

**UNIVERSITY SQUARE  
COMMUNITY DEVELOPMENT DISTRICT  
ADOPTED 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				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
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
<b>Total Revenues</b>	<b>80,266</b>	<b>80,154</b>	<b>131</b>	<b>80,285</b>	<b>79,726</b>
<b>EXPENDITURES</b>					
<b>Professional &amp; Administrative Fees</b>					
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
<b>Total professional &amp; administrative fees</b>	<b>74,216</b>	<b>42,145</b>	<b>32,685</b>	<b>74,830</b>	<b>75,676</b>
<b>Field operations</b>					
Repairs and maintenance	6,000	2,245	1,500	3,745	4,000
<b>Total field operations</b>	<b>6,000</b>	<b>2,245</b>	<b>1,500</b>	<b>3,745</b>	<b>4,000</b>
<b>Other fees and charges</b>					
Property appraiser	20	20	-	20	20
Tax collector	30	-	30	30	30
<b>Total other fees and charges</b>	<b>50</b>	<b>20</b>	<b>30</b>	<b>50</b>	<b>50</b>
<b>Total expenditures</b>	<b>80,266</b>	<b>44,410</b>	<b>34,215</b>	<b>78,625</b>	<b>79,726</b>
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
<b>Fund balance - ending (projected)</b>	<b>\$ 137,310</b>	<b>\$ 159,455</b>	<b>\$ 125,371</b>	<b>\$ 125,371</b>	<b>\$ 125,371</b>

**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;"><b>Wrathell, Hunt and Associates, LLC</b> 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 &amp; 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
<b>Field operations</b>	
Repairs and maintenance	4,000
Intended to cover the cost of maintaining the District stormwater ponds and the shared outfall structure.	
<b>Other fees &amp; charges</b>	
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				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
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	<u>584,750</u>	<u>584,747</u>	<u>8</u>	<u>584,755</u>	<u>584,250</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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	<u>584,750</u>	<u>99,875</u>	<u>499,750</u>	<u>599,625</u>	<u>584,250</u>
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)	<u>\$ 108,589</u>	<u>\$ 594,583</u>	<u>\$ 94,841</u>	<u>\$ 94,841</u>	<u>94,841</u>
Use of fund balance					
Interest expense - November 1, 2023					(74,250)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 20,591</u>

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

**Amortization Schedule**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>\$3,385,000.00</b>	<b>-</b>	<b>\$710,500.00</b>	<b>\$4,095,500.00</b>

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

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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**

<b>Date</b>	<b>Principal</b>	<b>Int. Rate</b>	<b>Interest</b>	<b>Total P+I</b>
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
<b>Total</b>	<b>7,945,000.00</b>		<b>2,552,406.00</b>	<b>10,497,406.00</b>

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

**2012 Series Bond Issue**

**Lee County  
6 years remaining**

<b>Bond Designation</b>	<b>Acres</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2022-2023 tax payment</b>
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
<b>Total</b>	<b>52.657</b>	<b>\$ 604,409.00</b>	<b>\$ 47,402.89</b>	<b>\$ 651,811.89</b>	<b>\$ 2,970,000.00</b>

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**

<b>Bond Designation</b>	<b>Acres</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2022-2023 tax payment</b>
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
<b>Total</b>	<b>39.423</b>	<b>\$ 683,840.00</b>	<b>\$ 35,489.37</b>	<b>\$ 719,329.37</b>	<b>\$ 7,565,000.00</b>

O&M current year per acre	\$ 900.22
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