the repairs and that it was a
153 waste of CDD funds. Mr. Adams stated he was advised to facilitate the repairs at the last
154 meeting.155 Discussion ensued regarding the barrier, recreational ponds and disallowing fishing in
156 the pond.157 • **NEXT MEETING DATE: May 12, 2022 at 12:00 P.M.**158 • **QUORUM CHECK**

159 The next meeting would be held on May 12, 2022.

160

161 **TWELFTH ORDER OF BUSINESS****Supervisors' Requests**

162

163 There were no Supervisors' requests.

164

165 **THIRTEENTH ORDER OF BUSINESS****Public Comments**

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167 There were no public comments.

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169 **FOURTEENTH ORDER OF BUSINESS****Adjournment**

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171 There being no further business to discuss, the meeting adjourned.

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On MOTION by Mr. Staner and seconded by Mr. Geschwendt, with all in favor, the meeting adjourned at 12:20 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

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WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2022
Babcock Ranch	0
Bayside Improvement	3,061
Bay Creek	756
Beach Road Golf Estates	1,220
Bonita Landing	361
Brooks I of Bonita Springs	2,298
Brooks II of Bonita Springs	1,523
East Bonita Beach	315
Mediterra	447
Parklands Lee	545
Parklands West	589
River Hall	1,888
River Ridge	1,488
Stonewater	0
Stoneybrook	1,770
Verandah East	840
Verandah West	982
University Square	0
University Village	0
Waterford Landing	1,490
WildBlue	503

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

UNIVERSITY SQUARE
COMMUNITY DEVELOPMENT DISTRICT

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UNIVERSITY SQUARE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE
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LOCATION

<i>offices of Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928</i>

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 12, 2022	Regular Meeting	12:00 P.M.
August 11, 2022	Public Hearing & Regular Meeting	12:00 P.M.