UPI

Condominium & Homeowner
Association Management
Since 1979

University Properties, Inc.

April 5, 2022

Chris Renshaw
8945 Eastman Drive
Tampa, FL 33626

Dear Mr. Renshaw

University Properties, Inc. (UPI) is pleased to provide you information about our company and its services. Proper management of a community association encompasses many areas of service and expertise; UPI prides itself in being able to provide these important qualifications to our clients.

We realize that your board members are volunteers and that it is our job to provide guidance, advice, and enough information so the board can make prompt, informed decisions. By taking a pro-active approach, our managers can anticipate upcoming needs of the association and begin gathering information, bids, etc. well in advance to avoid last-minute, rushed decisions or emergency board meetings. It is also our role to keep the board advised regarding the applicable Florida Statutes for your association, which have been undergoing some major revisions in the past few years. Sound financial advice and reporting is vital to the board and the association; we provide this as part of our service to you.

UPI has been in existence since 1979 and has established an excellent professional reputation in the local community management industry. We pride ourselves on customer service and good working relationships with board members. Our average management relationship is 13 plus years.

Some additional items found within the contract from UPI.

1. Manager to inspect property once per month for violations and common grounds.
2. Manager will attend up to 5 Board Meeting which includes your annual and budget meeting.
3. Under the web page that we provide you can have any of your documents listed, Board members information, some pictures, minutes, budgets, newsletters and meeting schedules. This web page is updated as needed and you will have password and user name assigned so only your residents may enter.
4. Our contract is for a two-year term; however, termination notice maybe issued by either party with 60-day notice. (no due cause in our contract)
5. We currently have 11 employees. (Many of our employees have been with our company for over 10 years of service and several over 20 years.)
6. You will always speak to a person answering our phones.
7. We also provide 24/7 emergency answering service.
8. Our office hours are Monday-Thursday 7:30am to 6pm which allows longer period in the morning or evening time should a homeowner need to come to our office.

Our management fee would be $2,898.50 per month, plus any administrative cost for your association. (Such as copies, postage, envelopes, gate monitoring if needed storage of records etc.) This quote is good for 90 day period.

Please feel free to call me if you have questions.

Thank you for this opportunity.

Sincerely,

Richard P. Bailey
President
University Properties, Inc.
rbailey@univprop.com
813-980-1000

University Properties, Inc.

Established 1979

Hello,

Thank you for taking time to review the following brochure about University Properties, Inc.

We have included information pertaining to University Properties and some pictures of associations we manage. We offer full service management, accounting only, or we can tailor a program to fit your association's needs.

Please contact us if you would like a representative to speak to your community or board members.

Richard P. Bailey
President
University Properties, Inc.

MISSION STATEMENT

University Properties, Inc. is a registered and licensed association management corporation in Florida. Our firm is a member of the Community Association Institute (CAI).

University Properties is a full-service CAM licensed Condominium and Homeowner Association Management Company, specializing in the management and consulting of residential community associations. UPI has established itself as one of the major community association management companies in the area. We believe our expertise, the dedication of our staff, depth of resources and painstaking attention to detail set us apart from every other management company.

Our mission is to provide the highest level of maintenance and service standards for the comfort and satisfaction of our associations while maximizing the long-term value of each property we manage through efficient and cost-effective policies and procedures.

University Properties has been serving communities for over four decades. The company was founded with the desire to provide the highest quality community association management services available. We believe that effective management is a critical ingredient for successful association operations.

University Properties is completely dedicated to the management of the properties that we represent. We currently manage and represent communities throughout the West Central Florida area. By working with the Board of Directors on a regular basis we are able to attend to the daily activities that are required for the proper management of successful community living.

We pride ourselves on instilling confidence and providing peace of mind to the associations we manage as well as providing them with an unparalleled level of service.

We invite you to consider UPI's involvement with your community. We are responsive, proactive, effective, and uniquely qualified to manage your association. Should you have any questions or if you would like to receive a proposal for the management of your community, please contact our office directly at
813-980-1000.

ADMINISTRATIVE SERVICES

Maintain all records of the association, including correspondence and minutes.

Communicate with homeowners on behalf of the board of directors.

Assist the Board of Directors with the implementation and compliance of the rules and regulations.

Review insurance coverage for the Association.

Assign a qualified Licensed Community Association Manager to supervise day to day activity.

Attend four board meetings and one Annual & Budget Meeting upon prior notice, according to our standard contract.

Provide an after office hours answering service for emergencies.

University Properties, Inc.
Office hours are Monday-Thursday 7:30 am-6:00 pm

GENERAL SERVICES

FINANCIAL ACCOUNTING SERVICES

Work in concert with the Board of Directors in establishing a budget for the year.

Maintain files which include cash receipts and disbursements.

Bill and collect all regular assessments.

Provide to the Board of Directors monthly financial reports which include revenue, expenses, and delinquent lists.

Assist the Board of Directors in reviewing financial reports.

Utilize a "Lock Box" system which is designed to collect and report payments of association assessment dues on a daily basis. Payments go directly to the bank.

Assist attorneys with the placing of liens and foreclosures.

Maintain and service checking and savings accounts for the Association. (PNC Bank).

PHYSICAL

Initiate and negotiate contracts under the Board's direction.

Assist in maintaining and keeping the Association property in an acceptable state of repair in accordance with the current operating budget, and as directed by the Board of Directors.

Assist in the selection, retention, and reasonable supervision of all persons or organizations necessary to properly maintain and operate the Association property.

Attend to concerns of property owners.

Review the budget periodically to ensure that funds are available for unexpected expenses.

Suggest preventative maintenance programs.

Oversee landscape maintenance, insect control and sprinkler system, and evaluate on a regular basis.

REFERENCES

INSURANCE

NATIONWIDE INSURANCE
ROBERT DAWSON
813/985-8178

ACCOUNTANTS

C.P.A.
DOUGLAS J. MORTELLARO
813/933-4084

HOMEOWNERS ASSOCIATIONS

LAKE HERON
JOHN COPELAND
813/948-0854

VAN DYKE ESTATES
PETE DUDLEY
813/968-9168

University Properties, Inc.

3018 N. US Highway 301

Suite # 950

Tampa, Florida 33619-1051

Monthly Unaudited Financial Statements

Warren Denning

Director of Accounting

813-980-1000

FL HOMEOWNERS' ASSOCIATION, INC.

Balance Sheet

01/31/2019

Assets	
Accounts Receivable	4,796.12
100104.10 . FL OPERATING . PNC BANK	19,731.84
100115.10 . FL RESERVES . PNC BANK	7,508.47
100123.10 . DUE TO RESERVES FROM OPERATING	2,500.00
100130.10 . PREPAID INSURANCE	1,432.69
Total Assets	36,016.12
Liabilities	
Prepaid Accounts Receivable	1.00
Accounts Payable . Net Total	84.34
200291.10 . DUE FROM OPERATING	2,500.00
200300.10 . UNEARNED INCOME	11,293.33
Total Liabilities	13,859.17
Net Worth	
600342.10 . INTEREST INCOME RESERVES	478.78
600343.50 . WALL/ ENTRYWAY RESERVES	8,414.37
600495.10 . RETAINED REVENUE . PRIOR YEARS	19,616.77
Net Income	(7,348.97)
Total Net Worth	22,156.95
Total Net Worth and Liabilities	36,016.12

FL HOMEOWNERS' ASSOCIATION, INC.

Revenues and Expenses Statement

From 01/01/2019 to 01/31/2019

	Current Year
Revenues	
RESIDENTIAL ASSESSMENTS INCOME	911.67
INTEREST RESERVES	0.32
WALL . ENTRYWAY RESERVES	115.00
Total Revenue	**1,026.99**
Expenses	
OFFICE SUPPLIES & POSTAGE	183.69
MANAGEMENT/ACCOUNTING	325.00
ENTRANCE MAINTENANCE	7,625.00
INSURANCE	143.27
Total Expense	**8,276.96**
Net Income	**(7,249.97)**

FL HOMEOWNERS' ASSOCIATION, INC.

Receivable Accounts

As of : 01/31/2019

Account	Unit		Balance	Account Name
3.00	FL0003-01	12003 COURT	224.00	NAME
6.00	FL0006-01	12006 COURT	(1.00)	NAME
8.00	FL0008-01	12008 COURT	224.00	NAME
9.00	FL0009-01	12009 COURT	224.00	NAME
10.00	FL0010-01	12010 COURT	725.12	NAME
11.00	FL0012-01	12012 COURT	224.00	NAME
19.00	FL2013-01	12013 STONE	224.00	NAME
20.00	FL2015-01	12015 STONE	224.00	NAME
23.00	FL2022-01	12022 STONE	224.00	NAME
28.00	FL2030-01	12030 STONE	224.00	NAME
34.00	FL2037-01	12037 STONE	809.00	NAME
38.00	FL2041-01	12041 STONE	224.00	NAME
42.00	FL2045-01	12045 STONE	320.00	NAME
48.00	FL2055-01	12055 STONE	224.00	NAME
51.00	FL2058-01	12058 STONE	29.00	NAME
52.00	FL2059-01	12059 STONE	224.00	NAME
54.00	FL2061-02	12061 STONE	224.00	NAME
55.01	FL2062-02	12062 STONE	224.00	NAME

Number	Amount	Details
17	4,795.12	= Total of Receivables (Debit)
1	(1.00)	= Total paid in advance (Credit) or zero
18	**4,794.12**	= Net total of selected accounts

CONFIDENTIAL

FL HOMEOWNERS' ASSOCIATION, INC.

List of Unpaid Invoices for Accounts Receivable as of : 01/31/2019

Account	Account Name / Invoice date / Description	Invoice #	Original amount	Paid or credit note	Inv. balance	Account balance
3.00	NAME (Unit FL0003.01)					224.00
	01/15/2019	32	224.00	0.00	224.00	
	Common charges - Year 2019					
6.00	NAME (Unit FL0006.01)					(1.00)
	01/03/2019	1	(225.00)	0.00	(225.00)	
	Received by ch. 69011425 LB from MARGARET DECOTRET. Thank you					
	01/15/2019	35	224.00	0.00	224.00	
	Common charges - Year 2019					
8.00	NAME (Unit FL0008.01)					224.00
	01/15/2019	37	224.00	0.00	224.00	
	Common charges - Year 2019					
9.00	NAME (Unit FL0009.01)					224.00
	01/15/2019	38	224.00	0.00	224.00	
	Common charges - Year 2019					
10.00	NAME (Unit FL0010.01)					725.12
	01/01/2019	9	501.12	0.00	501.12	
	Beginning balance					
	01/15/2019	39	224.00	0.00	224.00	
	Common charges - Year 2019					
11.00	NAME (Unit FL0012.01)					224.00
	01/15/2019	40	224.00	0.00	224.00	
	Common charges - Year 2019					
19.00	NAME (Unit FL2013.01)					224.00
	01/15/2019	48	224.00	0.00	224.00	
	Common charges - Year 2019					
20.00	NAME (Unit FL2015.01)					224.00
	01/15/2019	49	224.00	0.00	224.00	
	Common charges - Year 2019					
23.00	NAME (Unit FL2022.01)					224.00
	01/15/2019	52	224.00	0.00	224.00	
	Common charges - Year 2019					
28.00	NAME (Unit FL2030.01)					224.00
	01/15/2019	57	224.00	0.00	224.00	
	Common charges - Year 2019					
34.00	NAME (Unit FL2037.01)					809.00
	01/01/2019	10	585.00	0.00	585.00	
	Beginning balance					
	01/15/2019	63	224.00	0.00	224.00	
	Common charges - Year 2019					
38.00	NAME (Unit FL2041.01)					224.00

Account	Account Name / Invoice date	Invoice #	Original amount	Paid or credit note	Inv. balance	Account balance
	Description					
	01/15/2019	67	224.00	0.00	224.00	
	Common charges - Year 2019					
42.00	NAME (Unit FL2045-01)					320.00
	01/01/2019	11	320.00	224.00	96.00	
	Beginning balance					
	01/15/2019	71	224.00	0.00	224.00	
	Common charges - Year 2019					
48.00	NAME (Unit FL2055-01)					224.00
	01/15/2019	77	224.00	0.00	224.00	
	Common charges - Year 2019					
51.00	NAME (Unit FL2058-01)					29.00
	01/15/2019	24	(195.00)	0.00	(195.00)	
	Received by ch. 60190 LB from IH5 PROPERTY FLORIDA,LP--C/O INVITATION					
	01/15/2019	80	224.00	0.00	224.00	
	Common charges - Year 2019					
52.00	NAME (Unit FL2059-01)					224.00
	01/15/2019	81	224.00	0.00	224.00	
	Common charges - Year 2019					
54.00	NAME (Unit FL2061-02)					224.00
	01/15/2019	83	224.00	0.00	224.00	
	Common charges - Year 2019					
55.01	NAME (Unit FL2062-02)					224.00
	01/15/2019	84	224.00	0.00	224.00	
	Common charges - Year 2019					
18	Number of accounts	Total of selected invoices				4,794.12
23	Number of invoices	Total of invoices recorded but not selected				4,794.12
		Invoices excluded by criteria or Credit				0.00

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FL HOMEOWNERS' ASSOCIATION, INC.

Payable accounts

As of : 01/31/2019

Account	Balance	Account Name
250191.00	64.84	UNIVERSITY PROPERTIES INC

Number	Amount
1	64.84

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FL HOMEOWNERS' ASSOCIATION, INC.

Asset Accounts

From 01/01/2019 to 01/31/2019

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
Account : 100.104.10 . FLOPERATING . PNC BANK							19,781.84
19,033.69		19,033.69	01/01/2019				Beginning Balance
225.00		19,258.69	01/03/2019	3			Lockbox Deposit
896.00		20,154.69	01/05/2019	8			Lockbox Deposit
560.00		20,714.69	01/08/2019	12			Lockbox Deposit
	466.25	20,248.44	01/09/2019	14	8665	362	Check - UNIVERSITY PROPERTIES INC
672.00		20,920.44	01/09/2019	18			Lockbox Deposit
1,120.00		22,040.44	01/10/2019	24			Lockbox Deposit
448.00		22,488.44	01/14/2019	27			Lockbox Deposit
224.00		22,712.44	01/14/2019	29			Lockbox Deposit
867.00		23,579.44	01/15/2019	34			Lockbox Deposit
784.00		24,363.44	01/17/2019	39			Lockbox Deposit
1,120.00		25,483.44	01/17/2019	46			Lockbox Deposit
672.00		26,155.44	01/18/2019	50			Lockbox Deposit
224.00		26,379.44	01/21/2019	52			Lockbox Deposit
448.00		26,827.44	01/22/2019	55			Lockbox Deposit
	115.00	26,712.44	01/23/2019	57	01-19	363	Check - FL HOMEOWNERS - RESER
224.00		26,936.44	01/25/2019	59			Lockbox Deposit
224.00		27,160.44	01/29/2019	61			Lockbox Deposit
	7,625.00	19,535.44	01/30/2019	63	FLC1	364	Check - DIGIOVANNI HOMES, LLC
224.00		19,759.44	01/30/2019	65			Lockbox Deposit
11.20		19,770.64	01/31/2019	74			CREDIT CARD FEES JAN
11.20		19,781.84	01/31/2019	74			CREDIT CARD FEES JAN
27,988.09	8,206.25	19,781.84					
27,988.09	8,206.25	19,781.84	**Grand Total**				

FL HOMEOWNERS' ASSOCIATION, INC.

List of deposits

From : 01/01/2019 to : 01/31/2019

Bank Account		100104.10 . FL OPERATING . PNC BANK		xxx9882
Trx #	**Date**	**Description**	**Deposit #**	**Amount**
65	01/30/2019	Lockbox Deposit	16	224.00
61	01/29/2019	Lockbox Deposit	15	224.00
59	01/25/2019	Lockbox Deposit	14	224.00
56	01/22/2019	Lockbox Deposit	13	448.00
52	01/21/2019	Lockbox Deposit	12	224.00
50	01/18/2019	Lockbox Deposit	11	672.00
46	01/17/2019	Lockbox Deposit	10	1,120.00
39	01/17/2019	Lockbox Deposit	9	784.00
34	01/15/2019	Lockbox Deposit	8	867.00
29	01/14/2019	Lockbox Deposit	7	224.00
27	01/14/2019	Lockbox Deposit	6	448.00
24	01/10/2019	Lockbox Deposit	5	1,120.00
18	01/09/2019	Lockbox Deposit	4	672.00
12	01/08/2019	Lockbox Deposit	3	560.00
8	01/05/2019	Lockbox Deposit	2	896.00
3	01/03/2019	Lockbox Deposit	1	225.00

Number of items: 16 **Total :** **8,932.00**

FL HOMEOWNERS' ASSOCIATION, INC.

Check History

For Account :
OPERATING . PNC BANK (xxx9

100104.10 . FL
xxx9882

From : 01/01/2019 to : 01/31/2019

Trx	Date	Ch.	Beneficiary / Note	Payable	Void ?	Printed?	Cleared?	Amount
63	01/30/2019	364	DIGIOVANNI HOMES, LLC	250205.00		Yes	No	7,625.00
57	01/23/2019	363	FL HOMEOWNERS - RESER	250078.00		Yes	Yes	115.00
14	01/09/2019	362	UNIVERSITY PROPERTIES INC	250191.00		Yes	Yes	466.25
Number = 3								Total = 8,206.25

FL HOMEOWNERS' ASSOCIATION, INC.

Check Register

From 01/01/2019 to 01/31/2019 For : 100104.10 . FL OPERATING . PNC BANK (xxx9882)

Ch. #	Ch. Date	Vendor	Name	Trx #	Invoice	Inv. Date	Inv. Amount	Void	Ch. Amount
362	01/09/2019	250191.00	UNIVERSITY PROPERTIES IN	1	8665	01/02/2019	466.25		466.25
		Check Total ===>					466.25		
363	01/23/2019	250078.00	FL HOMEOWNER	56	01-19	01/01/2019	115.00		115.00
		Check Total ===>					115.00		
364	01/30/2019	250205.00	HOMES, LLC	62	FLC1	01/30/2019	7,625.00		7,625.00
		Check Total ===>					7,625.00		
				100104.10 . FL OPERATING . PNC BANK (xxx9882) Totals					8,206.25

FL HOMEOWNERS' ASSOCIATION, INC.

Asset Accounts

From 01/01/2019 to 01/31/2019

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
Account : 100,115.10 . FL RESERVES . PNC BANK							7,506.47
7,391.15		7,391.15	01/01/2019				Beginning Balance
115.00		7,506.15	01/01/2019	56	01-19		Inv. 01-19 - FL HOMEOWNERS - RESER
0.32		7,506.47	01/31/2019	83			PNC RESERVES INTEREST
7,506.47	0.00	7,506.47					
7,506.47		7,506.47	**Grand Total**				

FL HOMEOWNERS' ASSOCIATION, INC.

Detailed General Ledger

From 01/01/2019 to 01/31/2019

Account / Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
300505.1 RESIDENTIAL ASSESSMENTS INCOME				Beginning Balance		0.00
01/15/2019	Common charges - Year 2019		40		12,320.00	0.00
01/31/2019	RECORD RESERVES		83	115.00		12,320.00
01/31/2019	RECORD UNEARNED INCOME		83	11,293.33		12,205.00
			Totals	11,408.33	12,320.00	911.67
300520.2 INTEREST RESERVES				Beginning Balance		0.00
01/31/2019	PNC RESERVES INTEREST		83		0.32	0.00
			Totals	0.00	0.32	0.32
300552.9 WALL . ENTRYWAY RESERVES				Beginning Balance		0.00
01/31/2019	RECORD RESERVES		83		115.00	0.00
			Totals	0.00	115.00	115.00
400705.1 OFFICE SUPPLIES & POSTAGE				Beginning Balance		0.00
01/02/2019	Inv 8665 - UNIVERSITY PROPERTIES INC (250191.00 - UNIVERSITY PROPERTIES INC)	01-02-2019 8665	1	141.25		0.00
01/31/2019	Inv 8743 1-19 - UNIVERSITY PROPERTIES INC (250191.00 - UNIVERSITY PROPERTIES INC)	01-31-2019 8743 1-19	67	42.44		141.25
			Totals	183.69	0.00	183.69
400715.1 MANAGEMENT/ACCOUNTING				Beginning Balance		0.00
01/02/2019	Inv 8665 - UNIVERSITY PROPERTIES INC (250191.00 - UNIVERSITY PROPERTIES INC)	01-02-2019 8665	1	325.00		0.00
			Totals	325.00	0.00	325.00
400746.3 ENTRANCE MAINTENANCE				Beginning Balance		0.00
01/30/2019	Inv FLC1 - HOMES, LLC (250205.00 - HOMES, LLC)	01-30-2019 FLC1	62	7,625.00		0.00
			Totals	7,625.00	0.00	7625.00
400793.1 INSURANCE				Beginning Balance		0.00
01/31/2019	ADJUST LIABILITY PREPAID INS		83	143.27		0.00
			Totals	143.27	0.00	143.27
400804.5 WALL.ENTRYWAY RESERVES				Beginning Balance		(9,414.37)
01/01/2019	CORRECT OPENING BALANCE TO RESERVE EQUITY ACCOUNT		73	9,414.37		(9,414.37)
			Totals	9,414.37	0.00	0.00

CC & R VIOLATION HISTORY

FL HOMEOWNERS' ASSOCIATION, INC.

CC & R Violation History

LB COURT

CC&R #: 20 Open 12002 LB COURT
NAME
Account #:2.00
Creation Date:01-15-2019
Unit:FL0002-01

CC& R Category: RESOD LAWN

Violation Description: RE:RESOD LAWN

CC&R #: 19 Open 12009 LB COURT
NAME
Account #:9.00
Creation Date:01-15-2019
Unit:FL0009-01

CC& R Category: CLEAN DRIVEWAY/SIDEWALKS

Violation Description: RE: CLEAN DRIVEWAY/SIDEWALK

CC&R #: 18 Open 12012 LB COURT
NAME
Account #:11.00
Creation Date:01-15-2019
Unit:FL0012-01

CC& R Category: CLEAN DRIVEWAY/SIDEWALKS

Violation Description: RE: CLEAN DRIVEWAY/SIDEWALK

CC&R #: 17 Open 12014 LB
NAME
Account #:12.00
Creation Date:01-15-2019
Unit:FL0014-01

CC& R Category: CLEAN DRIVEWAY/SIDEWALKS

Violation Description: RE: CLEAN DRIVEWAY/SIDEWALK

STONE

CC&R #: 16 Closed 12004 STONE
NAME
Account #:14.00
Creation Date:01-15-2019
Unit:FL2004-01
Close Date: 02-14-2019

CC& R Category: RESOD LAWN

Violation Description: RE: RESOD LAWN

CC&R #: 15 Open 12013 STONE

NAME Account #:19.00

Creation Date:01-15-2019
Unit:FL2013-01

CC& R Category: LAWN MAINTENANCE

Violation Description: RE: MOW/EDGE LAWN/TRIM PALMS

CC&R #: 14 Open 12015 STONE

NAME Account #:20.00

Creation Date:01-15-2019
Unit:FL2015-01

CC& R Category: TRIM PALMS

Violation Description: RE: TRIM PALMS

CC&R #: 13 Open 12015 STONE

NAME Account #:20.00

Creation Date:01-15-2019
Unit:FL2015-01

CC& R Category: CLEAN DRIVEWAY/SIDEWALKS

Violation Description: RE: CLEAN DRIVEWAY/SIDEWALK

CC&R #: 12 Open 12017 STONE

NAME Account #:21.00

Creation Date:01-15-2019
Unit:FL2017-01

CC& R Category: LAWN MAINTENANCE

Violation Description: RE: MOW/EDGE/REMOVE WEEDS

CC&R #: 10 Open 12020 STONE

NAME Account #:22.00

Creation Date:01-15-2019
Unit:FL2020-01

CC& R Category: IMMEDIATE ATTENTION NEEDED

Violation Description: RE: UPDATE ON PAINTING OF HOME

CC&R #: 11 Open 12020 STONE

NAME Account #:22.00

Creation Date:01-15-2019
Unit:FL2020-01

CC& R Category: STORE TRASH CONTAINER OUT OF VIEW

Violation Description: RE: STORE TRASH CONTAINER OUT OF VIEW

CC&R #: 9 Open 12034 STONE

NAME

Account #:31.00

Creation Date:01-15-2019

Unit:FL2034-01

CC& R Category: CLEAN DRIVEWAY/SIDEWALKS

Violation Description: RE: CLEAN DRIVEWAY/SIDEWALK

CC&R #: 6 Open 12045 STONE

NAME

Account #:42.00

Creation Date:01-15-2019

Unit:FL2045-01

CC& R Category: RESOD DEAD AREAS ON LAWN

Violation Description: RE: RESOD DEAD AREAS ON LAWN

CC&R #: 7 Open 12045 STONE

NAME

Account #:42.00

Creation Date:01-15-2019

Unit:FL2045-01

CC& R Category: IMMEDIATE ATTENTION NEEDED

Violation Description: RE: PAVERS/CHIMNEY

CC&R #: 8 Open 12045 STONE

NAME

Account #:42.00

Creation Date:01-15-2019

Unit:FL2045-01

CC& R Category: CLEAN DRIVEWAY/SIDEWALKS

Violation Description: RE: CLEAN DRIVEWAY/SIDEWALK

CC&R #: 5 Open 12062 STONE

NAME

Account #:55.01

Creation Date:01-15-2019

Unit:FL2062-02

CC& R Category: RESOD LAWN

Violation Description: RE: RESOD DEAD AREAS OF LAWN

CC&R #: 4 Open 12008 STONE

NAME

Account #:16.00

Creation Date:01-10-2019

Unit:FL2008-01

CC& R Category: CONCEAL GARBAGE CONTAINERS

Violation Description: RE: STORE TRASH CONTAINER

FL HOMEOWNERS' ASSOCIATION, INC.

CC & R Violation Activity by Category

From 01/01/2019 to 01/31/2019

Violation Category	Opened	Closed
CLEAN DRIVEWAY/SIDEWALKS	6	0
CONCEAL GARBAGE CONTAINERS	1	0
IMMEDIATE ATTENTION NEEDED	2	0
LAWN MAINTENANCE	2	0
RESOD DEAD AREAS ON LAWN	1	0
RESOD LAWN	2	0
STORE TRASH CONTAINER OUT OF VIEW	1	0
TRIM PALMS	1	0
GRAND TOTAL	**16**	**0**

University Properties, Inc.

www.univprop.com

University Properties, Inc.

HOME SERVICES PAYMENTS CONTACT RESOURCES ABOUT US

Welcome to our new UPI web page.

Please browse our new site.

Most of the items will be located under the Resource tab on top of home page.

Find Us

Address

3018 N. U.S. Highway 301

Suite 950

Tampa, FL 33619

Your Association Web Page

Created at no charge under Univprop.com. Web page is secured with password so only your residents can gain entry. All your forms, documents, pictures and other information can be displayed and downloaded. Monthly update charge of $10.00 to keep your content current for your residents.

#3030

Fletcher's Mill Townhouse Association

Find Us

Address

3018 N. U.S. Highway 301

Suite 950

Tampa, FL 33619

We are located in the **Rivergate Office Complex**

Phone Number

813-980-1000

Hours

Mon–Thurs: 7:30AM–6:00PM

Search ...

SEARCH

UNIVERSITY PROPERTIES, INC.

Unit Owner Portal

Property owner may review information under their profile. Under Financials you may review your statement.
This is secured with owner password.
Board members may review complete financials.

Next Zoom / Board Meeting

TIME

DATE

MEETING ID: 219 022 5906

Join the Meeting

PASSCODE: 2020

One tap mobile

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 219 022 5906

Passcode: 2020

Find your local number: https://us02web.zoom.us/u/kdLcoBzMpj

Association Forms

WEB PARKING PERMIT 2017

WEB POOL KEY 2017

WEB REPLACEMENT PARKING PERMIT 2017

WEB TENNIS COURT KEY 2017

3030-arc-request

Association Documents

FM DOCS

9-17-13 PRESERVATION OF DOCS

Association Manager for Fletchers Mill Townhouse Association Inc.

Angela Hester 813-980-1000

ahester@univprop.com

UPI can provide a conference room for your Board meetings.

Good management brings out the best in your community.

Receiving the Homeowners Association of the Year Award from CAI
Lake Heron Homeowners Association

Homeowners may use the following credit cards to pay their association dues. 5% convenience fee charged to the homeowner.

If your association collects assessments on a monthly or quarterly basis, the homeowners may utilize our auto debit system.

ADMINISTRATIVE COST
Fawn Ridge
682 units

ACCOUNT HISTORIES (PER USE)	$	3.50
ACCOUNTANT TO TESTIFY IN COURT / PER HOUR	$	150.00
ADDITIONAL BOARD MEETINGS BEYOND STANDARD 5 PER CONTRACT	$	75.00
ADDITIONAL PROPERTY VISITS BY MANAGER / DELIVERIES BY MANAGER	$	50.00
CERTIFIED MAIL PROCESSING PER ITEM	$	2.00
CHECK STOCK ANNUALLY 1 THRU 125 UNITS	$	25.00
CHECK STOCK ANNUALLY 125 THRU 500 UNITS	$	85.00
CLOSING OF RECORDS	$	225.00
COLOR COPIES (PER USE)	$	0.45
COMPUTER SET UP CHARGE & INITIAL OFFICE SET UP (FILE ETC ONE TIME CHARGE)	$	250.00
COPIES/SCAN (PER USE)	$	0.35
COUPONS ANNUAL (PER USE)	$	6.75
COUPONS MONTHLY (PER USE)	$	8.50
COUPONS QUARTERLY (PER USE)	$	7.50
ENVELOPES & LABELS (PER USE)	$	0.35
ELECTRONIC STORAGE OF RECORDS & SCANNING OF RECORDS / DISPOSAL (PER MONTH CHARGE)	$	55.00
FINAL DELINQUENT NOTICES WITH STATE GUIDELINE RESEARCH (PER USE)	$	12.75
FINANCIAL POST CARD NOTICE	$	0.50
LAMINATING PER SHEET	$	1.00
LOCKBOX TRANSMISSION AND ACCOUNTING CHARGES (PER ITEM PER USE)	$	1.75
MANAGER OVERSEEING SPECIAL PROJECTS PER HOUR CHARGE	$	75.00
MANAGER TO TESTIFY IN COURT / PER HOUR	$	150.00
MANILA ENVELOPES (PER USE)	$	0.85
MANUAL DEPOSIT FEE (PER USE)	$	3.75
MONITORING GATE SYSTEM (PER MONTH)	$	150.00
NEWSLETTERS/PREPARING & EDITING PER HOUR CHARGE	$	50.00
NOTARY (PER USE)	$	10.00
POSTAL ADDRESS CHANGE NOTICE AND RESEARCH	$	3.50
PRINCIPLE TO TESTIFY IN COURT / PER HOUR	$	250.00
RECORD INSPECTION PREPARATION CLERICAL PER HOUR	$	50.00
RECORD INSPECTION PREPARATION MANAGER PER HOUR	$	75.00
TITLE SEARCH (PER USE)	$	20.00
TAKING OF MINUTES	$	35.00
TYPING OF MINUTES	$	35.00
VIOLATION NOTICES WITH PICTURE (PER USE)	$	0.75
VIOLATION NOTICES (PER USE)	$	0.45
WEB SITE / PREPARING & EDITING (MONTHLY)	$	10.00

PRICES SUBJECT TO CHANGE WITHOUT NOTICE
01-18-2022