Abbott Square Community Development District

Board of Supervisors

Kelly Evans, Chairperson Lori Campagna, Vice Chairperson Justin Barnett, Assistant Secretary Tanya Benton, Assistant Secretary Malinda Miller, Assistant Secretary District Staff

Mark Vega, District Manager Vivek Babbar, District Counsel Tonja Stewart, District Engineer

Regular Meeting Agenda

July 16, 2025, at 1:30 p.m.

Join the meeting now

Meeting ID: 213 506 915 847 5 Passcode: mY7Hj94k

Dial in by phone +1 646-838-1601 Phone conference ID: 596 185 430#

All cellular phones must be turned off during the meeting.

Please let us know at least 24 hours in advance if you are planning to call into the meeting.

- 1. Call to Order/Roll Call
- 2. Public Comments (Comments limited to three (3) minutes per speaker)
- 3. New Business
 - A. Club Purchase
 - i. Preliminary First Supplemental Assessment Methodology Report
 - ii. Resolution 2025-07, Delegation Resolution
 - iii. Second Supplemental Indenture
 - B. Recreation Facilities Policies

4. Consent Agenda

A. Approval of the Financials and Approval of the Check Register for May 2025

5. Staff Report

- A. District Counsel
- B. District Manager
 - i. Community Inspection Report
 - ii. Discussion of Towing
- C. Discussion of FY 2026 Budget
- D. District Engineer
- 6. Board of Supervisors' Requests and Comments
- 7. Adjournment

The CDD Meeting's scheduled for Fiscal Year 2025 are as follows:

August 8, 2025, Wednesday, at 6:00 p.m. at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, FL 33544

September 3, 2025, Wednesday, at 1:30 p.m. at the offices of Inframark, 2654 Cypress Ridge Blvd, Wesley Chapel, FL 33544

ABBOTT SQUARE COMMUNITY DEVELOPMENT
DISTRICT

PRELIMINARY FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT

Report Date:

July 18, 2025

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I. INTRODUCTION

This Preliminary First Supplemental Amenity Assessment Methodology Report – Capital Improvement Revenue Bonds, Series 2025 (the "First Supplemental Report") serves to apply the basis of the benefit allocation and assessment methodology per the Amenity Master Special Assessment Methodology Report ("Master Report"), dated June 4, 2024, specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the Series 2025 Project (as defined below) of the District's Capital Improvement Program (as defined below).

II. DEFINED TERMS

- "Assessable Property" Abbott Square CDD, comprising 651 residential units.
- "Bonds" Abbott Square Community Development District Capital Improvement Revenue Bonds, Series 2025.
- "Capital Improvement Program" (CIP) The public infrastructure development program as outlined in the Engineer's Report.
- "District" Abbott Square Community Development District, Pasco County, Florida.
- "Engineer's Report" Report of the District Engineer for Abbott Square Community Development District, dated June 4, 2025.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate the benefit and lien values assignment. [All homes have the same lien]
- "Maximum Assessments" The maximum amount of special assessments and liens to be levied against benefiting assessable properties.
- "Master Report" The Amenity Master Special Assessment Methodology Report, dated June 4, 2025 as provided to support benefit and Maximum Assessment Liens on private developed property within the District.
- "Series 2025 Project" The 2025 public improvements and community facilities, which exclusively include the Abbott Square Clubhouse and Amenity Center as outlined by the Engineer's Report, the financing and specific capital improvements relating thereto, and the funding of operation and maintenance expenses in connection therewith.
- "Unit(s)" A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this First Supplemental Report is to:

- A. Allocate a portion of the costs of the CIP to the Series 2025 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds;
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and



D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the Series 2025 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the Series 2025 Project allocable to Assessable Property within the District. The District's Series 2025 Project will enable the purchase of completed public improvements, amenity facilities, and the club plan, while also providing funding for future repairs and maintenance incurred by the District. This Second Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the District because of the benefit received from the Series 2025 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue the Series Bonds to finance the acquisition and maintenance of the Series 2025 Project, which will provide special benefits to the Assessable Property. The Series 2025 Bonds will be repaid from and secured by non-ad valorem assessments levied on properties that benefit from the improvements within the District ("Series 2025 Assessments"). Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Series 2025 Bonds issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of the Series 2025 Assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The Assessable Property encompasses 173.19 +/- acres and is located in the City of Zephyrhills, Pasco County, Florida. The District's 651 residential units will be subject to the lien of the Series 2025 Project assessments, which secure the Series 2025 Bonds.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District is responsible for acquiring the necessary improvements to serve its residents and the community. The Capital Improvement Program provides special benefits to lands within the District.

The District Engineer has identified the infrastructure and respective costs to be acquired as part of the Series 2025 Project. The Series 2025 Project includes the purchase of completed improvements, amenity facilities, the club plan, and future maintenance and repairs incurred by the District. The cost of the Series 2025 Project is generally described in Table 1 of this Second Supplemental Report, with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties that



are especially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's Series 2025 Project is considered a "system of improvements," all of which are considered to be for an approved and assessable purpose (F.S. 170.01); this satisfies the first requirement for a valid special assessment as described above. Additionally, the Series 2025 Project will result in all private properties within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01); this satisfies the second requirement above. Finally, the benefit to the private properties is equal to or exceeds the cost of the assessments levied on the private benefited properties (F.S. 170.02); this satisfies the third requirement as outlined above.

The first requirement for determining the validity of a special assessment is plainly demonstrable: eligible improvements are listed in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming that the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, the added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. Although the District contains a mix of single-family home sites, each parcel benefits equally from the Series 2025 Project to be financed by the Series 2025 Bonds.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Series 2025 Project is expressed in terms of the EAU Factor in Table 2. For this Assessment Report, the District's single-family units are assessed by product type, with each unit receiving the same EAU Factor.

The determination has therefore been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition of the District's Series 2025 Project. The allocation of responsibility for paying the Series 2025 Bond debt within the District has been apportioned to the property according to reasonable estimates of the special benefits each land use will receive, with equal distribution. Accordingly, each parcel of property within the boundary of the District will be assessed equally for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to the lot's product average square footage.



VII. ALLOCATION METHODOLOGY

Special assessments are allocated to each Assessable Property within the District based on the estimated special benefit received from the improvements constructed and/or acquired by the District. A comparative analysis is utilized to determine the estimated special benefit an Assessable Property receives. The study evaluates the proportional special benefit received by an Assessable Property relative to its size compared to those obtained by other Assessable Properties within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the District's governing body. This alone gives the District latitude in deciding how special assessments will be allocated to specially benefited properties. The improvements benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated benefit level conferred by the improvements, are apportioned to the Assessable Properties within the District for levy and collection.

VIII. ASSIGNMENT OF ASSESSMENTS

This section outlines the process for assigning the Series 2025 Assessments to properties within Abbott Square CDD. The Series 2025 Bonds will be secured by the Series 2025 Assessments, which will be levied on Assessable Properties within the District per Tables 6 and 7. The land within the District is platted and fully developed.

IX. FINANCING INFORMATION

The District will finance the Series 2025 Project by issuing the Bonds secured ultimately by benefiting properties within the District. Several items will comprise the Bonds sizing, such as debt service reserve, issuance costs, and rounding, as shown in Table 5.

X. TRUE-UP MODIFICATION

The Series 2025 Assessments allocated and levied to a parcel may be prepaid in full at any time, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties that would otherwise be permissible if the prepaid parcel is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to platted units, the District's Series 2025 Assessment program is predicated on the development of lots in the manner described in Table 6. Suppose there is a change to the plan that results in a net decrease in the overall principal amount of the Series 2025 Assessments able to be assigned to the units described in Table 1. In that case, a True-up or principal reduction payment will be required to correct the deficiency.

XI. ADDITIONAL STIPULATIONS



The District retained Inframark to develop a methodology for fairly allocating the Series 2025 Assessments related to the Series 2025 Project. Members of the District Staff and/or the developer provided certain financing, development, and engineering data. The methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary to compile this First Supplemental Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker, nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

| ABBOT SQUARE COMMUNITY DEVELOPMENT I | DISTRICT |
|--|------------------------|
| ACQUISTION & MAINTENANCE COS | ST ESTIMATE |
| DESCRIPTION | Total Combined Cost |
| Abbott Square Clubhouse & Amenity Center | \$ 4,166,400.00 |
| Future Maintenance | \$ 75,000.00 |
| | |
| Future Repairs | \$ 175,000.00 |



TABLE 2

ABBOT SQUARE COMMUNITY DEVELOPMENT DISTRICT

PROJECT STATISTICS - EAU ASSIGNMENTS

| PRODUCT ⁽¹⁾ | LOT COUNT | PER UNIT EAU ⁽²⁾ | TOTAL EAUS |
|------------------------|--------------|--------------------------------|---------------|
| TH 18' | 180 | 1.00 | 180.00 |
| TH 24' | 40 | 1.00 | 40.00 |
| Villa | 60 | 1.00 | 60.00 |
| SF 40' | 130 | 1.00 | 130.00 |
| SF 45' | 130 | 1.00 | 130.00 |
| SF 55' | 1111 | 1.00 | 111.00 |
| TOTAL | 651 | | 651.00 |

Notations:

- (1) Product Type
- (2) Equivalent Assessment Unit

TABLE 3

ACQUISITION CIP NET BENEFIT ANALYSIS

INFRASTRUCTURE CIP COSTS \$4,416,400

EAUs 651.00

TOTAL CIP COST/BENEFIT PER EAU \$6,784

Notations:

 Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.



TABLE 4

| | ACQUISIT | ION PROGRAN | 1 *NET* COST/BENEFIT | ANALYSIS | |
|-----------------|---------------|------------------|----------------------|------------------------|------------------------|
| | | | | NET E | BENEFIT |
| PRODUCT TYPE | EAU FACTOR | PRODUCT COUNT | EAUs | PER PRODUCT TYPE | PER PRODUCT UNIT |
| | | | | | |
| TH 18' | 1.00 | 180 | 180.00 | \$1,221,124 | \$6,784 |
| TH 24' | 1.00 | 40 | 40.00 | \$271,361 | \$6,784 |
| Villa | 1.00 | 60 | 60.00 | \$407,041 | \$6,784 |
| SF 40' | 1.00 | 130 | 130.00 | \$881,923 | \$6,784 |
| SF 45' | 1.00 | 130 | 130.00 | \$881,923 | \$6,784 |
| SF 55' | 1.00 | 111 | 111.00 | \$753,027 | \$6,784 |
| Total | | 651 | 651 | 4,416,400 | |

Notations:



¹⁾ Table 4 determines only the benefit of construction cost, net of finance and other related costs.

TABLE 5

| COMMUNITY | BBOT SQUARE DEVELOPMENT I | | | | | |
|---|---------------------------|----------------|--|--|--|--|
| | | | | | | |
| Coupon Rate (1) | | 5.58% | | | | |
| Term (Years) | | 31 | | | | |
| Principal Amortization Installmen | ts | 30 | | | | |
| ISSUE SIZE | | \$5,015,000.00 | | | | |
| Acquisition Subaccount | | \$4,168,725.00 | | | | |
| Operations and Maintenance Suba | account | \$75,000.00 | | | | |
| Construction Subaccount | | \$175,000.00 | | | | |
| Origianl Issue Discount | | \$11,004.80 | | | | |
| Capitalized Interest ⁽²⁾ - (through | 11/1/2025) | \$52,479.58 | | | | |
| Debt Service Reserve Fund | 50% | \$172,647.50 | | | | |
| Underwriter's Discount | 2.00% | \$100,300.00 | | | | |
| Cost of Issuance | | \$255,350.00 | | | | |
| Rounding | | \$4,493.12 | | | | |
| ANNUAL ASSESSMENT | | | | | | |
| Annual Debt Service (Principal pl | us Interest) | \$345,295.00 | | | | |
| Collection Costs and Discounts @ | 6.00% | \$22,040.11 | | | | |
| TOTAL ANNUAL ASSESSME | NT | \$367,335.11 | | | | |
| Notations: ⁽¹⁾ Preliminary ⁽²⁾ Based on capitalized interest 4 mo | nths | | | | | |
| | | | | | | |



Table 6

| | | | | | PRODU | JCT TYPE | PEI | RUNIT |
|-----------------|--------------------|--------|--------------|-------|--------------------|-------------------------------------|--------------------|----------------------|
| PRODUCT TYPE | PER Unit Eau | T EAUs | % OF EAUS | UNITS | TOTAL PRINCIPAL | ANNUAL ASSESSMENT ⁽¹⁾ | TOTAL PRINCIPAL | ANNUAL ASSESSMENT |
| TH 18' | 1.00 | 180.00 | 27.65% | 180 | \$1,386,635.94 | \$95,473.27 | \$7,703.53 | \$530.41 |
| TH 24' | 1.00 | 40.00 | 6.14% | 40 | \$308,141.32 | \$21,216.28 | \$7,703.53 | \$530.41 |
| Villa | 1.00 | 60.00 | 9.22% | 60 | \$462,211.98 | \$31,824.42 | \$7,703.53 | \$530.41 |
| SF 40' | 1.00 | 130.00 | 19.97% | 130 | \$1,001,459.29 | \$68,952.92 | \$7,703.53 | \$530.41 |
| SF 45' | 1.00 | 130.00 | 19.97% | 130 | \$1,001,459.29 | \$68,952.92 | \$7,703.53 | \$530.41 |
| SF 55' | 1.00 | 111.00 | 17.05% | 111 | \$855,092.17 | \$58,875.18 | \$7,703.53 | \$530.41 |
| | | 651.00 | 100.0% | 651 | \$5,015,000.00 | \$345,295.00 | | |

Table 6 Notations:



¹⁾ Preliminary annual assessments are net of collection costs and early payment discounts.

EXHIBIT A

PRELIMINARY ASSESSMENT ROLL



| | | | | EXHIBIT A - ASSESSMENT | FROLI | | | | | |
|----------|-----------|--|--|--|----------------------------|----------|--------------------------|---------|--------------------------|----------------------|
| | | | | LATIOTI II ADDESSALLA | KOLL | | 1 | PRODUCT | MAXIMUM BON | ID ASSESSMENTS |
| _# | | Folio | Name | Site Address/Business Address | City | State | ZIP | TYPE | Principal Debt | Annual Assessment |
| 1 2 | | 21-0150-02300-0010 21-0150-02300-0020 | STULPE MARK TODD & REBECCA VASA DILEEP | 36443 GARDEN WALL WAY 36439 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 3 | 04-26-2 | 21-0150-02300-0030 | SHEHATA ASHRAF | 36435 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 4 5 | | 21-0150-02300-0040 | ARREOLA JESUS RODRIGUEZ & RODRIGUEZ BRENDA NATALY TAYLOR ELLEN GRACIE & TAYLOR CHERYL | 36431 GARDEN WALL WAY 36427 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 6 | 04-26-2 | 21-0150-02300-0060 | MEDINA COLETTE MIRACLE | 36423 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 7 8 | | 21-0150-02300-0070 21-0150-02300-0080 | GAMEZ-CAMACHO MAIRA A PEREIRA ALEXANDER JOSEPH & TAYLOR MADISON | 36419 GARDEN WALL WAY 36415 GARDEN WALL WAY | ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 9 | 04-26-2 | 21-0150-02300-0090 | HERNANDEZ ANGEL & ABIGAIL | 36411 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 10 11 | | 21-0150-02300-0100 21-0150-02300-0110 | ENAMORADO MELVIN ORELLANA & LIZARDO LOURDES JOFRE MAURO FACUNDO & VERONICA CECILIA | 36407 GARDEN WALL WAY 36403 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 12 | 04-26-2 | 21-0150-02300-0120 | WHITE ANTONIO RAVONE | 36399 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 13 14 | | 21-0150-02300-0130 21-0150-02300-0140 | BELANCOURT ALEXIS RODRIGUEZ MEDINA FERNANDO & DIAZ GENESIS | 36395 GARDEN WALL WAY 36391 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 15 | | 21-0150-02300-0150 | ANTOINE CLEOPATRA TANYAKENOYER | 36387 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 16 17 | | 21-0150-02300-0160 21-0150-02300-0170 | BENNETT ERICKA GUTIERREZ EDWARD | 36383 GARDEN WALL WAY 36379 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 18 | 04-26-2 | 21-0150-02300-0180 | MIMS ANETRA MARCIA | 36375 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 19 20 | | 21-0150-02300-0190 21-0150-02300-0200 | SWEM SHAUNA MICHELLE RAMOS NESTOR LEONEL REYES | 36371 GARDEN WALL WAY 36367 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 21 | 04-26-2 | 21-0150-02300-0210 | ABBOT SQUARE II LLC | 36363 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 22 | | 21-0150-02300-0220 21-0150-02300-0230 | WILSON RAMONA SHAVAUGHN RICHARDSON CHRISTOPHER A & WATTS FAITH R | 36359 GARDEN WALL WAY 36355 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 24 | 04-26-2 | 21-0150-02300-0240 | GIOVANNI CODY | 36351 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 25 26 | | 21-0150-02400-0010 21-0150-02400-0020 | JACKSON DOHUE DYKE & VETA STEPHANEY ANDRADE CAROLINA | 36547 GARDEN WALL WAY 36543 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 27 | 04-26-2 | 21-0150-02400-0030 | MOORE DAMON DANIEL | 36539 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 28 29 | | 21-0150-02400-0040 21-0150-02400-0050 | ALEXANDER JOHN & YOUSSEF NANA MAIDEN LANCE S | 36535 GARDEN WALL WAY 36527 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 30 | 04-26-2 | 21-0150-02400-0060 | JACKSON NORMAN GEORGE & KING-JACKSON KAREN JUNE | 36523 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 31 32 | | 21-0150-02400-0070 | PORTERFIELD MARK ALAN & JENNIFER MARIE RUDRARAIU SURESHKUMAR RAIU | 8720 DRUMMER PLANK DRIVE 2751 EAST COUNTY LINE ROAD PA | WESLEY CHAPEL | FL FL | 33545 33559 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 33 | 04-26-2 | 21-0150-02400-0090 | GRAHAM ERSKIN TRAVONE | 36513 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 34 35 | | 21-0150-02400-0100 21-0150-02400-0110 | GRIPPER CARLTON D JR & KATHLEEN P WISHNEVSKY MICHELE MARIE | 36509 GARDEN WALL WAY 36503 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 36 | 04-26-2 | 21-0150-02400-0120 | LAZARDI KAROLIN DEL VALLE MALAVER | 36499 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 37 38 | | 21-0150-02400-0130 21-0150-02400-0140 | SHAW LISA RUTH RIVERA KEVIN OSCAR BERRIOS | 36495 GARDEN WALL WAY 36491 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 39 | 04-26-2 | 21-0150-02400-0150 | KIM ANDREW & LICEA YARELY ABIGAIL | 36487 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 40 41 | | 21-0150-02400-0160 21-0150-02400-0170 | LENNAR HOMES LLC HERNANDEZ JORGE ANTOLIN | 4301 W BOY SCOUT BLVD SUITE 60 36479 GARDEN WALL WAY | TAMPA ZEPHYRHILLS | FL FL | 33607-5732 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 42 | 04-26-2 | 21-0150-02400-0180 | DUAH RAPHAEL AGYEMANG | 36475 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 43 44 | | 21-0150-02400-0190 21-0150-02400-0200 | MARIN KENNETH JAY & GALINDEZ LUCERO GOMEZ BOOKER LARHONDA RENEE | 36471 GARDEN WALL WAY 36467 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 45 | 04-26-2 | 21-0150-02400-0210 | BRAYNEN GAIL | 36463 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 46 47 | | 21-0150-02400-0220 | BELMONT JOSEPH C & ANGELA M CAL HEARTHSTONE LOT OPTION POOL 03 L P | 5 PIONEER ST 23975 PARK SORRENTO STE 220 | COOPERSTOWN CALABASAS | NY CA | 13326 91302 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 48 | 04-26-2 | 21-0160-01700-0020 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 49 50 | | 21-0160-01700-0030 21-0160-01700-0040 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 51 | 04-26-2 | 21-0160-01700-0050 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 52 53 | | 21-0160-01700-0060 21-0160-01700-0070 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 54 | 04-26-2 | 21-0160-01700-0070 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 55 56 | | 21-0160-01700-0090 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 57 | | 21-0160-01700-0110 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 \$530.41 |
| 58 59 | | 21-0160-01700-0120 21-0160-01700-0130 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 60 | 04-26-2 | 21-0160-01700-0140 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18' | \$7,703.53 | \$530.41 |
| 61 62 | | 21-0160-01700-0150 21-0160-01700-0160 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 63 | | 21-0160-01700-0170 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 64 65 | | 21-0160-01700-0180 21-0160-01700-0190 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 66 | 04-26-2 | 21-0160-01700-0200 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 67 68 | | 21-0160-01700-0210 21-0160-01700-0220 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 69 | 04-26-2 | 21-0160-01700-0230 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 70 71 | | 21-0160-01700-0240 21-0160-01800-0010 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 72 | 04-26-2 | 21-0160-01800-0020 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 73 74 | | 21-0160-01800-0030 21-0160-01800-0040 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 75 | | 21-0160-01800-0050 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 76 77 | | 21-0160-01800-0060 21-0160-01800-0070 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 78 | 04-26-2 | 21-0160-01800-0080 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 79 80 | | | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | THIS | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 81 | 04-26-2 | 21-0160-01800-0110 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 82 83 | 0, 20 2 | | | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 84 | 04-26-2 | 21-0160-01800-0140 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18' | \$7,703.53 | \$530.41 |
| 85 86 | | 21-0160-01800-0150 21-0160-01800-0160 | CAL HEARTHSTONE LOT OPTION POOL 03 L P CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 87 | | | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 88 89 | | 21-0160-01800-0180 | | 23975 PARK SORRENTO STE 220 23975 PARK SORRENTO STE 220 | CALABASAS CALABASAS | CA CA | 91302 91302 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 90 | 04-26-2 | 21-0160-01800-0200 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | TH18 | \$7,703.53 | \$530.41 |
| 91 92 | | 21-0160-01900-0010 21-0160-01900-0020 | JACOBS MARIA ISABEL WALKER CATHY L | 36437 CAMP FIRE TER 36431 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 93 | | | NICOLAR PROPERTIES LLC | 382 NE 191ST ST #485951 | MIAMI | FL | 33179 | THIS | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 94 95 | | 21-0160-01900-0040 | RAMIREZ STEPHANIE & LUIS KARAM ELIAS | 6561 SAUNDERS ST 36421 CAMP FIRE TER | REGO PARK ZEPHYRHILLS | NY FL | 11374 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 96 | 04-26-2 | 21-0160-01900-0060 | TRAYNOR JEANETTE ALISON & TRAYNOR-COREY TODD M | 36417 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.41 |
| 97 98 | | 21-0160-01900-0070 21-0160-01900-0080 | MONTERO WILLIAM & DE MONTERO ALICIA PAULET BRAVO HIDALGO JAVIER E & ZORRILLA ORTIZ RUTH K | 36411 CAMP FIRE TER 36407 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 99 | 04-26-2 | 21-0160-01900-0090 | FERNANDEZ VALERO ALFREDO H & PLAZA LOPEZ MARIA ISABE | 175 PEACE ST | STRATFORD | CT | 6615 | TH18 | \$7,703.53 | \$530.41 |
| 100 | | 21-0160-01900-0100 21-0160-01900-0110 | STADLER JONATHAN & CORAL ESTRADA ROBLES JOSE DANIEL & GONZALEZ YAILEENE ALICEA | 36401 CAMP FIRE TER 36307 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 102 | 2 04-26-2 | 21-0160-01900-0120 | GRANT JANESSA | 36393 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |
| 103 | | 21-0160-01900-0130 21-0160-01900-0140 | HO CHIÉN-JEN GORING KUAMIE & GOODCHILD-GORING ROSHANNA | 36387 CAMP FIRE TER 36383 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 10 | | 21-0160-01900-0140 | KHAN RANA AMIR GHANI | 18221 LEAFMORE ST | LUTZ | FL | 33541 | THIS | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 100 | | 21-0160-01900-0160 | BELMONTE LEON GRECIA DANIELA & ZAMBRANO HERIK JAVIEI ROMERO CHRISTOPHER | 36375 CAMP FIRE TER 36373 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 108 | 3 04-26-2 | 21-0160-01900-0180 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | TAMPA | FL | 33607-5732 | TH18' | \$7,703.53 | \$530.41 |
| 109 | | | LENNAR HOMES LLC LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 4301 W BOY SCOUT BLVD SUITE 60 | | FL FL | 33607-5732 33607-5732 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 111 | 04-26-2 | 21-0160-01900-0210 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | TAMPA | FL | 33607-5732 | TH18' | \$7,703.53 | \$530.41 |
| 112 | | 21-0160-01900-0220 21-0160-01900-0230 | LENNAR HOMES LLC LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 4301 W BOY SCOUT BLVD SUITE 60 | | FL FL | 33607-5732 33607-5732 | TH18 | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 114 | 04-26-2 | 21-0160-01900-0240 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | (TAMPA | FL | 33607-5732 | TH18 | \$7,703.53 | \$530.41 |
| 115 | 04-26-2 | 21-0160-02000-0010 | STEWART SHEILA THOMAS | 36537 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.41 |



| | | EXHIBIT A - ASSESSMENT | KOLL | | | | MAXIMUM BO | ND ASSESSMENTS |
|--|--|--|---------------------------------|-----------|--------------------------|-----------------|--------------------------|--------------------|
| Folio | Name | Site Address/Business Address | City | State | ZIP | PRODUCT TYPE | Principal Debt | Annual Assessment |
| 04-26-21-0160-02000-0020 04-26-21-0160-02000-0030 | LUGO JOSUE R RODRIGUEZ | 36531 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' TH18' | \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0030 | ROBINSON JULIUS LEE III ZUAZO STEFANIA WEINBERG & KLINE JESSE JAMES | 36529 CAMP FIRE TER 36523 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0050 | SCHALLER KYLE DAVID & FAITH ELIZABETH | 36519 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02000-0060 04-26-21-0160-02000-0070 | JIMENEZ EUGENIO GUTIERREZ IVIS YANEISHA & LUGO FRANKLIN JESUS PINEIRO | 36515 CAMP FIRE TER 36511 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0080 | QUINTERO ROSMARY | 36507 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02000-0090 | FULLERTON SHARON A & HOLDEN PARKER M BELTRAN LAURA STELLA CEPEDA | 29951 PICANA LN 36499 CAMP FIRE TER | WESLEY CHAPEL ZEPHYRHILLS | FL FL | 33543 33541 | THIS | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0110 | MONDRAGON GERMAN | 36493 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02000-0120 04-26-21-0160-02000-0130 | PRAKRIYA SHANKAR & PADMAVATHI DE ELIA IGNACIO & CHAVES JESSICA CORTES | 37 DOGWOOD DR 36487 CAMP FIRE TER | PLAINSBORO TOWNS ZEPHYRHILLS | HNJ FL | 8536 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0140 | MILLER MARCUS THOMAS & MILLER BETTY HICKS | 36483 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02000-0150 | HERNANDEZ JONATHAN OMAR RODRIGUEZ MIGUEL | 109 WILLIS RD APT F 36475 CAMP FIRE TER | DOVER ZEPHYRHILLS | DE FL | 19901 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0170 | HOGAN KELLY P & MARY L | 36469 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02000-0180 | PRAKRIYA GOPAL & VANI G | 409 DENOW RD | PENNINGTON | NJ FL | 8534 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02000-0190 04-26-21-0160-02000-0200 | ECONOMOPOULOU VIRGINIA & GUPTA NEERAJ MEYERS ELIZABETH JOY | 36461 CAMP FIRE TER 36457 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0010 | RISLER FRANK E JR & CHERYL A | 36432 CAMP FIRE TER | ZEPHYRHILLS | FL FL | 33541 33541 | TH18' TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0020 04-26-21-0160-02100-0030 | HARVEY DIANNE & SHEPPARD ANDREW VALMYRE RODNEY | 36426 CAMP FIRE TER 36424 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0040 | ALMARAZ GILBERTO | 36420 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0050 04-26-21-0160-02100-0060 | BRITTO JOHN & ANTONY PAULINE LOURDU DE SA ANTONIO & DE SA VICTOR HUGO | 28662 TAVIRA CT 36412 CAMP FIRE TER | WESLEY CHAPEL ZEPHYRHILLS | FL FL | 33543-6441 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0070 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | TAMPA | FL | 33607-5732 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0080 | PATTEN ROSE ROME FLORIDA INVESTMENTS LLC | 36402 CAMP FIRE TER 550 N REO ST STE 300 | ZEPHYRHILLS TAMPA | FL FL | 33541 33609 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0100 | FELIZ JHAIROL | 36396 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0110 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | | FL | 33607-5732 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0120 04-26-21-0160-02100-0130 | MCGEE JASMIN LENNAR HOMES LLC | 36388 CAMP FIRE TER 4301 W BOY SCOUT BLVD SUITE 60 | ZEPHYRHILLS | FL FL | 33541 33607-5732 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0140 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | TAMPA | FL | 33607-5732 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0150 04-26-21-0160-02100-0160 | SMITH VICTORIA MARIE RODRIGUEZ ROLANDO & ARROYAVE KARLA | 36374 CAMP FIRE TER 36372 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0170 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | TAMPA | FL | 33607-5732 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0180 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 4301 W BOY SCOUT BLVD SUITE 60 | | FL | 33607-5732 | TH18 | \$7,703.53 | \$530.4 6530.4 |
| 04-26-21-0160-02100-0190 04-26-21-0160-02100-0200 | LENNAR HOMES LLC LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | | FL FL | 33607-5732 33607-5732 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0210 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | | FL | 33607-5732 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02100-0220 04-26-21-0160-02100-0230 | LENNAR HOMES LLC LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 4301 W BOY SCOUT BLVD SUITE 60 | | FL FL | 33607-5732 33607-5732 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02100-0240 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 60 | | FL | 33607-5732 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0010 04-26-21-0160-02200-0020 | JEAN-BAPTISTE JOSEPH RALPH & BAPTISTE DIANA LYN DIAZ-RODRIGUEZ ROXANN & FERNANDO | 36536 CAMP FIRE TER 36532 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0030 | EASTER JASON R | 36528 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0040 | WILLIAMS JESSICA K | 36522 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0050 04-26-21-0160-02200-0060 | HAUB KATHY MAYERS SCHENIQUA FLORANCE | 36518 CAMP FIRE TER 36514 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0070 | LEON ORIANA DANIELA & FERRER FREDIS JOSE & MALAVE MAI | R 36510 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0080 04-26-21-0160-02200-0090 | VALLE NANCY IVETTE & DAWKINS DARWIN X W JR MORRIS IRA A & MORRIS JODIAN C | 36506 CAMP FIRE TER 36502 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0100 | PHAM KHANH DUY | 36498 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0110 04-26-21-0160-02200-0120 | OVALLES LUISANI DEL VALLE APARICIO & OVALLES IRANI J APA LEWIS STANLEY EUGENE & WEBSTER GWENDOLYN | A 36494 CAMP FIRE TER 36488 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0130 | ROSS BIANCA JENEAN | 36484 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0140 | PARKER JESSICA | 36482 CAMP FIRE TER | ZEPHYRHILLS | FL FL | 33541 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0150 04-26-21-0160-02200-0160 | KARAM ELIAS & MARIE HONKOLA WARREN RICHARD & CHRISTISON MARY ELIZABETH | 36478 CAMP FIRE TER H 36474 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL | 33541 33541 | THIS | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0170 | LOBO JENNY DIANA & PABON RAYMOND JUNIOR | 36468 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18' | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0180 04-26-21-0160-02200-0190 | DE JESUS VENUS BABILONIA & MARTINEZ MICHELLE M SCIULLO MAZZY LYNN & MARTIN MASON OSCAR | 36464 CAMP FIRE TER 36460 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0200 | KEELEN KANDICE DIONNE | 36458 CAMP FIRE TER | ZEPHYRHILLS | FL | 33541 | TH18 | \$7,703.53 | \$530.4 |
| 04-26-21-0160-02200-0210 | ATEHORTUA ORJUELA EDWIN ALBERTO & RAMIREZ BOLIVAR I NIEVES ASHLEY MARIAH | P. 36454 CAMP FIRE TER 36448 CAMP FIRE TER | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | TH18' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0160-02200-0220 04-26-21-0140-00100-0010 | PAGE MATTHEW FRANCIS | 6726 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0020 | ALVAREZ LETICIA MIGUEL & PONCE JEANNETTE MIGUEL | 6732 RIPPLE POND LOOP 6736 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0030 04-26-21-0140-00100-0040 | FUERTES YVETTE & TORRES MELVIN O NORWOOD SHERYLL WILLIAMS | 6742 RIPPLE POND LOOP | ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0050 | ARDIS LENDORA | 6748 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0060 04-26-21-0140-00100-0070 | HACKBARTH MELANIE ANNE FULTZ LOREECE CHRISTINE | 6752 RIPPLE POND LOOP 6760 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0080 | MOHAMMED SAHEBA | 6766 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0090 04-26-21-0140-00100-0100 | ROGERS FELICIA STOVALL DEIONDRA RENEE SHARON | 6770 RIPPLE POND LOOP 6776 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0110 | VELASQUEZ LUCERO M | 6782 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0120 04-26-21-0140-00100-0130 | LOPEZ LUIS | 6788 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0130 | CLARELLI KAREN A & CLARELLI VINCENT J GOMEZ JULIO E & ALEXANDER RUTH | 6794 RIPPLE POND LOOP 6800 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0150 | SHARPE LEAH CAROL | 6806 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0160 | DEPASQUALE CARL ZORNOW MARY ALAYNE | 6810 RIPPLE POND LOOP 6816 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0180 | TORO ALEJANDRO & GALLEGO BEATRIZ EUGENIA PUERTA | 6822 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0190 04-26-21-0140-00100-0200 | PONCE LUIS & TERESA REVOCABLE TRUST DELANEY PATRICIA ANN | 6470 BRADFORD WOODS DR 6834 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33542 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0210 | BELLO MADERA LIZ MABELL | 6840 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0220 04-26-21-0140-00100-0230 | PATEL ABHA P MALDONADO ALBERT PEREZ & QUINONEZ MYRNA RIVERA | 6846 RIPPLE POND LOOP 6850 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0240 | TSENG CHIN LING JIM & CHIU CHAO FEI | 6856 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0250 | HASTY CHARLES & LESLIE | 6382 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0260 04-26-21-0140-00100-0270 | BENNETT LISA JAN FORBES THORA P | 6868 RIPPLE POND LOOP 6874 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0280 | ALEX TRUDY L | 6880 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0290 | TATE DIANA L RIVERA MICHAEL ALAN & YOLANDA | 6884 RIPPLE POND LOOP 6892 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0310 | ALVAREZ CARLOS LUIS | 6898 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0320 | TIMMERS DEBORAH ANNE | 269 REYNOLDS TER UNIT 15 | ORANGE | NJ | 7050 34638 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0330 04-26-21-0140-00100-0340 | TELLA AMAIYA TITILOLA-OLUWAFUNMILAYO JOHN WILLIS MATILDA & JOHN DAMIEN DONNELLY | 20846 AUBUM LEAF TR 6912 RIPPLE POND LOOP | LAND O LAKES ZEPHYRHILLS | FL FL | 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0350 | BYNUM NANCY L | 6916 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0360 | CONTRERAS MIGUEL DIAZ & SIERRA NAHOMI MARIE RODRIGUEZ ERWIN R VIJAI & ZAJAC ANNA Z | 6924 RIPPLE POND LOOP 6930 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0380 | HARRIS KENNEIDRA MONIQUE | 6934 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0390 04-26-21-0140-00100-0400 | ANDERSON SHAYLA B & ANDERSON JEFFREY E DIAZ JOSE ROBERTO RIVERA & MATOS SAMUEL & ET AL | 6938 RIPPLE POND LOOP 6942 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0400 | WAWRZYNIAK WENDY WHEELER & BRUCE R | 6942 RIPPLE POND LOOP 6946 RIPPLE POND LOOP | ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0420 | BALDWIN TAMARA LYNN | 6948 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0430 04-26-21-0140-00100-0440 | RUIZ VALENTINE & SHANNON VANESSA MIRANDA ARAGON WILLIAMS CHRISTINA ANN | 6950 RIPPLE POND LOOP 6952 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0450 | FRANCOIS JEAN & MARIEMYRTHA ALEXANDRE | 6956 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0460 | BENTON TANYA KENYATTA | 6960 RIPPLE POND LOOP | ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0470 04-26-21-0140-00100-0480 | ABREU BEAUBIEN NARCISO & STREDEL ANA IVELIA LAGUERRE SHEILLA | 6964 RIPPLE POND LOOP 6968 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 04-26-21-0140-00100-0490 | CANLEY DEVONTA I | 6972 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| | | 6976 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.4 |
| 04-26-21-0140-00100-0500 04-26-21-0140-00100-0510 | MEJIA VALENTINA & MEJIA JUAN CARLOS & GLORIA T MONCADA CARLOS EDUARDO & MONCADA JUAN PABLO | 2406 HIGH TIDE WAY | WESLEY CHAPEL | FL | 33543 | Villa | \$7,703.53 | \$530.4 |



| | | | EXHIBIT A - ASSESSMEN | IT ROLL | | | | | |
|------------|--|--|--|--------------------------------|-------------|----------------|------------------|------------------------------|-------------------------------|
| .11 | | | | | _ | | PRODUCT | | ND ASSESSMENTS |
| 233 | Folio 04-26-21-0140-00100-0530 | Name COLON MARIA DIAZ | Site Address/Business Address 6988 RIPPLE POND LOOP | City ZEPHYRHILLS | State FL | ZIP 33541 | TYPE Villa | Principal Debt \$7,703.53 | Annual Assessment \$530.41 |
| 234 | 04-26-21-0140-00100-0540 | KING ANGELA ANN MARIE CHIN | 6992 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0550 04-26-21-0140-00100-0560 | SDUGGINENI SERVICES LLC PATNALA SUJATHA & VENKATRAMAN ANNAPOORNA | 18801 CHERRY BIRCH CR 6998 RIPPLE POND LOOP | LUTZ ZEPHYRHILLS | FL FL | 33558 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0570 | ACRA PEDRO | 7002 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0580 | USHER JULIET'S | 7006 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0590 04-26-21-0140-00100-0600 | METZGER FIONA SPRIGGS NIKIA NICOLE & GREGORY D | 7010 RIPPLE POND LOOP 7014 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0610 | HYDE KEITH T | 7018 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0620 04-26-21-0140-00100-0630 | MARTINEZ CATALINA & APARICIO JORGE ERNESTO MARTINEZ GUEVARA KRIZELLE ANGELIE & CLOWDIS ERIK MYKAL | 7022 RIPPLE POND LOOP 7026 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 244 | 04-26-21-0140-00100-0640 | BANKS ROMELIS & GROENKE RICARDO & REINALES ANYCK | 7030 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0650 04-26-21-0140-00100-0660 | BLANCO DIEGO D FARCHAKH & KATHLEEN JANE FARCHAKH EGAS JOSE GONZALO SANCHEZ | 7034 RIPPLE POND LOOP 7038 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0670 | WASHINGTON JAMIA BRIANNA | 7042 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0680 04-26-21-0140-00100-0690 | HOFFMAN JULIE VIRGINIA & MARTIN SUSAN ANN | 7046 RIPPLE POND LOOP 7050 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0700 | RIOS ARTURO JAVIER JR WASHINGTON MICHELLE ELAINE | 7054 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0710 | QZONE PROPERTIES LLC | 10144 ARBOR RUN DR UNIT 159 | TAMPA | FL | 33647 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0720 04-26-21-0140-00100-0730 | 7064 RIPPLE POND LOOP REVOCABLE TRUST ANDREWS HEIDI LYNN | 7064 RIPPLE POND LOOP 7070 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0740 | TITUS JOEL | 360 INDIAN PT | LAKE BARRINGTON | IL | 60010 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0750 04-26-21-0140-00100-0760 | TITUS JOEL KOZELSKY CATHERINE G & MESHEY KEITH A | 360 INDIAN PT 7082 RIPPLE POND LOOP | LAKE BARRINGTON ZEPHYRHILLS | IL FL | 60010 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0770 | SULBARAN GLORIMAR ARTEAGA | 6857 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0780 04-26-21-0140-00100-0790 | MULROY LURA MARIE HENDERSON & HENDERSON CARL ALFSO STELLON JOSEPH PAUL & EMBERGER DEBORAH KAY | C 6851 RIPPLE POND LOOP 6845 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0800 | BRADLEY GABRIEL DEON & EDITH L | 6841 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 \$530.41 |
| 261 | 04-26-21-0140-00100-0810 | ASSANDE THERESA A & ANTHONY & ASSANDE JESSICA A | 6835 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0820 04-26-21-0140-00100-0830 | DATTA KALYAN & MITALI ACEVEDO EDGAR SALAZAR & BORGES FRANCELINE | 6829 RIPPLE POND LOOP 6823 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 264 | 04-26-21-0140-00100-0840 | MACK SABRINA ROXANNE & RICHARD AARON | 6817 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0850 04-26-21-0140-00100-0860 | MARTIN ALAXANDRIA ELIZABETH ANN LOPEZ ANDRES NOLBERTO & AIXA DE JESUS MULLER | 68II RIPPLE POND LOOP 27729 SUMMER PLACE DR | ZEPHYRHILLS WESLEY CHAPEL | FL FL | 33541 33544 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 267 | 04-26-21-0140-00100-0870 | COETZEE CAROLINE | 6801 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0880 04-26-21-0140-00100-0890 | WILLIAMS DWIGHT O & RACHELLE L PINELLI JAMES JOSEPH & KATHLEEN ELLEN | 36170 JENNY LYNNE CIR 6787 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0890 | BLATCHE KENDRA T | 6781 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-0910 | STFELIX SASHA R | 6777 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0920 04-26-21-0140-00100-0930 | MILLER BRENNAN NOAH & PEREZ CLAUDIA LAVERGNE TILLEY JOY FREEMAN | 6773 RIPPLE POND LOOP 6767 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 274 | 04-26-21-0140-00100-0940 | NELSON ANTHONY RAY & MARY ANN | 6759 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0950 04-26-21-0140-00100-0960 | GUTIERREZ LILLIAM MALDONADO NEVINS TYLER B & PENROD CASSANDRA N | 6751 RIPPLE POND LOOP 6747 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 277 | 04-26-21-0140-00100-0970 | CROWLEY LAVERNE | 6743 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-00100-0980 04-26-21-0140-00100-0990 | ATTANASIO PATRICIA GAIL & ALAN JOHN TIGIN SERNEM BURCAK | 6735 RIPPLE POND LOOP 6731 RIPPLE POND LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | Villa Villa | \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-00100-1000 | COWDEN THOMAS W | 6727 RIPPLE POND LOOP | ZEPHYRHILLS | FL | 33541 | Villa | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0140-01400-0010 | TIET MANH HUE | 6417 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-01400-0020 04-26-21-0140-01400-0030 | COTTRELL STEPHEN PATRICK & SARAH ANN OLIVENCIA FELIX JAVIER DELORISSE & YESENIA | 6411 BEVERLY HILLS DRIVE 6403 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 284 | 04-26-21-0140-01400-0340 | ALZATE STEVE & ARTEAGA KAREN GIRALDO | 6412 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| | 04-26-21-0140-01400-0350 04-26-21-0140-01400-0360 | CERDA RAFAEL & PEREZ KATHERINE GRISSEL TIBURCIO BOYER CODY JOSEPH & VALENTIN JOSHUA JOEL SOTO | 6420 BAR S BAR TRL 6428 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 287 | 04-26-21-0150-00600-0220 | SOTO ABIGAIL & MENDEZ MYAA J | 36292 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| 288 289 | 04-26-21-0150-00600-0230 04-26-21-0150-00600-0240 | VALENTINE CARLA GABRIELLA & IAN ST HOPE | 36300 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-00600-0250 | JONES YVONNE SUZETTE & JERMAINE ANTONIO PASCHALL ASHLEY DANIELLE & MICHAEL JAY | 36312 GARDEN WALL WAY 36324 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-00600-0260 | DESAI VATSALKUMAR & BHADOLA JINAL | 36330 GARDEN WALL WAY | ZEPHYRHILLS | FL FI | 33541 33541 | SF 40' SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0010 04-26-21-0150-00700-0020 | MORALES GARRET STEFAN & ALBREST BROOK GABRIELLE MOMPREMIER NATHALIE B & WELCH JUDICIEUX E | 36358 GARDEN WALL WAY 36366 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 | SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-00700-0030 | SORIANO STANLEY G | 36374 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0040 04-26-21-0150-00700-0050 | BLUE MATTIE BELLE MINGO & VICTOR FERDINAND CINTRON SAHAR BARBOUR & CHRISTOPHER | 36382 GARDEN WALL WAY 36388 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 297 | 04-26-21-0150-00700-0060 | NUKALA ADITYA SRINIVAS & CHAKKIRALA VENKATA SAI P | 12403 SIMMENTAL DR | AUSTIN | TX | 78732 | SF 40° | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0070 04-26-21-0150-00700-0080 | CAL HEARTHSTONE LOT OPTION POOL 03 L P HERNANDEZ ABDIEL & ANSLEY VALIDO | 23975 PARK SORRENTO STE 220 36412 GARDEN WALL WAY | CALABASAS ZEPHYRHILLS | CA FL | 91302 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 300 | 04-26-21-0150-00700-0090 | CUERO LIZA & VARAS LUIS MONTESDEOCA | 36420 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0100 04-26-21-0150-00700-0110 | TIRADO ALVIN & GARCIA ALEXANDRA STEPP GINA MARIE | 36428 GARDEN WALL WAY 36434 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-00700-0120 | VASQUEZ RAYSA & DAVIS LINO | 36442 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 40 | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0130 | CROWLEY DAWN | 36450 GARDEN WALL WAY | ZEPHYRHILLS | FL. | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0140 | GALINDO VANESSA & ROLDAN JAN PAUL GOMEZ ONEIL BRIAN PATRICK JR & ASHLEY ALEXIS | 36458 GARDEN WALL WAY 36464 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 307 | 04-26-21-0150-00700-0160 | JOYNER TAMMY & GRAY TURSHA ROY | 36472 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-00700-0170 04-26-21-0150-00700-0180 | PEREZ EDWIN R FERNANDEZ TIANA NICIA | 36480 GARDEN WALL WAY 36488 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 310 | 04-26-21-0150-01100-0010 | GRANT JOHNNIE KENNETH IV & BRITNEY RACHELLE | 6288 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01100-0020 04-26-21-0150-01100-0030 | FLORES CARLA & IVAN ALBERTO MAZIN WADSON & MARIE GERALDE | 6296 TEN ACRE CT 6304 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 313 | 04-26-21-0150-01100-0040 | DOMINGUEZ ELVA ILIARA & RODRIGUEZ ARGELIS R | 6312 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01100-0050 04-26-21-0150-01100-0060 | BALDWIN HEATHER LYNN | 6324 TEN ACRE CT 6330 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 316 | 04-26-21-0150-01100-0070 | SHAH ROOPAL S & CHETAN CHANDRAKANT OSOMO CESAR & NOHORA LUZ ARIAS FAMILY REV TR | 6338 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-01100-0080 | CHURCHILL CANDACE I | 6376 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01100-0090 04-26-21-0150-01100-0100 | SALAZAR CRISTINA EVERETT EDNA JAMES & BALDWIN FRANCES | 6384 TEN ACRE CT 6392 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 320 | 04-26-21-0150-01100-0110 | JOSEPH JAYLEN | 6400 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0040 04-26-21-0150-01400-0050 | MARRERO COLON ISAAC & ROSARIO RODROGUEZ MAYRAM VILLALPANDO ROSIE CASSANDRA | 6397 BEVERLY HILLS DRIVE 6389 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 323 | 04-26-21-0150-01400-0060 | RINGER PATRICK DALE & ROBIN JILL | 6381 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0070 04-26-21-0150-01400-0080 | WHITE DANA FLICK RACHAEL & RAIA DOMINIC | 6373 BEVERLY HILLS DR 6365 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-01400-0080 | ESTRADA ROBERTO RIVERA & RIVERA JESSENIA MARY | 6357 BEVERLY HILLS DR | ZEPHYRHILLS | FL FL | 33541 | SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-01400-0100 | PRUDSKY ANNA GANNA & PRUDSKYI OLEKSANDR | 6349 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0110 04-26-21-0150-01400-0120 | MARTE ALEXANDER JR & MOSS SHAKARA LORRAINE JONES KELVIN LEONARD JR | 6343 BEVERLY HILLS DR 6335 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-01400-0130 | MEDINA MARVIN THOMAS & AMY BETH | 6327 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0140 04-26-21-0150-01400-0150 | BIBIKOV EVGENY & NETREBA EKATERINA SCHLABOWSKE KATERINA L & RODRIGUEZ JEAN C H | 6321 BEVERLY HILLS DR 6313 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 333 | 04-26-21-0150-01400-0160 | COLON JASMIN | 6305 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0170 04-26-21-0150-01400-0180 | VELEZ DAVID ANTONIO & CANTU KARINA OMALLEY SEAN MICHAEL & STACY ANN | 6297 BEVERLY HILLS DR 6289 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 336 | 04-26-21-0150-01400-0190 | KIM INGYOU & BAMBERRY BRENNA ELAINE | 6298 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0200 04-26-21-0150-01400-0210 | TORRES YOLANDA G & COUCH ROMAN F & ET AL DBON REVOCABLE INTER-VIVOS TRUST | 6306 BAR S BAR TRL 6314 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 339 | 04-26-21-0150-01400-0220 | PELLOT JONATHAN GARCIA & SANTIAGO GILAYRA | 6322 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0230 | DEGRO MARIO L BAQUERO & CASTILLO MARIELLYS R | 6328 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0240 04-26-21-0150-01400-0250 | ROSADO BRIAN A COLON & CAHILL VALENTINA HARVEY KIANA | 6336 BAR S BAR TRL 6344 BAR S BAR TRL | ZEPHYRHILLS | FL FL | 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-01400-0260 | WEST-PLA KRISTIE BARBARA JUNE | 6350 BAR S BAR TRL | ZEPHYRHILLS | FL FI | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0270 04-26-21-0150-01400-0280 | SEALY KRISTOPHER J & DICKEN BRANDON M SERRANO HECTOR ANTONIO & RODRIGUEZ ROBERTO SERRANO | 6358 BAR S BAR TRL C 6366 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 346 | 04-26-21-0150-01400-0290 | THOMAS THOMSON & JENIVIC | 6370 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| | 04-26-21-0150-01400-0300 04-26-21-0150-01400-0310 | CLEMENS RICHARD AUSTIN LOZADA GILBERTO PEREZ | 6382 BAR S BAR TRL 6390 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | 04-26-21-0150-01400-0320 | HARGROVE DOUGLAS PRESTON & STEVENS TIFFANY K | 6398 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 40 | \$7,703.53 | \$530.41 |
| | | | | | | | | | |



| | | EXHIBIT A - ASSESS | MENT ROLL | | | | | |
|--|---|--|------------------------------|----------|----------------|------------------|--------------------------|----------------------|
| | | | | | | PRODUCT | MAXIMUM BOX | ND ASSESSMENTS |
| # Folio 350 04-26-21-0150-01400-0330 | Name | Site Address/Business Add | | State | ZIP | TYPE | Principal Debt | Annual Assessment |
| 350 04-26-21-0150-01400-0330 351 04-26-21-0150-02500-0330 | MONTANA ARIANNE MARIE & DANIEL EDUARDO SALMAN SYED WISSAM ALI & BEGUM ZOHA | 6406 BAR S BAR TRL 6314 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 352 04-26-21-0150-02500-0340 353 04-26-21-0150-02500-0350 | KINIFFO ROMUALD VERGARA CARLOS ALBERTO ORTIZ & ORTIZ ALEJANDRA | 6306 BACK FORTY LOOP 6298 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 354 04-26-21-0150-02500-0360 | CASTELLANOS-MURGUIA SALVADOR & CASTELLANOS ADRIANA | A 6290 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 355 04-26-21-0160-01500-0110 356 04-26-21-0160-01500-0120 | QUINTANA CARLONE RAQUEL S & PASSARO HUMBERTO B FRISONE ROBERT NATHANIEL & SAMANTHA SAMATARO | 36445 WELL HILL WAY 36453 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 357 04-26-21-0160-01500-0130 | GONZALEZ RAUL ALEXANDER ALVAREZ & GUZMAN CAROL M | 36461 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 358 04-26-21-0160-01500-0140 359 04-26-21-0160-01500-0150 | LEVY CHRISTIE NALLAMOTHULA VENKATA BALAJI | 36469 WELL HILL WAY 12906 ALLENWOOD AVE | ZEPHYRHILLS FRISCO | FL TX | 33541 75035 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 360 04-26-21-0160-01500-0160 | CASTILLO JESSE | 36485 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 361 04-26-21-0160-01500-0170 362 04-26-21-0160-01500-0180 | NANDWANI RAKESH REWO & TIPLER CASANDRA MAE CHAMPION DEVON D & TIERRA M | 36491 WELL HILL WAY 36499 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 363 04-26-21-0160-01500-0190 | VARGAS-MELENDEZ ERIKA GERLEEN & MALAVE CARLOS JAVIE | 136507 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| 364 04-26-21-0160-01500-0200 365 04-26-21-0160-01500-0210 | PRODDUTUR RAMANA REDDY BRAY ROBERT S & KELLY | 36515 WELL HILL WAY 36523 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 366 04-26-21-0160-01500-0220 | HARE LATOYIA | 36529 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 367 04-26-21-0160-01500-0230 368 04-26-21-0160-01600-0070 | EVANS CHELLIE ISMA & CHELLIE ISMA & EVANS ODAINE LAMA! KONDRATH BARNA A & SANCHEZ DAHIANA E DE LA ROSA | F36537 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 369 04-26-21-0160-01600-0080 | WILLIAMS SHELIA | 36351 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 370 04-26-21-0160-01600-0090 371 04-26-21-0160-01600-0100 | KNOX VALERIE ELLEN & ALVARADO DAVID MOSQUERA ELY MIGUEL VACA & FREIRE GEOVANNA DE LOS AN | 36355 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 372 04-26-21-0160-01600-0110 | HORENSTEIN RANDY JAY JR | 36371 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 373 04-26-21-0160-01600-0120 374 04-26-21-0160-01600-0130 | REYES ZUANIA YARI SANTOS & PIZARRO ANTHONY G HARRIS GLENN WAYNE & HARRIS MIRIAM BOISSEAU | 36379 WELL HILL WAY 36387 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 375 04-26-21-0160-01600-0140 | BRUNY JEAN UVENS | 36395 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 376 04-26-21-0160-01600-0150 377 04-26-21-0160-01600-0160 | SINGH RAVIN & SINGH RAJMATTIE DE SOUSA HENRIQUE L F & JANAINA C M | 36403 WELL HILL WAY 36409 WELL HILL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 378 04-26-21-0160-01600-0170 | MORALES EMMANUEL TORRES | 36417 WELL HILL WAY | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 379 04-26-21-0160-02500-0010 380 04-26-21-0160-02500-0020 | BELLO HOPE PATEL RAMESHBHAI AMBALAL | 6818 BACK FORTY LOOP 6810 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 381 04-26-21-0160-02500-0030 | RIVERO MERCEDES | 6802 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 382 04-26-21-0160-02500-0040 383 04-26-21-0160-02500-0050 | DAYMOND TIMOTHY LIONEL & CHARLES ANSISE PADILLA FRANCISCO JAVIER & DIAZ KEYLA MICHELLE | 6794 BACK FORTY LOOP 6788 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 384 04-26-21-0160-02500-0060 | SALINAS MIGUEL ANGEL MONJE & LARA ERICA LORENA | 6780 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 385 04-26-21-0160-02500-0070 386 04-26-21-0160-02500-0080 | MARTINEZ VLADIMIR SU & GÁRAY KEYLA M GOMEZ WHITE MARANDA ELIZABETH & DYLAN CHRISTOPHER | 6772 BACK FORTY LOOP 6766 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 387 04-26-21-0160-02500-0090 | DELGADO ALBERTO OLIVO | 6758 BACK FORTY LOOP | ZEPGTRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| 388 04-26-21-0160-02500-0100 389 04-26-21-0160-02500-0110 | MASAWI GARIKAI & DELGADO-RIVERA SHARLENE GINKEL EVELYN | 6750 BACK FORTY LOOP 6744 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 390 04-26-21-0160-02500-0120 | ROSS CHANDA DENEE | 6738 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 391 04-26-21-0160-02500-0130 392 04-26-21-0160-02500-0140 | ORTIZ INES S GRIFFIN WHITNEY DIANE & CATRELLO SANCHAIS | 6732 BACK FORTY LOOP 6720 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 393 04-26-21-0160-02500-0150 | TULLOCH TASHA LAKIESHA | 6712 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 394 04-26-21-0160-02500-0160 395 04-26-21-0160-02500-0170 | VASA DILEEP CARMAN CHESTER SCOTT & PATRICIA ANN KEITH | 6704 BACK FORTY LOOP 6696 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 396 04-26-21-0160-02500-0180 | MAGNIFICO TIANA & PAUL DONALD FLOYD ACHILLE | 6688 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 397 04-26-21-0160-02500-0190 398 04-26-21-0160-02500-0200 | PLUMMER ANTWAUN D & MELISSA MARIE WINSHIP BRITTO HUBERT & BRITTO IOHN | 6426 BACK FORTY LOOP 6418 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 399 04-26-21-0160-02500-0210 | WILKINSON OLGA PATRICIA | 6410 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 400 04-26-21-0160-02500-0220 401 04-26-21-0160-02500-0230 | BARBRA ISIAH MALIK SCHWEITZER ROBERT CARL & WENDY SUE | 6402 BACK FORTY LOOP 6394 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 402 04-26-21-0160-02500-0240 | DAVIS FRANCESCA R & MICHAEL R | 6386 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 403 04-26-21-0160-02500-0250 404 04-26-21-0160-02500-0260 | ZYDANI HANA ALI & ZYDANI NADIA ALI CARLSON MIRIAM CRISTINA & TIMOTHY SCOTT | 6378 BACK FORTY LOOP 6370 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 405 04-26-21-0160-02500-0270 | OCONNOR JAMES WILLIAM & CODILYNNE | 6362 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40° | \$7,703.53 | \$530.41 |
| 406 04-26-21-0160-02500-0280 407 04-26-21-0160-02500-0290 | LEMAINE JONY & BIEN-AIME MARIE KERLYNE & ET AL MORILLO MARIA G MILANO & QUIJANO JEAN E E | 6354 BACK FORTY LOOP 6346 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40' SF 40' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 408 04-26-21-0160-02500-0300 | DUMESLE OLISNER & BENGIE C & DUMESLE SANSHERLY J | 6338 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 40' | \$7,703.53 | \$530.41 |
| 409 04-26-21-0160-02500-0310 410 04-26-21-0160-02500-0320 | FARAH MUSLIMO MOHAMED & FARAH AISHA MOHAMED RIVERA LUIS EUGENIO RIVERA & LOPEZ GIAMILLY KARINE RIV | 6330 BACK FORTY LOOP 16322 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 40° | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 411 04-26-21-0140-01300-0010 | PIMPERL JOSEPH ROBERT & JESSICA ANN | 6511 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 45° | \$7,703.53 | \$530.41 |
| 412 04-26-21-0140-01300-0020 413 04-26-21-0140-01300-0030 | MASSARI RAFAEL ANDRES BRIONES KATHIANA M L & VIEJO TYRONE A M | 6503 BEVERLY HILLS DR 6495 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 414 04-26-21-0140-01300-0040 | VELEZ ZENABIAN ISIAH & MORALES KIARA ANGELIC | 6487 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 45° | \$7,703.53 | \$530.41 |
| 415 04-26-21-0140-01300-0050 416 04-26-21-0140-01300-0060 | RIGBY-MENENDEZ TERESA & MENENDEZ WILLIAM SR TELLADO MONIQUE & CINTRON MARIA DESIREE | 6479 BEVERLY HILLS DR 6471 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 417 04-26-21-0140-01300-0070 | ECHEVERRI LINA MARCELA & GIRON JOSE J PORTELA | 6463 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 418 04-26-21-0140-01300-0080 419 04-26-21-0140-01300-0090 | CURD JOHN LACEY & JUNG SOON FILOMENO ANGELA MARIE GOMEZ & PIETROPAOLI JOSEPH MIC | 2647 RIVER RUN RD 6439 BEVERLY HILLS DR | PRINCE GEORGE ZEPHYRHILLS | VA FL | 23875 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 420 04-26-21-0140-01300-0100 | SANNASARDO ZACHARY PETER | 6444 BAR SBAR TRL | ZEPHYRHILLS | FL | 33541 | SF 45° | \$7,703.53 | \$530.41 |
| 421 04-26-21-0140-01300-0110 422 04-26-21-0140-01300-0120 | HALL EZEKIEL WING & GABRIELLE JENNIE FANNING LINDA SHARELL & FANNING NASIR R | 6458 BAR S BAR TRL 6466 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 423 04-26-21-0140-01300-0130 | IH6 PROPERTY FLORIDA LP | 1717 MAIN ST | DALLAS | TX | 75201-4657 | SF 45° | \$7,703.53 | \$530.41 |
| 424 04-26-21-0140-01300-0140 425 04-26-21-0140-01300-0150 | SHIEKO HENRY OKPOTI & GLADYS NAA ATSWEI SENGODAN KATHIRAVAN & KATHIRAVAN KALPANA | 6486 BAR S BAR TRL 1215 HARTFORD TER | ZEPHYRHILLS ALPHARETTA | FL GA | 33541 30004 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 426 04-26-21-0140-01300-0160 | GONZALEZ GLADYS | 6502 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 427 04-26-21-0140-01300-0170 428 04-26-21-0140-01300-0180 | CHALLAPALLI VEERA V & TANUKU BHARGAVI S YOUNG NYOKA INEZ & CHASTIN WAYNE | 6510 BAR S BAR TRL 6518 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 429 04-26-21-0140-01300-0190 | BAMPOE HENRY ODOI & BAMPOE EVANS | 6526 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 430 04-26-21-0150-00600-0010 431 04-26-21-0150-00600-0020 | DARWISH AMAL SAMI & KHALIL YARA HOWELL NIKKI DENISE | 6283 BACK FORTY LOOP 6275 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 432 04-26-21-0150-00600-0030 433 04-26-21-0150-00600-0040 | HEIM JOHN JACKSON PATRICIA | 6267 BACK FORTY LOOP 6259 BACK FORTY LOOP | ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 434 04-26-21-0150-00600-0050 | BETHUNE CHRISTINA BERNETTA | 6245 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 \$530.41 |
| 435 04-26-21-0150-00600-0060 436 04-26-21-0150-00600-0070 | SHISHANI MANAL & ALOURI ALI IBRAHIM BERNAL-PINZON HERNANDO & SALAZAR-OLARTE RUTH E | 6237 BACK FORTY LOOP 6231 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FI | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 437 04-26-21-0150-00600-0070 | WOODSON NATHANIEL MARCUS & ESTEFANNY | 6219 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 438 04-26-21-0150-00600-0090 439 04-26-21-0150-00600-0100 | JORIGE PRANEETH & NAGINENI MANASWITHA PATEL BHAVINKUMAR SURESHBHAI & HIRALBEN K | 6213 BACK FORTY LOOP 6207 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 440 04-26-21-0150-00600-0110 | TOTARAM DEVON & JASMIN VIOLET PRISCILLA | 6201 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 441 04-26-21-0150-00600-0120 442 04-26-21-0150-00600-0130 | BRICENO HINOJOSA CARLOS A & FREEMAN BRICENO TONYA M BURG JANA PAPSIDERO & GARY LEE JR | 6195 BACK FORTY LOOP 6191 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 443 04-26-21-0150-00600-0140 | KORPICS COREY SCOTT | 6190 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 444 04-26-21-0150-00600-0150 445 04-26-21-0150-00600-0160 | JACOBS ISAIAH TIMOTHY & TUFI VALTINIQUE MORALES AVE MARIA | 6194 BACK FORTY LOOP 6206 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 446 04-26-21-0150-00600-0170 | BROWN JUNE | 6031 LAKE MELROSE | ORLANDO | FL | 32829 | SF 45 | \$7,703.53 | \$530.41 |
| 447 04-26-21-0150-00600-0180 448 04-26-21-0150-00600-0190 | GREEN KENDRA NICHOLE & BENJAMIN JAMAINE LAMAR JAVARI & DAYANARA | 6222 BACK FORTY LOOP 6230 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 449 04-26-21-0150-00600-0200 | ABREGO ANTHONY ALEXANDER & PEREZ GILCA LORENICE | 6238 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 450 04-26-21-0150-00600-0210 451 04-26-21-0150-00800-0010 | WARD MELISSA KATHLEEN SANIM MATIN & EID ZEINA FOUAD | 6246 BACK FORTY LOOP 36591 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 452 04-26-21-0150-00800-0020 | ZHELYAZKOV BRYAN ENCHO & MARIA LEONARDA | 36577 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 453 04-26-21-0150-00800-0030 454 04-26-21-0150-00800-0040 | SOLOMON ASHERAH ALTRICE ALNORD RONY & OCTELA-ALNORD JOINA | 36569 SMITHFIELD LN 36561 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 455 04-26-21-0150-00800-0050 | JACKSON LAVELL SINCLAIR & DENISE EILEEN | 36547 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 456 04-26-21-0150-00800-0060 457 04-26-21-0150-00800-0070 | GREEN ASHLEY D SAENZ CRISTIAN | 36539 SMITHFIELD LN 36531 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 458 04-26-21-0150-00800-0080 | CRIM KEVIN L & JULIE | 36523 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 459 04-26-21-0150-00800-0090 460 04-26-21-0150-00800-0100 | ZIHERAMBERE ELISABETH KABAGWIRA WARE MATTHEW JOSEPH & CATHERINE | 36515 SMITHFIELD LN 36503 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 461 04-26-21-0150-00800-0110 | CONSUEGRA CRISTIAN ALBERTO & KAILIN ALFRED | 36495 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45° | \$7,703.53 | \$530.41 |
| 462 04-26-21-0150-00800-0120 463 04-26-21-0150-00800-0130 | TROYA DANIEL FRANK & FARIANNE JOHNSON SARIKA A | 36489 SMITHFIELD LN 36485 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 464 04-26-21-0150-00900-0010 | ALMEIDA MICHAEL JOHN | 36500 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 465 04-26-21-0150-00900-0020 466 04-26-21-0150-00900-0030 | VANDERVELD KAITLYN DIANE & JOSEPH JAY GUZMAN ANTHONY ORLANDI & OSORIO VERMARIE MATTA | 36508 SMITHFIELD LN 36516 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | | | | | | | | |



| | | EXHIBIT A - ASSESSMEN | T ROLL | | | | | |
|--|---|--|------------------------------|-------------|----------------|------------------|------------------------------|-------------------------------|
| | | | | | | PRODUCT | MAXIMUM BO | ND ASSESSMENTS |
| Folio 57 04-26-21-0150-00900-0040 | Name KALUVA ANUDEEP & MOLUGU SOWMYA | Site Address/Business Address 36524 SMITHFIELD LN | City ZEPHYRHILLS | State FL | ZIP 33541 | SF 45° | Principal Debt \$7,703.53 | Annual Assessment \$530.41 |
| 58 04-26-21-0150-00900-0050 | LLOYD DAVID & LLOYD SUZSANNA | 36536 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 69 04-26-21-0150-00900-0060 | AUDU ESTHER JOHN | 36544 SMITHFIELD LN | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 70 04-26-21-0150-00900-0070 71 04-26-21-0150-00900-0080 | VARGHESE CHRISTIAN JOHN & VARGHESE JULIE GARCIA-SAAVEDRA MARITZA & SAAVEDRA MARCELINO JR | 36552 SMITHFIELD LN 36560 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 72 04-26-21-0150-00900-0090 | PROPHETE KERLINE FOUCHE & RICARDO | 36574 SMITHFIELD LANE | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 73 04-26-21-0150-00900-0100 74 04-26-21-0150-00900-0110 | OLADUNJOYE ALABA THOMAS & BLESSING NGOZI LESPIER JANICE KARINA CRUZ & SALVADOR CRUZ | 36582 SMITHFIELD LN 36588 SMITHFIELD LN | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 75 04-26-21-0150-01200-0010 | SOTO HERNANDEZ DORIS ALEXJANDRA | 6429 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 76 04-26-21-0150-01200-0020 77 04-26-21-0150-01200-0030 | CARSON ALYSSA NOELLE & GOST MATTHEW ERWIN DING HANXUN | 6425 TEN ACRE CT ROOM 91 UNIT 19 NO 5 ZHONGGU | ZEPHYRHILLS | FL 0 0 | 33541 0 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 78 04-26-21-0150-01200-0040 | VEDRENNE NANNETT METILA TUPAZ & MARK | 6411 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 79 04-26-21-0150-01200-0050 80 04-26-21-0150-01200-0060 | AUDET DALE C & HELGENBERGER JULEEN VEIGA PERICLES I | 6399 TEN ACRE CT 6393 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 81 04-26-21-0150-01200-0070 | PITTSENBARGER ALEC DALE & CHLOE | 638I TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 32 04-26-21-0150-01200-0080 33 04-26-21-0150-01200-0090 | ROSADO IMAD TAYSEER ABED & ORTIZ ANA M ROSADO NICHOLS BENJAMIN ANTHONY & JOLENE BRIANA | 6373 TEN ACRE CT 6365 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 84 04-26-21-0150-01200-0090 | PIANTIERI JOSEPH GEORGE & KEILA ESTHER SOLANO | 6359 TEN ACRE CT | ZEPHYRHILLS | FL FL | 33541 | SF 45' | \$7,703.53 | \$530.41 \$530.41 |
| 85 04-26-21-0150-01200-0110 | GUTIERREZ DAVID JONATHAN & ESCOBAR KAREN | 6353 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 86 04-26-21-0150-01200-0120 87 04-26-21-0150-01200-0130 | ABANG ETTA D CRUZ EDWIN & EVELYN | 6347 TEN ACRE CT 6341 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 88 04-26-21-0150-01200-0140 | KARIM SAJIA S | 6335 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 89 04-26-21-0150-01200-0150 90 04-26-21-0150-01200-0160 | LATIMER ANDREA & ST VALL ROLAND HARRIS BRITTANY MICHELE | 6327 TEN ACRE CT 6321 TEN ACRE CT | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 91 04-26-21-0150-01200-0170 | SERPA LIOSDANY PEREZ | 6309 TEN ACRE CT | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.4 |
| 92 04-26-21-0150-01200-0180 93 04-26-21-0150-01200-0190 | QASIM ALWATHIQ BELLAH IBRAHIM | 36657 GARDEN WALL WAY 36651 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 | \$530.41 \$530.41 |
| 94 04-26-21-0150-01200-0190 | COMPTON BENJAMIN CURTIS & JESSENIA DANIELLE NARVAEZ SEGUNDA MILAGROS | 36639 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 95 04-26-21-0150-01200-0210 | SWITZER WRAY ANTHONY | 6288 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.4 |
| 96 04-26-21-0150-01200-0220 97 04-26-21-0150-01200-0230 | PEGUERO ANGEL DARIO CUSTODIO RODRIGUEZ DANYER L | 6300 BEVERLY HILLS DR 6304 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 98 04-26-21-0150-01200-0240 | RIVERA NADIA ALESSANDRA & MERCED LUIS | 6312 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.4 |
| 99 04-26-21-0150-01200-0250 00 04-26-21-0150-01200-0260 | LEVERETTE NECHELLE PATRICE & AGOSTINI DANIEL MAHER JOSEPH & BRITTANY | 6324 BEVERLY HILLS DR 6330 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 01 04-26-21-0150-01200-0260 | BOWMAN REGINALD CORTEZ & EDWARDS ALICIA CANTY | 6342 BEVERLY HILLS DR | ZEPHYRHILLS | FL FL | 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 02 04-26-21-0150-01200-0280 | JOHNSTON MARK RYAN & PAIGE NICOLE | 6348 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 | SF 45' SF 45' | \$7,703.53 | \$530.41 \$530.41 |
| 03 04-26-21-0150-01200-0290 04 04-26-21-0150-01200-0300 | SIMMS DAVID CARTER & NORRISHAWN CRYSTAL PESANTE JOSE JAVIER O & MATEO KARENLY N | 6356 BEVERLY HILLS DR 6364 BEVERLY HILLS DR | ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 05 04-26-21-0160-00500-0080 | TERRERO ORDIS MANUEL & PEPITO PHOEBE A | 6505 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.4 |
| 06 04-26-21-0160-00500-0090 07 04-26-21-0160-00500-0100 | SEITZ DIANNE ELIZABETH JONES KYLE CHANDLER & LITA MONIQUE | 6497 BACK FORTY LOOP 6489 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 08 04-26-21-0160-00500-0110 | CUERO LIZA & VARAS LUIS MONTESDEOCA | 6481 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 09 04-26-21-0160-00500-0120 10 04-26-21-0160-00500-0130 | ABRAMS ANNETTE PEREZ JUAN GABRIEL & FLORES JULIE JACKSELL ORTEGA | 6469 BACK FORTY LOOP 6461 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 11 04-26-21-0160-00500-0140 | ALDURI HUMAM S & AL-DORI SALMAN A & SAYDI HIYAM I | 6453 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 \$530.41 |
| 2 04-26-21-0160-00500-0150 | CORREA JOHN ANDREW & TORRES NILSA | 6445 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 13 04-26-21-0160-00500-0160 14 04-26-21-0160-00500-0170 | SALTERS CONSTANCE RAMOS RAFAEL | 6439 BACK FORTY LOOP 6425 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 15 04-26-21-0160-00500-0180 | CARPIO CARLOS ALBERTO & CARPIO ADOLFO O | 6417 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.4 |
| 16 04-26-21-0160-00500-0190 17 04-26-21-0160-00500-0200 | JOHNSON NASSIA SHANTA & TYRONE CLEVELAND JR THALLURU LAKSHMI PRIYANKA & RAMACHANDRA SURYA PE | 6413 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 18 04-26-21-0160-00500-0210 | ULCEN CATHERINE A | 6391 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 9 04-26-21-0160-00500-0220 0 04-26-21-0160-00500-0230 | SONG JINGYUAN | 6383 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 20 04-26-21-0160-00500-0230 21 04-26-21-0160-00500-0240 | FLOREZ NAOMI VIOLET & NICOLAS JR MORALES KIARA CONCEPCION & JIMENEZ ANGELA C | 6375 BACK FORTY LOOP 6363 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 22 04-26-21-0160-00500-0250 | CARDONA INVESTMENT SERVICES LLC | 7909 N ROME AVE | TAMPA | FL | 33604 | SF 45' | \$7,703.53 | \$530.41 |
| 23 04-26-21-0160-00500-0260 24 04-26-21-0160-02600-0010 | PALENCHA SACHIN KUMAR & SANGA SWATHI NOEL NESLY JEAN & BAPTISTE SUZANNE JEAN | 6347 BACK FORTY LOOP 6670 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 25 04-26-21-0160-02600-0020 | COLLIER BORDER KYLIE M | 6656 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 26 04-26-21-0160-02600-0030 27 04-26-21-0160-02600-0040 | MCLENDON DEVONTE FODE DAWN M & CORY L | 6648 BACK FORTY LOOP 112 W TURNPIKE AVE | ZEPHYRHILLS BISMARCK | FL ND | 33541 58501 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 28 04-26-21-0160-02600-0050 | SL PROFESSIONAL MANAGEMENT LLC | 6636 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.41 |
| 29 04-26-21-0160-02600-0060 30 04-26-21-0160-02600-0070 | VAN MOI & NGUYEN KALEY ANH MANSOOR NOAS | 6622 BACK FORTY LOOP 6614 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 31 04-26-21-0160-02600-0070 | COOPER ALEXANDRA MICHELLE & BALLESTE STEPHANIE A | 6576 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.41 |
| 32 04-26-21-0160-02600-0090 33 04-26-21-0160-02600-0100 | VALENTINO MICHAEL JOSEPH & ALEXA LEIGH RICHARDSON PRECIOUS BONTRICE & DAMON | 6564 BACK FORTY LOOP 6538 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 34 04-26-21-0160-02600-0110 | PALMER ASHLEY LAUREN | 6502 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45 | \$7,703.53 | \$530.4 |
| 35 04-26-21-0160-02600-0120 36 04-26-21-0160-02600-0130 | BOLANOS JOSE A S & SALAS GEORGEANNA G S | 6494 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' SF 45' | \$7,703.53 | \$530.4 |
| 36 04-26-21-0160-02600-0130 37 04-26-21-0160-02600-0140 | MCELROY NOAH ALEXANDER CALLEGARI CARLOS & DE CALLEGARI ESTHER SANCHEZ | 6486 BACK FORTY LOOP 6478 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 88 04-26-21-0160-02600-0150 | MONTIEL MARCOS EDUARDO MENESES | 6470 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 45' | \$7,703.53 | \$530.4 |
| 39 04-26-21-0160-02600-0160 40 04-26-21-0160-02600-0170 | GONZALEZ NEGRON ANGEL OBED CASTRO CARMEN DELIA & VILASECO ENRIQUE | 6462 BACK FORTY LOOP 6450 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 45' SF 45' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 1 04-26-21-0140-00200-0010 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | SF 55' | \$7,703.53 | \$530.41 |
| 42 04-26-21-0140-00200-0020 43 04-26-21-0140-00200-0030 | BEHAL VIJAY K & BEHAL ADARSH MEI ENDEZ ELSIE RIVERA & HERNANDEZ RAFAEL R | 6765 BAR S BAR TRL 6751 BAR S BAR TRAIL | ZEPHYRHILLS | FL FI | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 44 04-26-21-0140-00200-0040 | ROMAN YAREMI A DEL RIO & MARTIN STEPHEN D | 6743 BAR S BAR TRAIL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 45 04-26-21-0140-00200-0050 46 04-26-21-0140-00200-0060 | BEIRO LUCAS RAY & MORALES ALEJANDRA VASQUEZ JUAN & ANGELA M | 6735 BAR S BAR TRL 6727 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' SF 55' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 7 04-26-21-0140-00200-0070 | BELLE JOSETTE EVANGELINE & GRIFFIN KIMBERLY | 6719 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 48 04-26-21-0140-00200-0080 49 04-26-21-0140-00200-0090 | ADEEB DAVID ALBER STOCKEL DOUGLAS KEVIN & NORMA JO | 6711 BAR S BAR TRL 6703 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' SF 55' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 50 04-26-21-0140-00200-0100 | MANGANO DARLEN | 6689 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 51 04-26-21-0140-00200-0110 52 04-26-21-0140-00200-0120 | SEAY VANESSA OVERDEER CALEB ALLEN & NICOLE MARIE | 6677 BAR S BAR TRL 6665 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 53 04-26-21-0140-00200-0120 | MILLER SUZETTE & NEAL LIVING TRUST | 1700 HUBBARD RD | MONROE | HL MI | 48161 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 54 04-26-21-0140-00300-0020 | MCEWAN CHAD EUGENE & TIFFANY PAIGE | 6629 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 55 04-26-21-0140-00300-0030 56 04-26-21-0140-00300-0040 | DAVIS MELANIE V DESROSIERS JASON SCOTT | 6617 BAR S BAR TRL 6605 BAR S BAR TRL | ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 57 04-26-21-0140-00300-0050 | STEPHENS CHRISTOPHER M & HILLARY M | 6597 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 58 04-26-21-0140-00300-0060 59 04-26-21-0140-00300-0070 | WHITING JOHN E & ODOM SHELTON DUGAZON IASON | 6585 BAR S BAR TRL 6573 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 50 04-26-21-0140-00300-0080 | SIMMONS JERRY LEE JR & CHARMESE CHERRELLE | 6565 BAR S BAR TRL | ZEPHYRHILLS | FL FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 51 04-26-21-0140-00300-0090 52 04-26-21-0140-00300-0100 | BINMAKHASHEN ABDULATEF MUBARAK S & SHIFA SAEED | 6557 BAR S BAR TRL 6543 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 | \$530.4 \$530.4 |
| 52 04-26-21-0140-00300-0100 53 04-26-21-0140-00300-0110 | BORJA EDGAR DETABLAN & SUSAN ELIZABETH VELEZ OSCAR JOSE ROMAN & MATEO MAYRA SEMIDEY | 6543 BAR S BAR TRL 6535 BAR S BAR TRL | ZEPHYRHILLS | FL FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 54 04-26-21-0140-00300-0120 | WILLIAMS SABONGKOT K & WILLIAMS CHARLOTTE E | 6523 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 55 04-26-21-0140-00300-0130 66 04-26-21-0140-00300-0140 | NGUYEN TO NGA THANH SMITH OLGA | 6509 BAR S BAR TRL 6501 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 67 04-26-21-0140-00300-0150 | POLUKONDA SRI KRISHNA PRASAD | 6493 BAR S BAR TRL | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 58 04-26-21-0140-00300-0160 59 04-26-21-0140-00300-0170 | SMITH CORNELIUS SR & SERRANO KRISTI LEE THOMAS KERLANDE GERMAIN & AHMAD RASHAD | 6481 BAR S BAR TRL 6469 BAR S BAR TRL | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 70 04-26-21-0140-01200-0340 | RIVERA NORA VEGA & JOSE RAMON JR | 6408 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 71 04-26-21-0140-01200-0350 72 04-26-21-0140-01200-0360 | GUTALA APARNA MFW PROPERTIES LLC | 6416 BEVERLY HILLS DR 1389 BERING RD | ZEPHYRHILLS WESLEY CHAPEL | FL FL | 33541 33543 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 73 04-26-21-0140-01200-0370 | BOYNES LAMAR NATHAN & GRACIA AMANDA MARIE | 6438 BEVERLY HILLS DR | ZEPHYRHILLS | FL FL | 33543 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 74 04-26-21-0140-01200-0380 75 04-26-21-0140-01200-0390 | ASHMORE ANDREA LYNN SUAREZ ANGEL MARINO | 6450 BEVERLY HILLS DR 6462 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 | \$530.4 \$530.4 |
| 75 04-26-21-0140-01200-0390 76 04-26-21-0140-01200-0400 | SUAREZ ANGEL MARINO SHRESTHA ASHREETA | 6462 BEVERLY HILLS DR 6474 BEVERLY HILLS DR | ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 77 04-26-21-0140-01200-0410 | LEWIS ELIZABETH TIFFANY & JEREMY JOEL | 6482 BEVERLY HILLS DRIVE | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 78 04-26-21-0140-01200-0420 79 04-26-21-0140-01200-0430 | BORJA SUSAN ELIZABETH & EDGAR DETABLAN MACHERLA GALI REDDY & PALERU SINDHURA | 6494 BEVERLY HILLS DR 6506 BEVERLY HILLS DR | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' SF 55' | \$7,703.53 \$7,703.53 | \$530.4: \$530.4: |
| 30 04-26-21-0140-01200-0440 | PONCE LUIS & TERESA | 6518 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.41 |
| 81 04-26-21-0150-01000-0010 82 04-26-21-0150-01000-0020 | HOSNI FAYCAL Y & HOUDA L FUENTES FREDDIE JOMALIE & RODRIGUEZ NIKOLE AGRONT | 36512 GARDEN WALL WAY 36524 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| 33 04-26-21-0150-01000-0020 | CATER ROBERT EUGENE JR & ASHLEY NICHOLE & ET AL | 36536 GARDEN WALL WAY | ZEPHYRHILLS | FL FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.41 \$530.41 |
| | , | | | | | | | |



| | | | EXHIBIT A - ASSESSMEN | | | | | MAYIMUM BO | ND ASSESSMENTS |
|-----|--|--|---|----------------------------|----------|----------------|------------------|--------------------------|----------------------|
| | | | | | | | PRODUCT | | |
| # | Folio | Name | Site Address/Business Address | City | State | ZIP | TYPE | Principal Debt | Annual Assessment |
| | 04-26-21-0150-01000-0040 | CARRION MARIA ELOISA & FERNANDEZ ALBERTO T | 36548 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0050 | AVENIA ALLISON J NELL & AVENIA MARTHA EUGENIA | 36560 GARDEN WALL WAY | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0150-01000-0060 | SPRAUVE LESLIE DELANO HAVELY VIRGINIA & HAVELY LOUVENIA & ET AL | 36568 GARDEN WALL WAY 36576 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0150-01000-0070 | CHANDRASEKARAN SRIDHAR | 36590 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0150-01000-0090 | BAAZAOUI MONCEF AMOR & LAMIA M | 36598 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0100 | RAMIREZ YHONNY ALEXANDER CHACON & MIZAR DOUGLENY | | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0110 | BOTTS JEFFREY WAYNE | 36618 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0120 | AYBAR CESAR A & AYBAR SHARON G | 36630 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 593 | 04-26-21-0150-01000-0130 | INIGUEZ DAVID VICENTE & RHONDA | 36642 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 594 | 04-26-21-0150-01000-0140 | BAIN ALICIA & DANIEL HULDA BAIN | 36654 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0150 | PATEL SHILPA | 36662 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0160 | TOMAK EMILY ANNE & DUCA JOSEPH FRANK JR | 36674 GARDEN WALL WAY | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0170 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 6 | | FL | 33607-5732 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0180 | LENNAR HOMES LLC | 4301 W BOY SCOUT BLVD SUITE 6 | | FL | 33607-5732 | SF 55' | \$7,703.53 | \$530.4 |
| ,,, | 04-26-21-0150-01000-0190 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 | CALABASAS | CA | 91302 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0150-01000-0200 04-26-21-0150-01200-0310 | CAL HEARTHSTONE LOT OPTION POOL 03 L P | 23975 PARK SORRENTO STE 220 9 GREAT OAKS DRIVE | CALABASAS NEW CITY | CA NY | 91302 10956 | SF 55' SF 55' | \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0150-01200-0310 | DESAI SANJEEV & DESAI ALPA SANJEEV KAHVECIOGLU ANA CECILIA & SEDAT | 6388 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0150-01200-0320 | DEEN GORIOLA OLAYEMI | 6400 BEVERLY HILLS DR | ZEPHYRHILLS | FL | 33541 | SF 55' | | \$530.4 \$530.4 |
| | 04-26-21-0160-00300-0180 | GARCIA ESCAROLYN & SANCHEZ YOVANNY RAINIER COLON | 36527 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0160-00300-0190 | KRAUS MEGAN LYNN & CHRISTOPHER JOHN | 36513 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4. \$530.4. |
| | 04-26-21-0160-00300-0200 | OCHOA JUAN ERNESTO & PATINO ANYI | 36501 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00300-0210 | CORBIN-VIGILANT MELISSA & VIGILANT JOHN | 36493 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00300-0220 | DALAL SHANTESH & HINCHIGERI KIRAN | 36485 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703,53 | \$530.4 |
| | 04-26-21-0160-00300-0230 | CINTRON KEILA ENCHAUTEGUI | 36561 FLATS STREET | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00300-0240 | FOUAD GEORGE FAKHRY & HANAA S | 36463 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00300-0250 | THOMAS LISA LYNN & FOSTER ALLEN DINE | 36451 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 512 | 04-26-21-0160-00300-0260 | MISHRA ASHISH KUMAR & GOEL ABHINAV | 19215 MOSSY PINE DR | TAMPA | FL | 33647 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00300-0270 | SANDOVAL HECTOR | 36431 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 614 | 04-26-21-0160-00300-0280 | ROBINSON CHRISTOPHER CHARLES & JESSICA JOY | 36419 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0010 | MIKHAIL EDWARD & HOWAIDA | 36385 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0020 | BMR INVESTMENTS OF TAMPA LLC | 36379 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0030 | SIMMS TASHALEE T WHITE & OSCAR A & SIMMONS GAIL | 36365 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0040 | DESRUISSEAUX JEAN ELLY & MILLER MALINDA M & DESRUISSE | | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0050 | SL PROFESSIONAL MANAGEMENT LLC | 4931 TURTLE CREEK TRL | OLDSMAR | FL | 34677 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0060 | SULLIVAN SYDNEY LYNN & KUMALA JOSEPH PATRICK | 36331 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0070 | LINDSAY ANTHONY HARPER JR & SILVIA C | 6645 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0080 | BMR INVESTMENTS OF TAMPA LLC | 6633 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00400-0090 | PEREZ ADRIANA I ANSELMI & MARIN JOSE M GUERERE | 6619 BACK FORTY LOOP | ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0160-00400-0100 04-26-21-0160-00400-0110 | BROWN REMONO ROD BOBBA LAKSHMI DEEPTHI & GUMMADI BALAKRISHNA | 6611 BACK FORTY LOOP 6603 BACK FORTY LOOP | ZEPHYRHILLS ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0160-00400-0110 | BARNETT JUSTIN & MONTGOMERY GLENDA | 6591 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4: \$530.4: |
| | 04-26-21-0160-00400-0120 | STANLEY DEREK | 6585 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 \$530.4 |
| | 04-26-21-0160-00400-0140 | PENA ALIRIO R COLOMO & JIMENEZ HILMAR D TOVAR | 6581 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00500-0010 | NUNEZ DANIEL & MARLEX DYANALIS | 6561 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00500-0020 | TORRES ROBERTO | 6553 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00500-0030 | MOHAMME MSMEH EDRIS SOILMAN & MUSMAH SUHAD MOUSA | | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00500-0040 | MERCADO GREXIMAR ROHENA & JOSE ANGEL | 6537 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55 | \$7,703.53 | \$530.4 |
| 633 | 04-26-21-0160-00500-0050 | JUMAN SHANIEZA | 6529 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| 534 | 04-26-21-0160-00500-0060 | ORTIZ-SMITH GLORIA SAYIRA & SMITH JOSHUA ANTONIO | 6521 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-00500-0070 | GRACIA ROSA & JAMES | 6513 BACK FORTY LOOP | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0010 | KANCHANAM SUDHAKAR & VOOTLA PRIYA SUDARSHAN | 36526 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55° | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0020 | GEORGES JUDITH & BRIFIL EMANIEL | 36512 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55° | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0030 | SUAZO SORAYA SAMARIA TERRERO GALARZA DE | 36504 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55° | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0040 | SRR VENTURES LLC | 19333 EAGLE CREEK LN | TAMPA | FL | 33647 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0050 | SPARKS ERICA ANGELA & EMERY E | 36484 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0060 | MONELLI MARK C & TINA M | 36476 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0070 | JAMIL FAIZAN & GHAZI LUBNA KHALID | 36462 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0080 | RAGSDALE STEPHEN & OGRADY-RAGSDALE SHANNON TRANSLIEUTIU DANG 5- TUVEN QUANG | 36454 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 | \$530.4 6530.4 |
| | 04-26-21-0160-01500-0090 | TRAN LIEU THI DANG & TUYEN QUANG | 36442 FLATS ST | ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01500-0100 | RAYMOND SCOTT ANTHONY & STEPHANIE DANIELLE | 36430 FLATS ST | ZEPHYRHILLS | FL FL | | | \$7,703.53 | \$530.4 |
| | 04-26-21-0160-01600-0010 04-26-21-0160-01600-0020 | DESAI TARUN & AKSHANTALA AAMANI | 36382 FLATS ST 36370 FLATS ST | ZEPHYRHILLS ZEPHYRHILLS | FL FL | 33541 33541 | SF 55' SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| | | ROLDAN JOSHUA FIGUEROA ROTH LISA ANNE CROWELL IRA TRUST LLC | | | FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | |
| | 04-26-21-0160-01600-0030 04-26-21-0160-01600-0040 | CALDERON YESICA CABANZO | 36362 FLATS ST 36354 FLATS ST | ZEPHYRHILLS ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 79 | 04-26-21-0160-01600-0040 | STANLEY SARDIA ROSEMAUREEN & SANCHEZ MARION ALPHON | | POUGHKEEPSIE | NY | 12601 | SF 55' | \$7,703.53 \$7,703.53 | \$530.4 \$530.4 |
| 650 | | | | 1 COGHINEEF SIE | | | | \$1,1U3.33 | \$330.4 |
| | 04-26-21-0160-01600-0060 | DURAND XIOMARA & ROBERT LEE | 36330 FLATS ST | ZEPHYRHILLS | FL | 33541 | SF 55' | \$7,703,53 | \$530.4 |



| SECOND SUPPLEMENTAL TRUST INDENTURE |
|---|
| BETWEEN |
| ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT |
| AND |
| U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee |
| Dated as of [August] 1, 2025 |

Authorizing and Securing

\$_____

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT BONDS, SERIES 2025

(2025 PROJECT)

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THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the "Second Supplemental Indenture"), dated as of [August] 1, 2025 between the ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Orlando, Florida, as trustee (said banking corporation and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the "Trustee");

<u>W I T N E S E T H</u>:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 1430-21, duly enacted by the City Council of the City of Zephyrhills, Florida (the "City"), on December 13, 2021 (the "Ordinance"); and

WHEREAS, the premises governed by the Issuer, as described more fully in the Ordinance, consisting of approximately 173.19 acres of land (herein, the "District Lands" or "District"), are located entirely within the incorporated area of the City; and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands; and

WHEREAS, the Issuer has previously adopted Resolution No. 2022-27 on February 3, 2022 (the "Authorizing Resolution"), authorizing the issuance of not to exceed \$30,000,000 in aggregate principal amount of its special assessment bonds in one or more Series (the "Bonds") to finance a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the District Lands or portions thereof and approving the form of and authorizing the execution and delivery of a master trust indenture and supplemental indenture; and

WHEREAS, based on arms-length negotiations between the Board and representatives of LEN-Abbott Square, LLC, a Florida limited liability company (the "Clubhouse Owner"), the Board, at the request of the HOA (as defined below), has agreed to purchase certain recreational facilities (as described below) currently owned by the Clubhouse Owner and the Clubhouse Owner has agreed to sell such facilities to the District; and

WHEREAS, Clubhouse Owner is the owner of an approximately _____ square foot clubhouse building which includes a fitness center, offices and restrooms, a pool patio area with patio furniture and related pool equipment and other equipment and personal property, a pool and a parking area for 17 parking spaces located on approximately 4.15+/- acres within the District (collectively, the "Clubhouse Property"); and

WHEREAS, at the request of Abbot Square Community Association, Inc., a Florida not-for-profit corporation (the "HOA"), the Issuer has determined that it would be in the best interests of the residents and landowners within the Cypress Mill residential community within the District to acquire the Clubhouse Property from the Current Club Owner and Current Club Owner has agreed to sell the Clubhouse Property to the District at a negotiated purchase price; and

WHEREAS, the Issuer has determined to finance the acquisition of the Clubhouse Property and to finance future maintenance and repairs thereto in the principal amount of approximately \$250,000 (herein, collectively, the "2025 Project"); and

WHEREAS, the details regarding the 2025 Project are set forth in the Report of the District Engineer, dated June 4, 2025 (the "Engineer's Report") prepared by Stantec Consulting Services, Inc. (the "Consulting Engineer"); and

WHEREAS, the terms of such sale and purchase of the 2025 Project are set forth in that certain Agreement for Sale and Purchase (Abbot Square Club), effective ______, 2025, by and between the Issuer and the Clubhouse Owner (the "Purchase and Sale Agreement"); and

WHEREAS, the Issuer has previously adopted Resolution No. 2025— on July 16, 2025, authorizing the issuance of not to exceed \$5,710,000 in aggregate principal amount of its special assessment bonds (the "Bonds") to finance the 2025 Project including the Costs of certain improvements thereto and the funding of a portion of the annual operations and maintenance costs relating to the Clubhouse Property for the special benefit of the District Lands and approving the form of and authorizing the execution and delivery of this Second Supplemental Indenture; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of June 1, 2022 (the "Master Indenture") and this Second Supplemental Indenture, both by and between the Issuer and the Trustee, the Issuer proposes to issue its herein defined Series 2025 Bonds; and

WHEREAS, the Issuer has determined to issue a Series of Bonds, designated as the Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the "Series 2025 Bonds"), pursuant to the Master Indenture and this Second Supplemental Indenture (hereinafter sometimes collectively referred to as the "Indenture"); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2025 Bonds will be used to provide funds for (i) the Costs of acquiring the 2025 Project, (ii) the funding of the herein defined Series 2025 O&M Subaccount, (iii) the funding of the herein defined Series 2025 Construction Subaccount, (iv) the funding of the Series 2025 Reserve Account, (v) funding interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) the payment of the costs of issuance of the Series 2025 Bonds; and

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2025 Bonds, the security and payment of the principal or Redemption Price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2025 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2025 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending

to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2025 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2025 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2025 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2025 Bonds issued and to be issued under this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Second Supplemental Indenture) of any one Series 2025 Bond over any other Series 2025 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2025 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2025 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

ARTICLE I DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Acquisition Agreement" shall mean the Purchase and Sale Agreement as defined in the above recitals.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2025 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds.

"Assessment Resolutions" shall mean Resolution No. 2025-04, Resolution No. 2025-05, and Resolution 2025-__ of the Issuer adopted on June 4, 2025, June 4, 2025, and July __, 2025, respectively, as amended and supplemented from time to time.

"Authorized Denomination" shall mean, with respect to the Series 2025 Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof.

"Bonds" shall mean the Issuer's Special Assessments Bonds issued pursuant to the Master Indenture.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2025 Bonds, dated the date of delivery of the Series 2025 Bonds, by and among the Issuer, the dissemination agent named therein, and joined by the parties named therein, in connection with the issuance of the Series 2025 Bonds.

"District Manager" shall mean Inframark, LLC, a Texas limited liability company, and its successors and assigns.

"Indenture" shall mean collectively, the Master Indenture and this Second Supplemental Indenture.

"Interest Payment Date" shall mean May 1 and November 1 of each year, commencing November 1, 2025, and any other date the principal of the Series 2025 Bonds is paid.

"Majority Holders" means the beneficial owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2025 Bonds.

"Master Indenture" shall mean the Master Trust Indenture, dated as of June 1, 2022, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2025 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2025 Bonds as specifically defined in this Second Supplemental Indenture).

"Paying Agent" shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean the payment by any owner of property within the District of the amount of the Series 2025 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term "Prepayment" also means any proceeds received as a result of accelerating and/or foreclosing the Series 2025 Special Assessments. "Prepayments" shall include, without limitation, Series 2025 Prepayment Principal.

"Quarterly Redemption Date" shall mean February 1, May 1, August 1 and November 1 of any calendar year.

"Redemption Price" shall mean the principal amount of any Series 2025 Bond payable upon redemption thereof pursuant to this Second Supplemental Indenture.

"Registrar" shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

"Regular Record Date" shall mean the fifteenth day (whether or not a Business Day) of the calendar month preceding an Interest Payment Date or the date on which the principal of any Series 2025 Bonds is to be paid.

"Resolution" shall mean, collectively, (i) Resolution No. 2022-01 of the Issuer adopted on March 10, 2022, pursuant to which the Issuer authorized the issuance of not exceeding \$11,000,000 aggregate principal amount of its Bonds to finance the acquisition of the 2025 Project, and (ii) Resolution No. 2025-__ of the Issuer adopted on July 16, 2025, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2025 Bonds in an aggregate principal amount of \$5,710,000 to finance the acquisition of the 2025 Project, specifying the details of the Series 2025 Bonds and awarding the Series 2025 Bonds to the purchasers of the Series 2025 Bonds.

"Series 2025 Acquisition Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2025 Bond Redemption Account" shall mean the Series 2025 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Bonds" shall mean the \$_____ aggregate principal amount of Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture.

"Series 2025 Construction Account" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Acquisition Account.

"Series 2025 Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2025 General Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

"Series 2025 O&M Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Acquisition Account.

"Series 2025 Optional Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Pledged Revenues" shall mean (a) all revenues received by the Issuer from the Series 2025 Special Assessments levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2025 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2025 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2025 Bonds; provided, however, that Series 2025 Pledged Revenues shall not include (A) any moneys transferred to the Series 2025 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund, (C) moneys on deposit in the Series 2025 O&M Account, and (D) "special assessments" levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B), (C) and (D) of this proviso).

"Series 2025 Prepayment Principal" shall mean the portion of a Prepayment corresponding to the principal amount of Series 2025 Special Assessments being prepaid pursuant to Section 4.05 of this Second Supplemental Indenture or as a result of an acceleration of the Series 2025 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2025 Special Assessments are being collected through a direct billing method.

"Series 2025 Prepayment Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Principal Account" shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

"Series 2025 Rebate Fund" shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Second Supplemental Indenture.

"Series 2025 Reserve Account" shall mean the Series 2025 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

"Series 2025 Reserve Requirement" or "Reserve Requirement" shall mean an amount equal to 50% of the maximum annual debt service with respect to the initial principal amount of the Series 2025 Bonds determined on the date of issuance. Any amount in the Series 2025 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2025 Bonds be used to pay principal of and interest on the Series 2025 Bonds at that time. The Series 2025 Reserve Requirement shall be equal to \$

"Series 2025 Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

"Series 2025 Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

"Series 2025 Special Assessments" shall mean the Special Assessments levied on the assessable lands within the District as a result of the Issuer's acquisition and/or construction of the 2025 Project, corresponding in amount to the debt service on the Series 2025 Bonds and designated as such in the methodology report relating thereto.

"2025 Project" shall mean the acquisition of the Clubhouse Property and the Costs of certain improvements and repairs thereto and the funding of a portion of the annual operation and maintenance costs relating to the Clubhouse Property.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Series 2025 Bonds.

The words "hereof," "herein," "hereto," "hereby," and "hereunder" (except in the form of Series 2025 Bonds), refer to the entire Indenture.

Every "request," "requisition," "order," "demand," "application," "notice," "statement," "certificate," "consent," or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II THE SERIES 2025 BONDS

SECTION 2.01. Amounts and Terms of Series 2025 Bonds; Issue of Series 2025 Bonds. No Series 2025 Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

- (a) The total principal amount of Series 2025 Bonds that may be issued under this Second Supplemental Indenture is expressly limited to \$______. The Series 2025 Bonds shall be numbered consecutively from R-1 and upwards.
- (b) Any and all Series 2025 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2025 Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2025 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2025 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. <u>Authentication</u>. The Series 2025 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2025 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2025 Bonds.

- (a) The Series 2025 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring the 2025 Project, (ii) to fund a deposit into the Series 2025 Construction Subaccount, (iii) to fund a deposit into the Series 2025 O&M Subaccount, (iv) to fund the Series 2025 Reserve Account in an amount equal to the Series 2025 Reserve Requirement, (v) for paying interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) to pay the costs of issuance of the Series 2025 Bonds. The Series 2025 Bonds shall be designated "Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.
- (b) The Series 2025 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2025 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2025 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to November 1, 2025, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

Except as otherwise provided in Section 2.07 of this Second Supplemental (c) Indenture in connection with a book entry only system of registration of the Series 2025 Bonds, the principal or Redemption Price of the Series 2025 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2025 Bonds. Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2025 Bonds, the payment of interest on the Series 2025 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2025 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2025 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Series 2025 Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2025 Bonds in an aggregate principal amount of at least \$1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

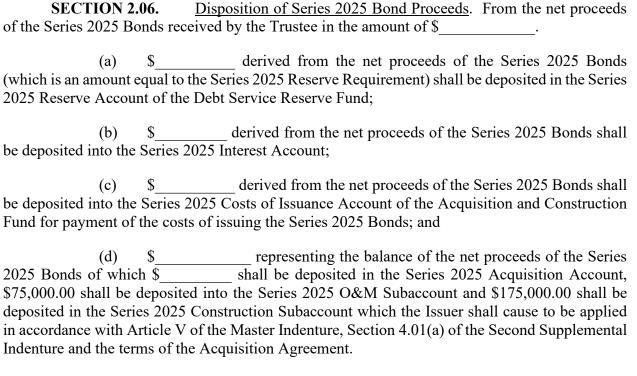
SECTION 2.05. Details of the Series 2025 Bonds.

(a) The Series 2025 Bonds will mature on May 1 in the years and in the principal amounts, and bear interest all at the rates all set forth below, subject to the right of prior redemption in accordance with their terms.

Year Amount Interest Rate

^{*}Term Bonds

⁽b) Interest on the Series 2025 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by the Series 2025 Bonds on the day before the default occurred.



SECTION 2.07. <u>Book-Entry Form of Series 2025 Bonds</u>. The Series 2025 Bonds shall be issued as one fully registered bond for each maturity of Series 2025 Bonds and deposited with The Depository Trust Company ("DTC"), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2025 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2025 Bonds ("Beneficial Owners").

Principal and interest on the Series 2025 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entryonly form, without certificated Series 2025 Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2025 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be

responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2025 Bonds in the form of fully registered Series 2025 Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2025 Bonds may be exchanged for an equal aggregate principal amount of Series 2025 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer and exchange of the Series 2025 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Series 2025 Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2025 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2025 Bonds, all the Series 2025 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Assessment Resolutions;
- (b) Executed originals of the Master Indenture and this Second Supplemental Indenture;
- (c) An opinion of Counsel to the District, also addressed to the Trustee, substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority

under the Act, to purchase and improve the 2025 Project and to pay a portion of the annual operation and maintenance costs of the Clubhouse being financed with the proceeds of the Series 2025 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the 2025 Project, (iii) all proceedings undertaken by the Issuer with respect to the Series 2025 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2025 Special Assessments, and (v) the Series 2025 Special Assessments are legal, valid and binding liens upon the property against which such Series 2025 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid; and

(d) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2025 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2025 Bonds shall constitute conclusive evidence of the fulfillment of the conditions precedent for the issuance of the Series 2025 Bonds set forth in this Section 2.09.

[END OF ARTICLE II]

ARTICLE III REDEMPTION OF SERIES 2025 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2025 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2025 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2025 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2025 Bonds or portions of the Series 2025 Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Series 2025 Bonds shall be made in such a manner that the remaining Series 2025 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2025 Bond.

The Series 2025 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2025 Bonds shall be made on the dates specified below.

- (a) Optional Redemption. The Series 2025 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after [November] 1, 20XX (less than all Series 2025 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2025 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2025 Optional Redemption Subaccount of the Series 2025 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2025 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2025 Bonds is substantially level.
- (b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2025 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:
- (i) from Series 2025 Prepayment Principal deposited into the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account following the Prepayment in whole or in part of the Series 2025 Special Assessments on any assessable property within the District in accordance with the provisions of Section 4.05(a) of this Second Supplemental Indenture.
- (ii) from moneys, if any, on deposit in the Series 2025 Funds, Accounts and subaccounts (other than the Series 2025 Rebate Fund, the Series 2025 Costs of Issuance Account, the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2025 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

| (iii) Upon the acquisition of the 2025 Project and t | he completion of the |
|--|------------------------|
| improvements to the Clubhouse Property, from any funds remaining on depo | sit in the Series 2025 |
| Acquisition Account and/or the Series 2025 Construction Subaccount not of | therwise reserved to |
| acquire or improve the 2025 Project, in either case, such funds have been trans- | nsferred to the Series |
| 2025 General Redemption Subaccount of the Series 2025 Bond Redemption | Account. |

(c) <u>Mandatory Sinking Fund Redemption</u>. The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Mandatory Sinking Fund
Year Redemption Amount

*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Mandatory Sinking Fund
Year Redemption Amount

*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Mandatory Sinking Fund Year Redemption Amount

*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Mandatory Sinking Fund
Year Redemption Amount

Upon any redemption of Series 2025 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2025 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2025 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2025 Bonds in any year. In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

SECTION 3.02. <u>Notice of Redemption</u>. When required to redeem Series 2025 Bonds under any provision of this Second Supplemental Indenture or directed to redeem Series 2025 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2025 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV

ESTABLISHMENT OF CERTAIN FUNDS, ACCOUNTS AND SUBACCOUNTS; ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS; REMOVAL OF SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds, Accounts and Subaccounts.

- The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Series 2025 Acquisition Account" and within such Account a Series 2025 O&M Subaccount and a Series 2025 Construction Subaccount. Proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount in the amounts set forth in Section 2.06 of this Second Supplemental Indenture and moneys in the Series 2025 Acquisition Account shall be applied as set forth in the Acquisition Agreement. All the moneys on deposit in the Series 2025 O&M Subaccount shall be withdrawn by the District Manager upon written request of the District Manager made to the Trustee without the need for any requisition form. Any moneys remaining in the Series 2025 Acquisition Account after the date of purchase of the 2025 Project and after payment of any other Costs of the 2025 Project including the payment of the Clubhouse Property improvements from moneys on deposit in the Series 2025 Construction Subaccount, as evidenced in writing from the Issuer or from the District Manager, on behalf of the Issuer to the Trustee, shall be transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account as provided in Section 3.01(b)(iii) hereof, and the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount therein shall be closed. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit D, the Trustee shall withdraw moneys from the Series 2025 Acquisition Account and the Series 2025 Construction Subaccount. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Series 2025 Costs of Issuance Account." Proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Costs of Issuance Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit D, the Trustee shall withdraw moneys from the Series 2025 Costs of Issuance Account to pay the costs of issuing the Series 2025 Bonds. Six months after the issuance of the Series 2025 Bonds, any moneys remaining in the Series 2025 Costs of Issuance Account in excess of the costs of issuing the Series 2025 Bonds requested to be disbursed by the Issuer shall be deposited into the Series 2025 Interest Account and the Series 2025 Costs of Issuance Account shall be closed. Any deficiency in the amount allocated to pay the cost of issuing the Series 2025 Bonds shall be paid pursuant to SEVENTH of Section 4.02 hereof from excess Series 2025 Pledged Revenues on deposit in the Series 2025 Revenue Account upon receipt by the Trustee of written direction from the Issuer.
- (b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the "Series 2025 Revenue Account." Series 2025 Special Assessments and any other amounts required to be deposited therein (except for Prepayments of Series 2025 Special Assessments which shall be identified as such by the Issuer to the Trustee and deposited in the Series 2025 Prepayment Subaccount) shall be deposited by the

Trustee into the Series 2025 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture.

- (c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2025 Principal Account." Moneys shall be deposited into the Series 2025 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture, and applied for the purposes provided therein.
- (d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2025 Interest Account." Moneys deposited into the Series 2025 Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Second Supplemental Indenture, shall be applied for the purposes provided therein.
- (e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the "Series 2025 Sinking Fund Account." Moneys shall be deposited into the Series 2025 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Second Supplemental Indenture.
- (f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the "Series 2025 Reserve Account." Proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Reserve Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2025 Reserve Account shall be applied for the purposes provided therein and in this Section 4.01(f) of this Second Supplemental Indenture.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2025 Reserve Account and transfer any excess therein above the Reserve Requirement caused by investment earnings to the Series 2025 Construction Subaccount, and after the completion of the improvements to the Clubhouse Property to the Series 2025 Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2025 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2025 Bonds to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2025 Special Assessments and applied to redeem a portion of the Series 2025 Bonds is less than the principal amount of Series 2025 Bonds indebtedness attributable to such lands.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the "Series 2025 Bond Redemption Account" and within such Account, a "Series 2025 General Redemption Subaccount," a "Series 2025 Optional Redemption Subaccount," and a "Series 2025

Prepayment Subaccount." Except as otherwise provided in this Second Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Series 2025 Bonds, moneys to be deposited into the Series 2025 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account.

- (h) Moneys that are deposited into the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2025 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.
- (i) Moneys in the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account (including all earnings on investments held in such Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2025 Bonds equal to the amount of money transferred to the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.
- (j) The Issuer hereby directs the Trustee to establish a Series 2025 Rebate Fund designated as the "Series 2025 Rebate Fund." Moneys shall be deposited into the Series 2025 Rebate Fund, as provided in the Arbitrage Certificate and Section 4.02 SEVENTH herein and applied for the purposes provided therein.
- (k) Any moneys on deposit in the Series 2025 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2025 Bonds pursuant to Section 3.01(a) hereof.
- **SECTION 4.02.** <u>Series 2025 Revenue Account.</u> The Trustee shall transfer from amounts on deposit in the Series 2025 Revenue Account to the Funds, Accounts and subaccounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2025, to the Series 2025 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2025 Bonds becoming due on the next succeeding November 1, less any amounts on deposit in the Series 2025 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2026, to the Series 2025 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2025 Bonds becoming due on the next succeeding May 1, less any amount on deposit in the Series 2025 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, commencing May 1, 2026, to the Series 2025 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2025 Bonds subject to sinking fund

redemption on such May 1, less any amount on deposit in the Series 2025 Sinking Fund Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, which is a principal payment date for any Series 2025 Bonds, to the Series 2025 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2025 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2025 Principal Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2025 Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer to the Series 2025 Interest Account, the amount necessary to pay interest on the Series 2025 Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2025 Bonds remain Outstanding, to the Series 2025 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2025 Reserve Requirement for the Series 2025 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Series 2025 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2025 Bonds and next, any balance in the Series 2025 Revenue Account shall remain on deposit in such Series 2025 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2025 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2025 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2025 Bonds, to execute and deliver the Indenture and to pledge the Series 2025 Pledged Revenues for the benefit of the Series 2025 Bonds to the extent set forth herein. The Series 2025 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2025 Bonds. The Series 2025 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Series 2025 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. 2025 Project to Conform to Consulting Engineers Report. Upon the issuance of the Series 2025 Bonds, the Issuer will promptly proceed to acquire the 2025 Project, as described in Exhibit A hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. <u>Prepayments; Removal of the Series 2025 Special Assessment</u> Liens.

- (a) At any time any owner of property within the District, which property is subject to the Series 2025 Special Assessments may, at its option, or as a result of acceleration of the Series 2025 Special Assessments because of non-payment thereof shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2025 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2025 Special Assessment, which shall constitute Series 2025 Prepayment Principal, plus, accrued interest to the next succeeding Quarterly Redemption Date (or the next succeeding Quarterly Redemption Date if such Prepayment is made within forty-five (45) calendar days before a Quarterly Redemption Date), attributable to the property subject to the Special Assessment owned by such owner.
- (b) Upon receipt of Series 2025 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the District that the Series 2025 Special Assessment has been paid in whole or in part and that such Series 2025 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series 2025 Bonds pursuant to Section 3.01(b)(i) forty-five (45) days prior to each Quarterly Redemption Date. At any time such Prepayment is not in an integral multiple of \$5,000, the Trustee shall withdraw moneys from the Series 2025 Revenue Account to round-up to the next nearest integral multiple of \$5,000 and deposit such amount into the Series 2025 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2025 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Interest Payment Date.

[END OF ARTICLE IV]

ARTICLE V COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2025 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2025 Special Assessments relating to the acquisition and construction of the 2025 Project through the Uniform Method of Collection afforded by Chapter 197.3632, Florida Statutes. In addition, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2025 Special Assessments, and to levy the Series 2025 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2025 Bonds when due. All Series 2025 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute and Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. <u>Investment of Funds, Accounts and Subaccounts</u>. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2025 Accounts and subaccounts therein created hereunder.

SECTION 5.04. <u>Additional Obligations</u>. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2025 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding Bonds.

Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Series 2025 Bonds are payable solely from the Series 2025 Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that the Series 2025 Pledged Revenues include, without limitation, all amounts on deposit in the Series 2025 Acquisition Account and a Series 2025 Construction Subaccount therein of the Acquisition and Construction Fund then held by the Trustee, and upon the occurrence of an Event of Default with respect to the Series 2025 Bonds, (i) the Series 2025 Pledged Revenues may not be used by the Issuer (whether to pay costs of the 2025 Project or otherwise) without the consent of the Majority Holders, and (ii) the Series 2025 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The Issuer covenants not to enter into any contract regarding the 2025 Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

ARTICLE VI THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2025 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2025 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

SECTION 6.03. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

ARTICLE VII MISCELLANEOUS PROVISIONS

- SECTION 7.01. <u>Interpretation of Second Supplemental Indenture</u>. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2025 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.
- **SECTION 7.02.** <u>Amendments</u>. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.
- **SECTION 7.03.** Counterparts. This Second Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.
- **SECTION 7.04.** <u>Appendices and Exhibits</u>. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.
- SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2025 Bonds or the date fixed for the redemption of any Series 2025 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.
- **SECTION 7.06.** <u>No Rights Conferred on Others</u>. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2025 Bonds.
- **SECTION 7.07.** Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson/Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

| [CEAL] | ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT |
|---|---|
| [SEAL] | |
| Attest: | By: Name: |
| | Title: Chairperson/Vice Chairperson |
| | Board of Supervisors |
| By: Name: Brian Lamb Title: Secretary, Board of Supervisors | |
| | U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, Paying Agent and Registrar |
| | By: |
| | Name: Leanne M. Duffy |
| | Title: Vice President |

| STATE OF FLORIDA |) |
|---|--|
| COUNTY OF |) SS: _) |
| or online notarization, this Chairperson/Vice Chairperson of to Development District, who acknowle for and on behalf of Abbott Square C and deed as such officer, and the free District; and that the seal affixed to | day of, 2025, by, he Board of Supervisors of Abbott Square Community dged that he did sign the foregoing instrument as such officer, ommunity Development District; that the same is his free act and deed of Abbott Square Community Development of said instrument is the seal of Abbott Square Community hally known to me or produced as |
| [NOTARIAL SEAL] | Notary: |

| STATE OF FLORIDA |) | |
|--------------------------------------|--|------------------------|
| | SS: | |
| COUNTY OF | _) | |
| The foregoing instrument w | s acknowledged before me by means of | □ physical presence |
| | day of, 2025, by Brian La | |
| · | re Community Development District, wh | |
| he did sign the foregoing instrur | ent as such officer, for and on behal | f of Abbott Square |
| Community Development District; | hat the same is his free act and deed as | such officer, and the |
| free act and deed of Abbott Square | Community Development District; and th | at the seal affixed to |
| said instrument is the seal of Abbot | Square Community Development Distri | ict. He is personally |
| known to me or produced | as identification. | - |
| | Notary: | |
| [NOTARIAL SEAL] | Print Name: | - |
| [| NOTARY PUBLIC, STATE OF | |
| | My commission expires | |

| STATE OF FLORIDA |) | |
|---------------------------------------|--------------------|---|
| |) SS: | |
| COUNTY OF ORANGE |) | |
| The foregoing instrument w | as acknowledge | d before me by means of \square physical presence |
| 8 | | , 2025, by Leanne M. Duffy, a Vice |
| | | Association, as trustee (the "Trustee"), who |
| | 1 . | s such officer for and on behalf of the Trustee |
| that the same is her free act and dee | ed as such office: | r and the free act and deed of the Trustee; tha |
| she appeared before me on this day | y in person and | acknowledged that she, being thereunto duly |
| authorized, signed, for the uses and | purposes therei | n set forth. She is personally known to me o |
| produceda | s identification. | |
| | Noton | |
| DIOTADIAI CEALI | | /: |
| [NOTARIAL SEAL] | | Name: |
| | NOTA | RY PUBLIC, STATE OF |
| | My co | mmission expires |

EXHIBIT A

DESCRIPTION OF 2025 PROJECT

The 2025 Project includes:

Acquisition of a 4.15+/- acre tract of land together with all facilities (pool, splash area, playground area, sports courts, parking lot, observation deck, landscaping/irrigation/hardscaping and other existing sitework and miscellaneous appurtenant improvements, fixtures and personal property, all located within Tract C of the Abbott Square Phase 1A plat;

Related soft and incidental costs including the funding of certain operation and maintenance costs relating thereto and certain improvements and repairs to the Clubhouse Property.

EXHIBIT B

[FORM OF SERIES 2025 BOND]

| K-1 | | D |
|-----|--------------------------|----------|
| | UNITED STATES OF AMERICA | |
| | STATE OF FLORIDA | |

STATE OF FLORIDA COUNTY OF PASCO ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES 2025 (2025 PROJECT)

| Interest Rate | Maturity Date | Date of Original Issuance | <u>CUSIP</u> |
|-------------------|---------------|---------------------------|--------------|
| % | | | |
| Registered Owner: | C | ede & Co | |
| D 1 A | | | |

Principal Amount:--

D 1

KNOW ALL PERSONS BY THESE PRESENTS that the Abbott Square Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2025 Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of U.S. Bank Trust Company, National Association, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on a 360day year of twelve 30-day months), said principal payable on the Maturity Date stated above. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1, commencing November 1, 2025 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor registrar being herein called the "Registrar") at the close of business on the first day of the calendar month for which an Interest Payment Date occurs or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to November 1, 2025, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose

name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by U.S. Bank Trust Company, National Association, as Trustee (said U.S. Bank Trust Company, National Association and any successor trustee being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, PASCO COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2025 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Abbott Square Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act") and Ordinance No. 1430-31 of the City Council of the City of Zephyrhills, Florida enacted on December 13, 2021, designated as "Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project)" (the "Bonds" or the "Series 2025 Bonds"), in the aggregate principal amount of **MILLION** AND 00/100 DOLLARS (\$ HUNDRED .00) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Series 2025 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring the 2025 Project (as defined in the herein referred to Indenture). The Series 2025 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of June 1, 2022 (the "Master Indenture"), as amended by a Second Supplemental Trust Indenture dated as of [August] 1, 2025 (the "Second Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2025 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2025 Reserve Account within the Debt Service Reserve Fund and other Funds, Accounts and subaccounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2025 Bonds, the levy and the evidencing and certifying for collection, of the Series 2025 Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Series 2025 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2025 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2025 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for the Series 2025 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2025 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Series 2025 Special Assessments to secure and pay the Bonds.

The Series 2025 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2025 Bonds shall be made on the dates specified below. Upon any redemption of Series 2025 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2025 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2025 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2025 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption

or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2025 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after [November] 1, 20XX (less than all Series 2025 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2025 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2025 Optional Redemption Subaccount of the Series 2025 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2025 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2025 Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Mandatory Sinking Fund
Year Redemption Amount

*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Mandatory Sinking Fund Year Redemption Amount

*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Mandatory Sinking Fund <u>Year</u> <u>Redemption Amount</u>

*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Mandatory Sinking Fund <u>Year</u> <u>Redemption Amount</u>

| *Maturity | |
|-----------|--|

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

- (i) from Series 2025 Prepayment Principal deposited into the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account following the Prepayment in whole or in part of Series 2025 Special Assessments on any assessable lands within the District in accordance with the provisions of Section 4.05(a) of the Second Supplemental Indenture.
- (ii) from moneys, if any, on deposit in the Series 2025 Funds, Accounts and subaccounts in the Funds, Accounts and subaccounts (other than the Series 2025 Rebate Fund, the Series 2025 Costs of Issuance Account, the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2025 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.
- (iii) upon the acquisition of the 2025 Project and completion of the improvements to the Clubhouse Property, from any funds remaining on deposit in the Series 2025 Acquisition Account and/or the Series 2025 Construction Subaccount not otherwise reserved to acquire or improve the 2025 Project, in either case, such funds have been transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account.

Except as otherwise provided in the Indenture, if less than all of the Bonds subject to redemption shall be called for redemption, the particular such Bonds or portions of such Bonds to be redeemed shall be selected randomly by the Trustee, as provided in the Indenture.

Notice of each redemption of the Bonds is required to be mailed by the Trustee by class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Further notice of redemption shall be given by the Trustee to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Master Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person

or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Bond to be signed by the manual signature of the Chairperson/Vice Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of the Secretary of its Board of Supervisors, all as of the date hereof.

ADDOTT COLLABE COLUMNITY

| | DEVELOPMENT DISTRICT | |
|---------------------------------|----------------------|------------------------------|
| | By: | |
| | | Chairperson/Vice Chairperson |
| | | Board of Supervisors |
| (SEAL) | | |
| Attest: | | |
| By: | | |
| Secretary, Board of Supervisors | _ | |

CERTIFICATE OF AUTHENTICATION

| This Bond is one of the Bonds | s delivered pursuant to the within mentioned Indenture. |
|-------------------------------|---|
| Date of Authentication: | |
| | U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee |
| | By: |
| | Vice President |

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, rendered on the 25th day of April, 2022.

| | ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT | |
|-------------------------------------|--|--|
| | By: | |
| | Chairperson/Vice Chairperson | |
| (| Board of Supervisors | |
| (SEAL) | | |
| Attest: | | |
| By: Secretary Board of Supervisors | <u> </u> | |

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - Custodian (Minor)

Under Uniform Transfer to Minors Act (State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

(please print or typewrite name and address of assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORMS OF REQUISITIONS

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (2025 PROJECT)

(Series 2025 Acquisition Account and/or Series 2025 Construction Account)

The undersigned, a Responsible Officer of the Abbott Square Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of [August] 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: District
- (D) Amount Payable:
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

[Series 2025 Acquisition Account of the Acquisition Construction Fund] and/or the [Series 2025 Construction Subaccount]

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition Account and/or the Series 2025 Construction Subaccount;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
- 4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

| | ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT |
|---|--|
| | By: Responsible Officer |
| | Date: |
| CONSULTING ENGINEER'S APP FROM SERIES 2025 CONS | |
| The undersigned Consulting Engineer hereby cert improvements to the Clubhouse Property and is considered. | |
| | Consulting Engineer |
| | |

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2025 (2025 PROJECT)

(Costs of Issuance)

The undersigned, a Responsible Officer of the Abbott Square Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of [August] 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:
- (B) Amount Payable:
- (C) Purpose for which paid or incurred: Costs of Issuance
- (D) Fund or Account and subaccount, if any, from which disbursement to be made:

 Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

- 1. this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Series 2025 Costs of Issuance Account;
- 3. each disbursement set forth above was incurred in connection with the issuance of the Series 2025 Bonds; and
- 4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

| | OTT SQUARE COMMUNITY ELOPMENT DISTRICT |
|-------|---|
| By: | Responsible Officer |
| Date: | |

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RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE "BOARD") OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT "DISTRICT") AUTHORIZING THE ISSUANCE OF **EXCEEDING** \$5,710,000 **ABBOTT SQUARE COMMUNITY** DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 (2025 PROJECT) (THE "2025 BONDS") TO FINANCE THE ACOUISITION **IMPROVEMENTS** TO **CERTAIN** AND INFRASTRUCTURE WITHIN THE DISTRICT AND FUNDING CERTAIN OPERATIONS AND MAINTENANCE COSTS RELATING THERETO; DETERMINING THE NEED FOR A NEGOTIATED PUBLIC OFFERING OF THE 2025 BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE UNDERWRITING OF THE 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE 2025 BONDS; APPROVING THE USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE BOARD; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE GOVERNING THE 2025 BONDS; APPROVING THE FORM OF AND AUTHORIZING A **PRELIMINARY OFFICIAL** STATEMENT: APPROVING THE EXECUTION AND DELIVERY OF A FINAL STATEMENT: APPROVING THE **FORM** OF **OFFICIAL** AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION **OF BOND PROCEEDS:** AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER'S REPORT; PROVIDING FOR THE REGISTRATION OF THE 2025 BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2025 BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Abbott Square Community Development District (the "District"), is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 1430-21 of the City Council of the City of Zephyrhills, Florida, on December 13, 2021;

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the "Board") has previously adopted Resolution No. 2022-27 on February 3, 2022 (the "Initial Bond Resolution"), pursuant to which the District authorized the issuance of not to exceed \$30,000,000 of its Special Assessment Bonds to be issued in one or more Series to finance all or a portion of the District's capital improvement program to be built in one or more phases; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, based on arms-length negotiations between the Board and representatives of LEN-Abbott Square, LLC, a Florida limited liability company (the "Clubhouse Owner"), the Board, at the request of the HOA (as defined below), has agreed to purchase certain recreational facilities (as described below) currently owned by the Clubhouse Owner; and

WHEREAS, Clubhouse Owner is the owner of an approximately _____ square foot clubhouse building which includes a fitness center, offices and restrooms, a pool patio area with patio furniture and related pool equipment and other equipment and personal property, a pool and a parking area for 17 parking spaces located on approximately 4.15+/- acres within the District (collectively, the "Clubhouse Property"); and

WHEREAS, at the request of Abbot Square Community Association, Inc., a Florida not-for-profit corporation (the "HOA"), the District has determined that it would be in the best interests of the residents and landowners within the Cypress Mill residential community within the District to acquire the Clubhouse Property from the Current Club Owner and the Current Club Owner has agreed to sell the Clubhouse Property to the District at a negotiated purchase price; and

WHEREAS, the Issuer has determined to finance the acquisition of the Clubhouse Property and to finance future maintenance and repairs thereto in the principal amount of approximately \$250,000 (herein, collectively, the "2025 Project"); and

WHEREAS, the details regarding the 2025 Project are set forth in the Report of the District Engineer, dated June 4, 2025 (the "Engineer's Report") prepared by Stantec Consulting Services, Inc. (the "Consulting Engineer"); and

WHEREAS, the terms of such sale and purchase of the 2025 Project are set forth in that certain Agreement for Sale and Purchase (Abbot Square Club), effective ______, 2025, by and between the District and the Clubhouse Owner; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of June 1, 2022 (the "Master Indenture") and the Second Supplemental Indenture (the "Second Supplemental"), both by and between the District and the Trustee, the District proposes to issue its herein defined 2025 Bonds; and

WHEREAS, the District has determined to issue a Series of Bonds, designated as the Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the "2025 Bonds") in the principal amount of not exceeding \$5,710,000; and

WHEREAS, in the manner provided herein, the net proceeds of the Series 2025 Bonds will be used to provide funds for (i) the costs of acquiring the Clubhouse Property, (ii) the funding of the Series 2025 O&M Subaccount created and established under the Second Supplemental, (iii) the funding of the herein defined Series 2025 Construction Subaccount created and established under the Second Supplemental, (iv) the funding of the Series 2025 Reserve Account created and established under the Second Supplemental, (v) funding interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) the payment of the costs of issuance of the Series 2025 Bonds; and

WHEREAS, there has been submitted to this meeting, with respect to the issuance and sale of the 2025 Bonds, and submitted to the Board forms of:

- (i) a Bond Purchase Contract with respect to the 2025 Bonds by and between FMSbonds, Inc., as the underwriter (the "Underwriter") and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the "Bond Purchase Contract");
- (ii) a Preliminary Official Statement substantially in the form attached hereto as Exhibit B (the "Preliminary Official Statement");
- (iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C; and
- (iv) a Second Supplemental between the District and the Trustee, substantially in the form attached hereto as <u>Exhibit D</u> and, together with the Master Indenture, the "2025 Indenture."

WHEREAS, in connection with the sale of the 2025 Bonds, it may be necessary that certain modifications be made to the *Master Special Assessment Methodology Report* dated June 4 ,2025, as supplemented and amended from time to time ("Assessment Methodology Report") and the Engineer's Report to conform such reports to the final terms of the 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Abbott Square Community Development District (the "Board"), as follows:

- Section 1. Negotiated Public Offering of 2025 Bonds. The District hereby finds that because of the complex nature of assessment bond financings in order to better time the sale of the 2025 Bonds and secure better interest rates, it is necessary and in the best interest of the District that the 2025 Bonds, in the aggregate principal amount of not exceeding \$5,710,000, be sold on a negotiated basis. The District hereby further finds that it will not be adversely affected if the 2025 Bonds are not sold pursuant to competitive sales.
 - **Section 2.** Purpose. The District hereby authorizes the financing of the 2025 Project.
- **Section 3.** Sale of the 2025 Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the 2025 Bonds

at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District and the Chairperson, may be executed by the District without further action provided that (i) the 2025 Bonds mature not later than the statutory permitted period; (ii) the principal amount of the 2025 Bonds issued does not exceed \$5,710,000; (iii) the interest rate on the 2025 Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the 2025 Bonds are subject to optional redemption which determination will be made on or before the sale date of the 2025 Bonds, the first optional call date and the redemption price shall be determined on or before the execution of the Bond Purchase Contract; (v) the purchase price to be paid by the Underwriter for the 2025 Bonds is not less than 98% of the par amount of the 2025 Bonds issued (exclusive of any original issuance discount), and (vi) the 2025 Bonds shall receive an investment grade rating.

The Official Statement. The Official Statement, in substantially the form Section 4. of the Preliminary Official Statement (subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the 2025 Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Official Statement and the District hereby authorizes the Official Statement, when in final form, to be used in connection with the public offering and sale of the 2025 Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Official Statement substantially in the form attached hereto as Exhibit B, in connection with the public offering of the 2025 Bonds. The final form of a Preliminary Official Statement shall be determined by the Underwriter and the professional staff of the District. The Official Statement may be modified in a manner not inconsistent with the substance thereof and the terms of the 2025 Bonds as shall be deemed advisable by Bond Counsel and counsel to the District, with final approval by the Chairperson. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Official Statement and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, with final approval by the Chairperson, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem "final" the Preliminary Official Statement except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. <u>Details of the 2025 Bonds</u>. The proceeds of the 2025 Bonds shall be applied in accordance with the provisions of the 2025 Indenture. The 2025 Bonds shall mature in

the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the Second Supplemental. The execution of the Second Supplemental shall constitute approval of such terms as set forth in the 2025 Indenture and this Resolution. The maximum aggregate principal amount of the 2025 Bonds authorized to be issued pursuant to this Resolution and the 2025 Indenture shall not exceed \$5,710,000.

- Section 6. <u>Continuing Disclosure; Dissemination Agent</u>. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the 2025 Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Inframark, LLC is hereby appointed the initial dissemination agent.
- Section 7. Authorization of Execution and Delivery of the Second Supplemental Trust Indenture; Application of Master Indenture. The District authorizes the use of the Master Indenture in connection with the issuance of the 2025 Bonds. The District does further hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary or any Assistant Secretary to attest and authorize the delivery of the Second Supplemental between the District and the Trustee. The 2025 Indenture shall provide for the security of the 2025 Bonds and express the terms of the 2025 Bonds. The Second Supplemental shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the 2025 Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same upon the advice of Bond Counsel and counsel to the District, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the Second Supplemental attached hereto as Exhibit D.
- **Section 8.** <u>Authorization and Ratification of Prior Acts</u>. All actions previously taken by or on behalf of District in connection with the issuance of the 2025 Bonds are hereby authorized, ratified and confirmed.
- **Section 9. Appointment of Underwriter.** The Board hereby formally appoints FMSbonds, Inc., as the Underwriter for the 2025 Bonds.
- **Section 10.** <u>Book-Entry Only Registration System</u>. The registration of the 2025 Bonds shall initially be by the book-entry only system established with The Depository Trust Company.
- **Section 11.** <u>Assessment Methodology Report</u>. The Board hereby authorizes any modifications to the Assessment Methodology Report prepared by Inframark, LLC in connection with the 2025 Bonds if such modifications are determined to be appropriate in connection with the issuance of the 2025 Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Stantec Consulting Services, Inc. if such modifications are determined to be appropriate in connection with the issuance of the 2025 Bonds or modifications to the 2025 Project.

Secretary and each other member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. <u>Severability</u>. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 15. <u>Inconsistent Proceedings</u>. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Abbott Square Community Development District, this 16th day of July, 2025.

ADDOTT COLLADE COMMUNITY

| | DEVELOPMENT DISTRICT |
|------------------------|-------------------------------------|
| ATTEST: | |
| By: | By: |
| Vame: Brian Lamb | Name: |
| itle: Secretary | Title: Chairperson/Vice Chairperson |
| - | Board of Supervisors |
| itic. <u>Secretary</u> | <u>-</u> |

EXHIBIT A FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY OFFICIAL STATEMENT

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF SECOND SUPPLEMENTAL TRUST INDENTURE

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Abbott Square Community Development District

Recreational Facilities Policies

August 6, 2025

Definitions

- "Board" shall mean the Board of Supervisors of the District.
- "Clubhouse Manager" shall mean the person or firm so designated by the Board to manage the Recreational Facilities.
- "Clubhouse Staff" shall mean the Clubhouse Manager, including their employees, or such other individuals so designated by the Board to operate the Recreational Facilities.
- "District" shall mean the Abbott Square Community Development District.
- "District Manager" shall mean the professional management company with which the District has contracted to provide management services to the District.
- "District's website" shall mean https://www.abbottsquarecdd.net
- "Guest" shall mean any individual who is invited by a Patron and must be accompanied to use the Recreational Facilities by a Patron.
- "Non-Resident Annual User Fee" shall mean the fee established by the Board for any person that wishes to become a Non-Resident Member. The amount of the user fee is set forth herein, and that amount is subject to change based on Board action at a noticed public hearing.
- "Non-Resident Member" shall mean any individual not owning property in the District who has paid the Non-Resident Annual User Fee to the District for use of the Recreational Facilities.
- "Patron" shall mean Residents, Non-Resident Members, and Tenants, including and members of the households of any of the foregoing.
- "Recreational Facilities" shall mean the properties and areas owned by the District intended for recreational use, including but limited to, the clubhouse building, pool, cabana game room, parking lot, green space, landscaping/hardscaping, passive parks, together with their appurtenant facilities and areas.
- "Renter" shall mean any person who rents certain portions or spaces of the Recreational Facilities for specified events pursuant to the approval of the District staff.
- "Resident" shall mean any person, spouse, or registered domestic partner of a person or family owning property within the District.
- "Tenant" shall mean any tenant residing in a Resident's home pursuant to a valid rental or lease agreement.

Enforcement of Policies

The Board, the District Manager, and any Clubhouse Staff shall have full authority to enforce these policies. However, the Chair or Vice-Chair of the Board and the District Manager shall have the authority to waive strict application of any of these policies when prudent, necessary, or in the best interest of the District and its Patrons and their Guests. Such a temporary waiver of any policy shall not constitute a continuous, ongoing waiver of said policy.

Use of Recreational Facilities at Your Own Risk

Patrons and their Guests are welcome to enjoy the Recreational Facilities at their own risk and pursuant to the District's policies. The District does not provide on-site staff dedicated for the purpose of monitoring the use of the Recreational Facilities or safety of the Patrons, Renters, or their Guests. The District will not accept responsibility for any injuries from the use of the Recreational Facilities or damage or theft of personal property. The District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property or any other property.

People interested in using the Recreational Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

Consequences for Violation of Policies

Violation of the District's policies, or misuse, vandalism, or destruction of any District property, or any criminal activity on District property may result in:

- suspension or termination of Recreational Facilities privileges for the entire household.
- being trespassed from District property.
- the District pursuing restitution in regard to destruction of any District property.
- criminal mischief may be prosecuted in which the culprits may be charged with a misdemeanor of the first degree, which may result in being sentenced to 1 year in jail and a fine of up to \$1,000.
- The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

Indemnification

Each organization, group, or individual using or reserving the use of the Recreational Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Recreational Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from, claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises, and/or facilities.

Access Fobs

- 1. The District operates an access system for entry into certain Recreational Facilities equipped with access systems to ensure that only Patrons and their Guests enjoy such facilities.
- 2. The District issues 2 free initial Access fobs to the first owner of the house.
- 3. If the current Residents sell their property, then they may transfer their Access fobs to the purchaser of their home. If no transfer is made, then the new owners may purchase an access fob from the District for a non-refundable fee of \$25.00 per access fob.
- 4. Tenants who have proof of a valid rental agreement will be issued Access fobs after they pay the District a non-refundable fee of \$25.00 per access fob.
- 5. There is a \$25.00 non-refundable fee to replace a lost access fob or to purchase an additional access fob. No more than 3 Access fobs (issued to those 15 years or older) may be held by any household at any time.
- 6. Under no circumstance should a Patron provide their Access fobs to another person to allow them to utilize the Recreational Facilities. To obtain an access fob, proof of residence (Driver's License, State ID, warrantee deed, utility bill or a vehicle registration) is required.
- 7. Pursuant to industry best management practices the District purges its access fob database system every 4 years and requires Patrons to visit the clubhouse to re-activate their Access fobs. The District will provide at least 2 months' notice prior to purging the database.

Guests

Each Patron household may bring no more than 4 persons as Guests to the Recreational Facilities at one time.

- 1. Infants, 1 year old and younger, do not count towards the maximum guest total.
- 2. Patrons that are 15-17 who are visiting without a Patron at least 18 years of age may only bring 1 Guest that is at least 15 years of age or older.
- 3. This section does not apply to any Renters, if space has been rented then the number of Patron's attendees shall be limited by applicable policies or by the capacity of such space.

General Policies

- 1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these policies at a duly-noticed Board meeting and will notify the Patrons of any changes by posting such new policies on the District's website. However, in order to change or modify rates or fees beyond any increases that may be specifically allowed for by the District's policies, the Board must hold a duly-noticed public hearing.
- 2. All Patrons and their Guests shall abide by and comply with any and all federal, state, and local laws and ordinances while present at or utilizing the Recreational Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
- 3. Portions of the Recreational Facilities have 24-7 video surveillance, intended solely to ensure the property of the District is protected or to identify any persons who damage District property.
- 4. All Patrons and their Guests using the Recreational Facilities are expected to conduct themselves in a responsible, courteous, respectful, and safe manner, in compliance with all District policies governing the Recreational Facilities.
- 5. No illegal weapons should be brought onto District property. If there are any concerns with weapons or safety, the concerned party should contact law enforcement.
- 6. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, children under 15 years of age must be accompanied by a parent, guardian, or adult Patron, 18 years of age or older. This policy is meant to follow the sound public policy and determination of appropriate age for minors to assume responsibility for their actions in accordance with the State of Florida's requirements for obtaining a Florida's learner's permit.
- 7. Patrons, Renters, or their Guests shall not bring, serve, or consume alcoholic beverages at the Recreational Facilities without authorization by the Board.
- 8. The Recreational Facilities are available for use by Patrons and their Guests during normal operating hours to be established and posted by the District.
- 9. Outdoor grilling is prohibited unless at a pre-approved special event. Pre-approval must be received in writing from the District. This includes both gas and charcoal grills, regardless of size.
- 10. Patrons and Guests are responsible for cleaning up after themselves and disposing of trash in appropriate containers.
- 11. Patrons are responsible for any damage, contamination, pollution, or other such action they or their Guests cause to District property and will be responsible for the costs associated with repairing, treating, remediating, or fixing such District property.
- 12. Patrons are responsible for any and all actions taken by any of their Guests. Violation by a Guest of any of these policies as set forth by the District could result in loss of the privileges and/or membership of that Patron.
- 13. All Patrons and their Guests may be required to present a valid government issued identification card in order to gain access to the Recreational Facilities.

- 14. No Patron or Guest wearing a wet bathing suit may sit on the indoor clubhouse furniture.
- 15. Except for designated parking areas, off-road motorbikes/vehicles (including ATVs and motorized scooters) are prohibited on all property owned, maintained, and operated by the District including, but not limited to, the Recreational Facilities.
- 16. Skateboarding and rollerblading are not permitted on all property owned, maintained, and operated by the District including, but not limited to, the Recreational Facilities.
- 17. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas. Trespassers will be reported to the local authorities.
- 18. Profanity, rough housing, and disruptive behavior are prohibited.
- 19. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted.
- 20. Fireworks of any kind are not permitted anywhere at or in the Recreational Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
- 21. Only District contractors, vendors, or authorized personnel are allowed in the service areas of the Recreational Facilities.
- 22. Except for District contractors, vendors, or authorized personnel, no watercrafts of any kind are allowed in any District stormwater ponds.
- 23. No fishing or swimming is permitted in any District stormwater ponds.
- 24. Audio or Video playing devices are not permitted unless they are personal units equipped with headphones. However, Clubhouse Staff is permitted to play music throughout the Recreational Facilities.
- 25. No signage or advertisements shall be posted or circulated within the Recreational Facilities property or other District property.
- 26. The Recreational Facilities shall not be used for commercial purposes without written permission from the District Manager or Clubhouse Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising. Any use of the Recreational Facilities on a regular basis for commercial purposes must be presented to the Board and if approved an agreement will need to be signed and appropriate certificate of insurance may be required.
- 27. The District Manager or Clubhouse Manager have the right to authorize all programs and activities, including the number of participants, usage of equipment and supplies etc., at the Recreational Facilities, except with respect to user and rental fees that have been established by the Board. The District Manager or Clubhouse Manager also have the right to authorize management sponsored events and programs to better serve the Patrons, and to reserve any Recreational Facilities for said events (if the schedule permits) and to collect revenue for those

services provided. This includes, but is not limited to, various athletic events, cultural programs, and social events. Should the District be entitled to any of these revenues based on its established rental or usage fees, the District Manager will coordinate the compensation from such programs or events to the District accordingly.

- 28. For any emergencies, please call 911. Afterwards please report all emergencies and injuries to the Clubhouse Manager as well as the District Manager via the contact information on the District's website.
- 29. All malfunctioning or broken equipment should immediately be reported to the District Manager via the contact information on the District's website.
- 30. No person shall remove or relocate any piece of furniture or piece of property in the Recreational Facilities that belongs to the District and/or their vendors and contractors, without prior written authorization.

Designation of Tenant to Use Resident's Membership Privileges

- 1. Residents who rent or lease out their home shall have the right to designate the Tenant of their home as the beneficial users of the Resident's membership privileges for purposes of Recreational Facilities use.
- 2. A Tenant who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Recreational Facilities as a Resident. If the Resident does not designate the Tenant as a beneficial user of the Resident's membership privileges, the Tenant will be required to pay the Non-Resident Annual User Fee to acquire a membership, unless that Tenant is a Guest.
- 3. During the period when a Tenant is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Recreational Facilities with respect to that membership.

Pets and Service Animals Policies

Dogs or other pets (with the exception of Service Animals- defined below) are not permitted on or within the Recreational Facilities. A "Service Animal" includes dogs or other pets trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- 1. The Service Animal is out of control and its handler fails to take effective measures to control it;
- 2. The Service Animal is not housebroken; or
- 3. The Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform. Where dogs or other pets are permitted on the grounds, they must be leashed. Owners of any pets are responsible for picking up after their pets as a courtesy to residents.

Pool and Splash Park Policies

- 1. There is no lifeguard on duty.
- 2. Swimming is permitted only during posted swimming hours.
- 3. Pool parties are not permitted.
- 4. The pool or Splash Park is not to be used during inclement weather (especially if lightning is present).
- 5. Proper swimwear is required. Loose clothing, especially with strings, is prohibited.
- 6. Children under 3 years of age and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
- 7. The changing of diapers or clothes should only be done in the restrooms.
- 8. No one with skin disease, nasal or ear discharge, open cut or communicable disease shall be permitted in the pool or Splash Park.
- 9. Persons that are ill with diarrhea cannot enter the pool or Splash Park.
- 10. No glass containers are permitted in the fenced pool area, Splash Park, or bathrooms.
- 11. No Food or Beverages are permitted in the pool, Splash Park, or on the wet deck.
- 12. Patrons and their Guests should shower before entering the pool or Splash Park.
- 13. The pool furniture may not be reserved and is on a first-come basis for usage.
- 14. Pool furniture must be kept 10 feet from the pools edge at all times.
- 15. Pool Furniture should not be removed from the fenced pool area or Splash Park.
- 16. Umbrellas must be lowered after use.
- 17. No loud noises, harassment, diving, flips, back jumps, running, pushing, chicken fighting, horseplay, or other dangerous actions is permitted.
- 18. No swinging on ladders, fences, or railings is permitted.
- 19. No skates, skateboards, scooters, or bicycles are permitted within the fenced pool area or Splash Park.
- 20. Provided they are used in a normal and safe manner, only Coast Guard approved personal floatation devices, lap swimming kickboards, masks, goggles, and water wings and permitted in the pool. All other aquatic toys and equipment are not permitted in the pool. Clubhouse Staff has the final say regarding the use of any and all recreational floatation devices.
- 21. Swimming lanes must be kept open when in use by lap swimmers.
- 22. Hanging on lane lines or floating lines and interfering with lap-swimming is prohibited.
- 23. Lane lines or floating lines will be in the pool until at least 10 am daily and shall not be disturbed.
- 24. Chemicals used in the pool or Splash Park may affect certain hair or fabric colors. The District is not responsible for these effects.

Playground and Community Park Policies

- 1. Proper footwear and clothing are required. Loose clothing, especially with strings, is prohibited.
- 2. Mulch must not be picked up, thrown, or kicked for any reason.
- 3. No food, drinks, or gum are permitted at the playground.
- 4. No glass containers are permitted at the playground.
- 5. No jumping off from any climbing bar or platform.

Fitness Center Policies:

- 1. Patrons 15 years of age and older are permitted to use the Fitness Center during designated operating hours.
- 2. Children that are 13 or 14 years of age are allowed under supervision by a parent or adult Patron, 18 years of age or older.
- 3. Upon the District's insurance carrier's recommendation to ensure that the District mitigates children's exposure to injury, no children under the age of 13 are allowed in the Fitness Center at any time.
- 4. Patrons are not allowed to bring Guests to the fitness center.
- 5. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Center. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits (no jeans or swimsuits).
- 6. Food (including chewing gum) is not permitted within the Fitness Center.
- 7. Beverages are permitted in the Fitness Center if contained in non-breakable containers with screw top or sealed lids.
- 8. Each individual is responsible for wiping off fitness equipment after use.
- 9. Prior to the use of any personal trainer at the Recreational Facilities, the personal trainer must enter into an agreement with the District and provide evidence of acceptable training certificates and insurance.
- 10. Hand chalk is not permitted to be used in the Fitness Center.
- 11. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment.
- 12. Weights or other fitness equipment may not be removed from the Fitness Center.
- 13. If other individuals are waiting, the use of cardiovascular equipment shall be limited to 30-minute periods and individuals shall alternate between multiple sets on weight equipment.
- 14. Please return the weights and other fitness equipment to the proper location after use.
- 15. Any fitness program operated and run by Clubhouse Staff may have priority over other users of the Fitness Center.

Cabana Game Room Policies

- 1. No Patron under the age of 16 is permitted in the Cabana Game Room without an 18 and older Patron present.
- 2. The Game Room equipment will be kept at the front desk and must be signed out from Clubhouse Staff. Patrons should notify Clubhouse Staff if any equipment is missing or broken.
- 3. Patrons must not sit or lean on the game tables.
- 4. When Patrons are finished playing, Patrons should return the game equipment to the front desk.
- 5. When all of the game room tables are occupied and other Patrons are waiting, Patrons must limit usage time to 1 hour. This time limit does not apply to posted notices of tournament play.

General Parking Policies:

The District adopted the following policies regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District property. Subject to the below policies, parking is only permitted on District rights-of-way and District parking areas located throughout the District's boundary (the "District Roads and District Parking Areas") or the Parking Lot; parking is not permitted on any other District property. These policies are in addition to, and exclusive of, various state laws, city and county regulations, governing parking.

- 1. There should be no parking of vessels (i.e. watercraft) on any District Roads or District property.
- 2. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
 - b. All vehicles must fit into 1 designated parking spot. Vehicles taking up 2 or more parking spots is strictly prohibited.
- 3. The Parking Lot is only intended for the parking of vehicles operated by:
 - a. Patrons using the Recreational Facilities during hours of operation
 - b. Visitors for an authorized event under a Private Event Rental Agreement
 - c. Any member of the general public attending a District meeting
 - d. Any residents or visitors for a Homeowners Association meeting
- 4. Vehicles must be parked in compliance with any applicable State, City, County, or DOT requirements.
 - a. This includes, but is not limited to Section 316.1945, Florida Statutes which does <u>not</u> permit parking within 15 feet of a fire hydrant, parking within 20 feet of an intersection, parking within 30 feet of a stop sign, blocking a driveway or sidewalk, etc...
- 5. Vehicles must be parked in a safe manner so that the vehicle does not pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public.
 - a. This includes, but is not limited to, ensuring there is enough space for emergency vehicles, school buses, waste pick vehicles, delivery vehicles, etc... to pass in between vehicles.
 - b. Vehicles must not be parked in any way which blocks the normal flow of traffic.
 - c. Vehicles must not be parked within 30 feet of a curve.
- 6. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads or in District Parking Areas.
- 7. No unlicensed, unregistered vehicles or vessels of any kind, trailers, or moving trucks are permitted.
- 8. The District does not provide any security or monitoring for the District Roads or District Parking Areas and assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles.
- 9. All vehicles must have valid and proper license plates and registrations affixed to their vehicles.
 - a. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes.
 - b. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
- 10. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.

Towing Policies:

- 1. Any vehicle or vessel that is parked on District Roads or in District Parking Areas or the Parking Lot in violation of these policies or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
- 2. The District shall keep a logbook of all violations of the District's parking restrictions.
- 3. The District shall maintain a list of representatives that have the authority to contact the Towing Operator for the purpose of initiating the towing of a vehicle or vessel from District Roads and District Parking Areas.
- 4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow.
- 5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. take a picture evidencing the parking violation;
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian; and,
 - c. then provide authorization for the Towing Operator to commence towing.
- 6. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from the District Road or District Parking Areas in accordance with said agreement.
- 7. Roam towing is allowed by the Towing Operator.

Reporting of Parking Violations:

Monday to Friday during the hours of 8:00AM to 5:00PM residents can report violators via email to mark.vega@inframark.com.

- The email must contain a picture of the violation and an address.
- Please be aware the reporting email is a matter of public record and should the owner of the vehicle request who reported the vehicle they are entitled to said information.

Roving Towing Times are 10:00PM to 6:00AM – 7 days a week.

Non-Resident Annual User Fee

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Facilities. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the District's administrative expenses, infrastructure expenses, operation and maintenance expenses, and reserve expenses of the Recreational Facilities and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Facilities.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Facilities on a year-to-year basis. The Non-Resident Annual User Fee is \$1,800 per household, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident Member is entitled to 2 Access fobs for a family unit. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. The Non-Resident Annual User Fee rate is subject to change from year to year based upon the costs of operation of the Recreational Facilities.

Rental Policies

The meeting rooms portion of the clubhouse may be rented for private events. Only 1 meeting room is available for rental during regular hours of operation. The meeting rooms may be rented during non-regular hours. Rentals may be made by both Patrons and non-Patrons subject to the rates table below. Rentals may not be made by Patrons more than 6 months prior to the event. Rentals made by non-Patrons may be made no more than 3 months in advance of the event. Rentals must be done in person at the clubhouse with the Clubhouse Manager and are processed on a first-come first-serve basis. Renters interested in doing so should contact the Clubhouse Manager regarding the anticipated date and time of the event to determine availability. Please note that the meeting rooms may be unavailable for private events on the following holidays and on surrounding dates:

Easter Sunday Memorial Day Weekend 4th of July Labor Day Weekend Thanksgiving Christmas Eve

Christmas Day New Year's Eve

The District retains the right to reserve the Recreational Facilities and additional facilities for District use at any time. Since the revocation of access privileges impacts Patrons more than non-Patrons and since the District may have alternatives to enforce violations of the District's policies against Patrons, the fees associated with renting the space are higher for non-Patrons. These fees are solely intended to ensure that the District is reasonably compensated for renting the space and also are in place to ensure the District can recoup some costs in the event there is damage to the space.

- 1. **Maximum Rental Duration**. Rentals may be made for up to 6 total hours (including set-up and post-event cleanup)
- 2. **Rental Fees:** A non-refundable room rental fee will be charged according to the schedule below:

| Patron Rates | \$250.00; maximum designated occupancy is 30 attendees |
|------------------|--|
| non-Patron Rates | \$500.00; maximum designated occupancy is 30 attendees |

- 3. **Deposit**: A refundable deposit of \$300.00 is required for any rental.
- 4. **Rental Process**: Renters interested in renting a room must submit to the Clubhouse Manager, no later than 14 days prior to the event, a completed Meeting Room Rental Application indicating the date of the event, the hours when the event will be held, a description of the event, the number of attendees that will be attending, and whether food or drinks (no alcohol is permitted) will be served. The Clubhouse Manager will determine if a Special Event Agreement (including evaluating if security services are needed to ensure public safety and any applicable costs will be the responsibility of the Renter along with naming the District as an additional insured) will need to be executed prior to use of the meeting rooms. Where determined by the Clubhouse Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Clubhouse Manager no less than 10 days prior to the date of the event. The Clubhouse Manager will review the Meeting Room Rental Application on a case-bycase basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for consideration.

- 5. Payment to the District upon Approval. Upon approval and no later than 10 days from the rental date Renters should submit a check or money order or pay by credit or debit card (no cash) to the Clubhouse Manager made payable to the Abbott Square Community Development District for the rental fee (if applicable) and for the deposit (should be separate checks or money orders or separate transactions for credit or debit cards). Failure to submit the applicable payments in time may result in the room not being reserved. Checks will be cashed by the District prior to the event.
- 6. **Cancellations**: The Renter must provide written notice of cancellation to the Clubhouse Manager at least 10 days prior to the event. If the rental is cancelled less than 10 days prior to the event, 50% of the deposit will be retained as a cancellation fee and the remainder deposit will be returned to the Renter. Rental Fees are not subject to a refund.
- 7. **Refund of Deposit**. The District will issue a refund for the amount of the deposit following the event provided the Clubhouse Manager determines that there has been no damage to the Recreational Facilities and the premises have been properly cleaned after use. If the premises are not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:
 - a. Ensure that all garbage is removed and placed in the outside receptacles.
 - b. Remove all displays, party favors, or remnants of the event.
 - c. Restore the furniture and other items to their original position.
 - d. Wipe off counters, tabletops, and sink area.
 - e. Replace the garbage liner.
 - f. Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. The floor should be swept clean.
 - g. Restrooms must be checked and cleaned if necessary.
 - h. Ensure that no damage has occurred to the Recreational Facilities.

If additional cleaning is required, the Renter will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of deposit. If the deposit is insufficient to cover all such cleaning costs, the Clubhouse Manager shall bill the Renter for the remaining balance. The Clubhouse Manager shall determine the amount of deposit to return, if any.

8. Additional Policies:

- a. Renters renting the facilities are responsible for ensuring that their attendees adhere to the policies set forth herein.
- b. Please note all policies remain in force for these special circumstances and the District has final say in these matters.
- c. The volume of live or recorded music must not violate applicable city or county noise ordinances.
- d. Additional liability insurance coverage will be required for certain events the District feels should require additional liability coverage on a case-by-case basis to be reviewed by the District Manager or Board. The District is to be named on these policies as an additional insured party.
- e. Unless the Renter renting the facilities is a Patron, they shall not use any other portion of the Recreational Facilities.

Suspension and Termination of Privileges

- 1. **Violations.** The privileges of a Patron to use the Recreational Facilities may be suspended or terminated if the Patron engages in any of the following behavior:
 - a. Submits false information on any application for use of the Recreational Facilities.
 - b. Permits the unauthorized use of an access fob.
 - c. Exhibits unsatisfactory behavior or appearance.
 - d. Fails to pay fees or assessments owed to the District in a proper and timely manner.
 - e. Fails to abide by any policies established for the use of the Recreational Facilities or other policies of the District.
 - f. Treats the District's supervisors, contractors, other representatives, or other Patrons, in an unreasonable or abusive manner.
 - g. Damages or destroys District property or any property of Patrons, Guests, or visitors.
 - h. Engages in conduct that is improper or likely to endanger the welfare, safety, harmony or reputation of the District, or its supervisors, staff, facility management, contractors, other representatives, or other Patrons.
- 2. **Documentation of Violations.** The Clubhouse Staff or District Manager shall record all violations, including repeat violations, on written incident reports and shall include the date, time, name of the parties involved, and nature of the violation. The Clubhouse Staff shall file such report with the District Manager within 24 hours of the incident. The District Manager shall maintain all records in accordance with public record laws.

3. Suspension by the Clubhouse Manager or District Manager

- a. The Clubhouse Manager or District Manager may at any time suspend a Patron's privileges to use the Recreational Facilities for committing any of the violations outlined above.
- b. The Clubhouse Manager or District Manager shall ask the Patron to leave the Recreational Facilities immediately and shall call local law enforcement for assistance if the Patron fails to comply with the request.
- c. Such suspension shall be for a maximum period of 30 consecutive days.
- d. In determining the length of any suspension, the Clubhouse Manager or District Manager shall take into account the nature of the conduct and any prior violations.

4. Longer Suspension or Termination of Privileges by the Board.

- a. The Clubhouse Manager or District Manager may recommend to the Board, or the Board on its own initiative may elect to consider, a longer suspension or termination of a Patron's privileges for committing any of the violations.
- b. At least 14 days prior to any Board meeting where a longer suspension or termination is to be considered, the District shall send written notice of the meeting by United States mail to the Patron's last known address.
- c. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances to address the violations, including imposing a longer suspension or permanent termination of a Patron's privileges to use the Recreation Facilities.
- d. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.
- 5. **Trespass.** If a Patron subject to a suspension or termination is found on the premises, such Patron may be subject to arrest for trespassing.

6. Appeal of Suspension

- a. A Patron subject to a suspension may appeal the suspension to the District's Board by filing a written request for an appeal, which written request shall be immediately sent to the District's Chairperson with a copy to the District Manager.
- b. The filing of a request for an appeal shall not result in the stay of the suspension.
- c. The District shall consider the appeal at its next Board meeting and shall provide reasonable notice to the Patron of the Board meeting where the appeal will be considered.
- d. At that meeting, the Board shall allow the Patron to appear and present statements and/or evidence on the Patron's behalf, subject to any reasonable restrictions that the Board may impose.
- e. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension, to address the appeal and any violations.
- f. In determining the appropriate action to be taken, the Board shall take into account the nature of the violation and any prior violations.

Abbott Square Community Development District

Financial Statements (Unaudited)

Period Ending May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet

As of May 31, 2025 (In Whole Numbers)

CAPITAL

| | | | | | | CAPITAL | | | | | | |
|------------------------------------|----|---------|----|------------|----|------------|-----|-----------|----|-----------|----|------------|
| | | | DE | BT SERVICE | F | PROJECTS | (| GENERAL | | GENERAL | | |
| | G | ENERAL | FU | IND SERIES | FU | IND SERIES | FIX | ED ASSETS | L | ONG TERM | | |
| ACCOUNT DESCRIPTION | | FUND | | 2022 | | 2022 | | FUND | | DEBT FUND | | TOTAL |
| <u>ASSETS</u> | | | | | | | | | | | | |
| Cash In Bank | \$ | 15,555 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 15,555 |
| Cash - Operating Account | | 392,903 | | - | | - | | - | | - | | 392,903 |
| Due From Other Funds | | - | | 41,566 | | - | | - | | - | | 41,566 |
| Investments: | | | | | | | | | | | | |
| Acquisition & Construction Account | | - | | - | | 258 | | - | | - | | 258 |
| Interest Account | | - | | 1 | | - | | - | | - | | 1 |
| Reserve Fund | | - | | 318,363 | | - | | - | | - | | 318,363 |
| Revenue Fund | | - | | 667,864 | | - | | - | | - | | 667,864 |
| Sinking fund | | - | | 59 | | - | | - | | - | | 59 |
| Prepaid Items | | 11,261 | | - | | - | | - | | - | | 11,261 |
| Prepaid Trustee Fees | | 2,688 | | - | | - | | - | | - | | 2,688 |
| Fixed Assets | | | | | | | | | | | | |
| Property Under Capital Leases | | - | | - | | - | | 1,176,241 | | - | | 1,176,241 |
| Amount To Be Provided | | - | | - | | - | | - | | 9,130,000 | | 9,130,000 |
| TOTAL ASSETS | \$ | 422,407 | \$ | 1,027,853 | \$ | 258 | \$ | 1,176,241 | \$ | 9,130,000 | \$ | 11,756,759 |
| LIABILITIES | | | | | | | | | | | | |
| Accounts Payable | \$ | 1,034 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 1,034 |
| Deferred Revenue | | 16,828 | | - | | - | | - | | - | | 16,828 |
| Bonds Payable | | - | | - | | - | | - | | 9,130,000 | | 9,130,000 |
| Due To Other Funds | | 37,304 | | - | | - | | - | | _ | | 37,304 |
| Other Long-Term Liabilities | | - | | _ | | - | | 1,176,241 | | _ | | 1,176,241 |
| TOTAL LIABILITIES | | 55,166 | | - | | | | 1,176,241 | | 9,130,000 | | 10,361,407 |
| | | | | | | | | .,, | | 5,100,000 | | |
| FUND BALANCES | | | | | | | | | | | | |
| Nonspendable: | | | | | | | | | | | | |
| Prepaid Items | | 11,261 | | - | | - | | - | | - | | 11,261 |
| Prepaid Trustee Fees | | 2,688 | | - | | - | | - | | - | | 2,688 |
| Restricted for: | | | | | | | | | | | | |
| Debt Service | | - | | 1,027,853 | | - | | - | | - | | 1,027,853 |
| Capital Projects | | - | | - | | 258 | | - | | - | | 258 |
| Unassigned: | | 353,292 | | - | | - | | - | | - | | 353,292 |
| TOTAL FUND BALANCES | | 367,241 | | 1,027,853 | | 258 | | - | | - | | 1,395,352 |
| TOTAL LIABILITIES & FUND BALANCES | \$ | 422,407 | \$ | 1,027,853 | \$ | 258 | \$ | 1,176,241 | \$ | 9,130,000 | \$ | 11,756,759 |
| | | -, • | | , , | | | _ | , -, | _ | .,, | _ | ,, |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

General Fund (001)

(In Whole Numbers)

| | ANNUAL | , | | YTD ACTUAL |
|---------------------------------|---------|--------------|---------------|-------------|
| | ADOPTED | YEAR TO DATE | VARIANCE (\$) | AS A % OF |
| ACCOUNT DESCRIPTION | BUDGET | ACTUAL | FAV(UNFAV) | ADOPTED BUD |
| REVENUES | | | | |
| Interest - Investments | \$ - | \$ 21,575 | \$ 21,575 | 0.00% |
| Special Assmnts- Tax Collector | 558,323 | 543,020 | (15,303) | 97.26% |
| Other Miscellaneous Revenues | - | 1,609 | 1,609 | 0.00% |
| TOTAL REVENUES | 558,323 | 566,204 | 7,881 | 101.41% |
| EXPENDITURES . | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 12,000 | 5,200 | 6,800 | 43.33% |
| ProfServ-Arbitrage Rebate | 500 | - | 500 | 0.00% |
| ProfServ-Dissemination Agent | 1,000 | - | 1,000 | 0.00% |
| ProfServ-Field Management | 15,000 | 8,484 | 6,516 | 56.56% |
| ProfServ-Trustee Fees | 5,000 | - | 5,000 | 0.00% |
| Management Contract | 48,000 | 32,000 | 16,000 | 66.67% |
| District Counsel | 25,000 | 12,267 | 12,733 | 49.07% |
| District Engineer | 10,000 | 1,460 | 8,540 | 14.60% |
| Auditing Services | 5,000 | 3,925 | 1,075 | 78.50% |
| Website Compliance | 1,000 | - | 1,000 | 0.00% |
| Postage | 500 | 3 | 497 | 0.60% |
| Insurance - General Liability | 3,025 | 3,025 | - | 100.00% |
| Public Officials Insurance | 2,475 | 2,475 | - | 100.00% |
| Insurance -Property & Casualty | 14,566 | 14,595 | (29) | 100.20% |
| Printing | 500 | - | 500 | 0.00% |
| Legal Advertising | 1,500 | 742 | 758 | 49.47% |
| Bank Fees | 500 | - | 500 | 0.00% |
| Meeting Expense | 4,128 | 904 | 3,224 | 21.90% |
| Website Administration | 705 | 1,553 | (848) | 220.28% |
| Dues, Licenses, Subscriptions | 175 | 175 | | 100.00% |
| Total Administration | 150,574 | 86,808 | 63,766 | 57.65% |
| Electric Utility Services | | | | |
| Utility - Electric | 3,600 | 1,177 | 2,423 | 32.69% |
| Street Lights | 97,000 | 54,150 | 42,850 | 55.82% |
| Total Electric Utility Services | 100,600 | 55,327 | 45,273 | 55.00% |
| Stormwater Control | | | | |
| Wetland Maintenance | 7,500 | - | 7,500 | 0.00% |
| Aquatic Maintenance | 22,900 | 2,400 | 20,500 | 10.48% |
| Total Stormwater Control | 30,400 | 2,400 | 28,000 | 7.89% |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025

General Fund (001)

(In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---------------------------------------|-----------------------------|------------------------|-----------------------------|--|
| | | | , | |
| Landscape Services | | | | |
| Contracts - Landscape | 156,744 | 113,269 | 43,475 | 72.26% |
| Landscape - Annuals | 5,000 | - | 5,000 | 0.00% |
| Landscape - Mulch | 20,000 | - | 20,000 | 0.00% |
| Plant Replacement Program | 5,000 | 4,363 | 637 | 87.26% |
| Total Landscape Services | 186,744 | 117,632 | 69,112 | 62.99% |
| Other Physical Environment | | | | |
| R&M-Well Maintenance | 19,176 | - | 19,176 | 0.00% |
| R&M-Trail Maintenance | 7,500 | - | 7,500 | 0.00% |
| Irrigation Maintenance | 2,500 | 1,941 | 559 | 77.64% |
| Misc-Contingency | 22,000 | 8,680 | 13,320 | 39.45% |
| Total Other Physical Environment | 51,176 | 10,621 | 40,555 | 20.75% |
| Parks and Recreation | | | | |
| Roadway Repair & Maintenance | 5,000 | - | 5,000 | 0.00% |
| Entry/Gate/Walls Maintenance | 5,000 | 47,639 | (42,639) | 952.78% |
| Lakes/Parks Maintenance | 10,000 | - | 10,000 | 0.00% |
| Dry Retention Maintenance | 8,600 | <u> </u> | 8,600 | 0.00% |
| Total Parks and Recreation | 28,600 | 47,639 | (19,039) | 166.57% |
| Other Fees and Charges | | | | |
| Tax Collector/Property Appraiser Fees | 10,229 | 6,461 | 3,768 | 63.16% |
| Total Other Fees and Charges | 10,229 | 6,461 | 3,768 | 63.16% |
| TOTAL EXPENDITURES | 558,323 | 326,888 | 231,435 | 58.55% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | | 239,316 | 239,316 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 127,925 | | |
| FUND BALANCE, ENDING | | \$ 367,241 | | |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025 Debt Service Fund Series 2022 (201) (In Whole Numbers)

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | | AR TO DATE ACTUAL | | RIANCE (\$) V(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---------------------------------------|-----------------------------|----|----------------------|----|-------------------------|--|
| REVENUES | | | | | | |
| Interest - Investments | \$ - | \$ | 15,027 | \$ | 15,027 | 0.00% |
| Special Assmnts- Tax Collector | φ 639,163 | Ψ | 632,624 | Ψ | (6,539) | 98.98% |
| Special Assmnts- CDD Collected | - | | 9,300 | | 9,300 | 0.00% |
| TOTAL REVENUES | 639,163 | | 656,951 | | 17,788 | 102.78% |
| TOTAL REVENUES | 033,103 | | 030,331 | | 17,700 | 102.7078 |
| EXPENDITURES | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Retirement | 150,000 | | - | | 150,000 | 0.00% |
| Interest Expense | 489,163 | | 244,581 | | 244,582 | 50.00% |
| Total Debt Service | 639,163 | | 244,581 | | 394,582 | 38.27% |
| | | | | | | |
| TOTAL EXPENDITURES | 639,163 | | 244,581 | | 394,582 | 38.27% |
| Excess (deficiency) of revenues | | | | | | |
| Over (under) expenditures | _ | | 412,370 | | 412,370 | 0.00% |
| Over (under) experientares | | | 412,570 | | 412,570 | 0.0070 |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | | 615,483 | | | |
| FUND BALANCE, ENDING | | \$ | 1,027,853 | | | |

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2025 Capital Projects Fund Series 2022 (301) (In Whole Numbers)

| ACCOUNT DESCRIPTION | Α | ANNUAL DOPTED BUDGET | YE | EAR TO DATE ACTUAL | VARIANCE (\$) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|----|----------------------------|----|-----------------------|-----------------------------|----------------------------------|
| REVENUES | | | | | | |
| Interest - Investments | \$ | - | \$ | 7 | \$ 7 | 0.00% |
| TOTAL REVENUES | | - | | 7 | 7 | 0.00% |
| EXPENDITURES | | | | | | |
| TOTAL EXPENDITURES | | - | | - | - | 0.00% |
| Excess (deficiency) of revenues Over (under) expenditures | | <u>-</u> _ | | 7 | 7 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | | | 251 | | |
| FUND BALANCE, ENDING | | | \$ | 258 | | |

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901 **Statement No.** 05-25

Statement Date 05/31/2025

| G/L Account No. 101001 Balance | 392,902.85 | Statement Balance | 397,981.17 |
|--------------------------------|------------|-----------------------------|------------|
| | | Outstanding Deposits | 2,216.01 |
| Positive Adjustments | 0.00 | Subtotal | 400,197.18 |
| Subtotal | 392,902.85 | Outstanding Checks | -7,294.33 |
| Negative Adjustments | 0.00 | Fording Delayer | 202.002.05 |
| Ending G/L Balance | 392,902.85 | Ending Balance | 392,902.85 |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---------------|------------------|-----------------|---|--------------------------------------|------------|-------------------|------------|
| Deposits | | | | | | | |
| | | | | | | | 0.00 |
| 05/31/2025 | | JE000419 | Interest - Investments | Intear earned for the month of 04/25 | 1,488.92 | 1,488.92 | 0.00 |
| 05/01/2025 | | JE000420 | Supervisor Fees | To Knock off DD138,139 | 600.00 | 600.00 | 0.00 |
| Total Deposit | :s | | | | 2,088.92 | 2,088.92 | 0.00 |
| Checks | | | | | | | |
| | | | | | | | 0.00 |
| 03/28/2025 | Payment | DD138 | TANYA K BENTON- EFT | Payment of Invoice 000318 | -200.00 | -200.00 | 0.00 |
| 04/04/2025 | Payment | DD139 | TANYA K BENTON- EFT | Payment of Invoice 000324 | -200.00 | -200.00 | 0.00 |
| 04/18/2025 | Payment | DD140 | TANYA K BENTON- EFT | Payment of Invoice 000333 | -200.00 | -200.00 | 0.00 |
| 04/28/2025 | Payment | 100066 | COMPLETE I.T | Inv: 16107 | -517.80 | -517.80 | 0.00 |
| 04/28/2025 | Payment | 100067 | STEADFAST MAINTENANCE | Inv: SA-11371 | -497.83 | -497.83 | 0.00 |
| 04/28/2025 | Payment | 100068 | PASCO CNTY PROPERTY APPRAISER | Inv: 25024 | -150.00 | -150.00 | 0.00 |
| 05/02/2025 | Payment | 1117 | RGA DESIGN FORENSICS LLC | Check for Vendor V00039 | -2,500.00 | -2,500.00 | 0.00 |
| 05/02/2025 | Payment | 100069 | COMPLETE I.T | Inv: 16399 | -67.80 | -67.80 | 0.00 |
| 05/02/2025 | Payment | 100070 | SITEX AQUATICS, LLC | Inv: 9975-B | -300.00 | -300.00 | 0.00 |
| 05/02/2025 | Payment | 100071 | STEADFAST MAINTENANCE BIG SUN FENCING | Inv: SA-11683, Inv: SA- 11585 | -13,559.83 | -13,559.83 | 0.00 |
| 05/07/2025 | Payment | 100072 | & BIG SUN PRODUCTS | Inv: SB-1505 | -6,211.00 | -6,211.00 | 0.00 |
| 05/09/2025 | Payment | 100073 | GIG FIBER, LLC | Inv: 4364 | -7,776.50 | -7,776.50 | 0.00 |
| 05/12/2025 | Payment | 100074 | INFRAMARK LLC | Inv: 149082 | -5,000.00 | -5,000.00 | 0.00 |
| 05/20/2025 | Payment | 100075 | STRALEY ROBIN VERICKER | Inv: 26575 | -1,687.50 | -1,687.50 | 0.00 |
| 05/28/2025 | Payment | 300006 | DUKE ENERGY | Inv: 050725-7996 ACH | -290.79 | -290.79 | 0.00 |
| 05/28/2025 | Payment | 300007 | DUKE ENERGY | Inv: 050725-8253 ACH | -148.93 | -148.93 | 0.00 |
| Total Checks | | | | | -39,307.98 | -39,307.98 | 0.00 |

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901

 Statement No.
 05-25
 Statement Date
 05/31/2025

Adjustments

Total Adjustments

Outstanding Checks

| 05/20/ | | Payment | 1118 | ABBOTT SQUARE CDD | Check for Vendor V00035 | -5,866.93 |
|---------|----------|-------------|--------|----------------------------------|-------------------------|-----------|
| 05/29/ | 2025 | Payment | 1119 | TRACIE PFENNING HILTON GARDEN | Check for Vendor V00042 | -200.00 |
| 05/29/ | 2025 | Payment | 1120 | INN TAMPA WESLEY CHAPEL | Check for Vendor V00043 | -903.96 |
| 04/28/ | 2025 | Payment | 300008 | DUKE ENERGY | Inv: 040725-7996 ACH | -184.26 |
| 04/28/ | 2025 | Payment | 300009 | DUKE ENERGY | Inv: 040725-8253 ACH | -139.18 |
| Total (| Outstand | ling Checks | | | | -7,294.33 |

Outstanding Deposits

| Total Outstanding | Deposits | | 2,216.01 |
|-------------------|----------|-----------------------------|----------|
| 05/01/2025 | JE000408 | Rev Bank rec adj JE for | 323.44 |
| 05/01/2025 | JE000406 | Rev JE for bank rec adj for | 1,400.00 |
| 04/01/2025 | JE000375 | Rev Bank rec adj for Duke | 169.58 |
| 01/01/2025 | JE000295 | Rev Bank rec adj JE for Dec | 178.04 |
| 01/01/2025 | JE000293 | Rev Bank rec adj JE for Dec | 144.95 |

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025 (Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|-------------|--------------------|----------|---------------------------------------|----------------------|---|--|-------------------|----------------|
| GENE | RAL FUI | ND - 001 | <u>l</u> | | | | | |
| 001 | 100069 | 05/02/25 | COMPLETE I.T | 16399 | Google Email Service May 25 | Misc-Contingency | 549900-51301 | \$67.80 |
| 001 | 100070 | | SITEX AQUATICS, LLC | 9975-B | May 2025 Pond Service | Wet Pond Maintenance | 534299-53908 | \$300.00 |
| 001 | 100071 | | STEADFAST MAINTENANCE | SA-11683 | May 25 Landscape Service | Landscape Maintenance | 546300-53908 | \$13,062.00 |
| 001 | 100071 | | STEADFAST MAINTENANCE | SA-11585 | Rid O Rust Chemical Refill split with HOA | Irrigation Maintenance | 546930-53908 | \$497.83 |
| 001 | 100072 | | BIG SUN FENCING & BIG SUN PRODUCTS | SB-1505 | Fence Repairs from Hurricane damage | FENCE REPAIR | 546300-53908 | \$6,211.00 |
| 001 | 100073 | 05/09/25 | GIG FIBER, LLC | 4364 | MAY25 SOLAR EQUIPMNT LEASE | Street Lights | 543057-53908 | \$7,776.50 |
| 001 | 100074 | 05/12/25 | INFRAMARK LLC | 149082 | May 2025 Client Services | DISTRICT MGMT | 531150-51301 | \$4,000.00 |
| 001 | 100074 | 05/12/25 | INFRAMARK LLC | 149082 | May 2025 Client Services | FIELD MGMT | 531016-51301 | \$1,000.00 |
| 001 | 100075 | 05/20/25 | STRALEY ROBIN VERICKER | 26575 | Legal Service Through 4/30/25 | District Counsel | 531146-51301 | \$1,687.50 |
| 001 | 1117 | 05/02/25 | RGA DESIGN FORENSICS LLC | 225.23.1 | RGA Design Club Sale Final Payment | Misc-Contingency | 549900-53908 | \$2,500.00 |
| 001 | 1119 | 05/29/25 | TRACIE PFENNING | TP 12042024 | SUPERVISOR FEES | Supervisor Fees | 511100-51101 | \$200.00 |
| 001 | 1120 | 05/29/25 | HILTON GARDEN INN TAMPA WESLEY CHAPEL | 050725-070225-080625 | MEETING ROOM RENTAL | Meeting Expense | 549800-51301 | \$903.96 |
| 001 | 300006 | 05/28/25 | DUKE ENERGY | 050725-7996 ACH | SVC PRD 04/04/25-05/05/25 | Street Lights | 543057-53100 | \$290.79 |
| 001 | 300007 | 05/28/25 | DUKE ENERGY | 050725-8253 ACH | SVC PRD 04/04/25-05/05/25 | Street Lights | 543057-53100 | \$148.93 |
| | | | | | | | Fund Total | \$38,646.31 |
| | | | SERIES 2022 - 201 | 0.1000007 0.4 | | | 40000 | Ø5 000 00 |
| 201 | 1118 | 05/20/25 | ABBOTT SQUARE CDD | 04092025 - 01 | FY25 TAX DIST ID 03.01.25 - 03.31.2025 | SERIES 2022 FY25 TAX DIST ID 03.01.25 - 03.31.25 | 103200 | \$5,866.93 |
| | | | | | | | Fund Total | \$5,866.93 |
| | | | | | | | Total Checks Paid | \$44,513.24 |

2664 Cypress Ridge Blvd | Suite 103 Wesley Chapel, FLORIDA 33544 https://completeit.io (813) 444-4355



Abbott Square CDD 2005 Pan Am Circle Tampa, FL, United States 33607

 Invoice #
 16399

 Invoice Date
 05-01-25

 Balance Due
 \$67.80

| Item | Description | Unit Cost | Quantity | Line Total |
|--|---|-----------|----------|------------|
| CDD/HOA Google Priced per user, per month. 3-year contract. Google Vault audit functionality included. Support including password reset & additional training is per hour basis. | | \$16.95 | 4.0 | \$67.80 |
| | *License Cost is for the month of April 2025. Recurring invoices for licensing will start May 1st.* | | | |

| Subtotal | \$67.80 |
|---------------|---------|
| Tax | \$0.00 |
| Invoice Total | \$67.80 |
| Payments | \$0.00 |
| Credits | \$0.00 |
| Balance Due | \$67.80 |

INVOICE

Sitex Aquatics, LLC PO Box 917 Parrish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Bill to

Abbott Square Community Development District 2300 Glades Road, Ste 410 West Boca Raton, FL 33431 Ship to

Abbott Square Community Development District 2300 Glades Road, Ste 410 West Boca Raton, FL 33431

Invoice details

Invoice no.: 9975-B Terms: Net 30

Invoice date: 05/01/2025 Due date: 05/31/2025

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|---------------------|-------------------------------------|-----|----------|----------|
| 1. | | Aquatic Maintenance | Monthly Lake Maintenance- 1 Pond | 1 | \$300.00 | \$300.00 |
| 2. | | | Please note our billing address is: | | | |
| | | | P.O. Box 917 | | | |
| | | | Parrish, FL 34219 | | | |
| | | | | | | |

Total \$300.00



Steadfast Alliance

30435 Commerce Drive, Suite 102 San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

| | 11140100 |
|----------|-----------|
| Date | Invoice # |
| 5/1/2025 | SA-11683 |

Invoice

Please make all Checks payable to: Steadfast Alliance

Bill To

Abbott Square CDD 2654 Cypress Ridge Blvd, Ste 101 Wesley Chapel, FL 33544

Ship To

SM1096 Abbott Square 36690 Garden Wall Way Zephyrhills, FL 33541

| P.O. No. | W.O. No. | Account # | Cost Code | Terms | Project | |
|----------|----------|-----------|---------------------------|-------|--------------------------|--|
| | | | Net 30 SM1096 Abbott Squa | | SM1096 Abbott Square CDD | |

| | | iver 30 | SIVITU90 ADDOI | t Square CDD |
|----------|---|----------|----------------|--------------|
| Quantity | Description | Rate | Serviced Date | Amount |
| | Landscape Maintenance @ Abbott Square CDD for the | | | |
| | month dated on this invoice. | | | |
| 1 | Landscape Maintenance | 9,554.00 | | 9,554.00 |
| 1 | Irrigation Maintenance | 583.00 | | 583.00 |
| 1 | Fertilization and Pesticide | 1,240.00 | | 1,240.00 |
| | Addendum #1 to the Maintenance Service Contract | | | |
| 1 | Walking Trail Maintenance | 995.00 | | 995.00 |
| 1 | Trash Pickup in Parks & Trail | 690.00 | | 690.00 |
| | | | | |
| | | | | |

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

| Total | \$13,062.00 | | |
|------------------|-------------|--|--|
| Payments/Credits | \$0.00 | | |
| Balance Due | \$13,062.00 | | |



Steadfast Contractors Alliance, LLC 30435 Commerce Drive Unit 102 | San Antonio, FL 33576 844-347-0702 | ar@steadfastalliance.com

BILL TO

Abbott Square CDD 2654 Cypress Ridge Blvd, Ste 101 Wesley Chapel FL 33544

INVOICE

DATE

DUE

INVOICE #

4/30/2025

5/30/2025

SA-11585

Please make all Checks payable to: Steadfast Alliance

SHIP TO

SM1096

Abbott Square

36690 Garden Wall Way

Zephyrhills FL 33541

| | P.O. No. | Account # | Terms | | Project | |
|-----------|-----------------------|---------------------------------------|-----------|------|---------------|----------|
| | | | Net 30 | SM1 | 096 Abbott Sq | uare CDD |
| DATE | DESCRIPTION | | | QTY | RATE | AMOUNT |
| 4/29/2025 | Irrigation Rid O Rust | Chemical Refill-3rd visit of April fo | or Villas | 1.00 | 497.83 | 497.83 |

TOTAL APPLIED PAYMENTS/CREDITS

BALANCE REMAINING

497.83

0.00

497.83

BIG SUN EQUINE PRODUCTS, INC. dba

BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475 (352) 629-9645 * (800) 366-9645 http://www.bigsunfencing.com

Invoice

| Date | Invoice # |
|-----------|-----------|
| 4/28/2025 | SB-1505 |

| ABBOTT SQUARE CDD | | Ship To Abb | oott Sq Divider | Repairs | | |
|-------------------|-------|-------------------------------------|-------------------|---------|------------|----------|
| P.O. No | umber | Terms | | Rep | Ship | Via |
| | | 50% Dep. On Order, | Bal. Net 15 | DW | 4/28/2025 | |
| Quantity | U/M | Descrip | tion | | Price Each | Amount |
| 93 | | L.F. Fence Installation w/Concre | te Exisitng Fence | | 50.00 | 4,650.00 |
| 4 | | 6' x 6' Pocket Rail Privacy Section | n - White | | 78.24 | 312.96 |
| 5 | | 5 x 5 x 8.5' Economy Post - White | te | | 22.03 | 110.15 |
| 55 | | External Post Cap 5" x 5" - White | e | | 1.16 | 63.80 |
| 36 | | L.F. Fence Installation w/Concre | te | | 15.00 | 540.00 |
| 1 | | Job Diff | | | 275.00 | 275.00 |
| 1 | | Trip charge | | | 259.09 | 259.09 |
| | | | | | | |

Thank You For Your Consideration. **Total** \$6,211.00 Payments/Credits \$0.00 **Balance Due** \$6,211.00

Gig Fiber, LLC 2502 N Rocky Point Dr Ste 1000 Tampa, FL 33607 813-800-5323





Invoice #: 4364 **Invoice Date:** 05/01/25

Amount Due: \$7,776.50

Bill To:

Inframark 210 N University Dr Suite 702 Coral Springs, FL 33071 United States

| Due Date |
|----------|
| 05/31/25 |

| Item | Description | Quantity | Price | Amount |
|------------------------------|--|----------|---------|------------|
| Solar Equipment Lease Income | Abbott Square CDD - Ph 1 and Ph 2_May 2025 | 151 | \$51.50 | \$7,776.50 |

 Subtotal:
 \$7,776.50

 Sales Tax:
 \$0.00

 Total:
 \$7,776.50

 Payments:
 \$0.00

 Amount Due:
 \$7,776.50

To pay online, go to https://app02.us.bill.com/p/streetleaf



INVOICE

2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Abbott Square Community Development District 2654 Cypress Ridge Blvd Ste 101 Wesley Chapel FL 33544-6322 United States

Services provided for the Month of: May 2025

INVOICE# 149082 CUSTOMER ID C5085

PO#

DATE
5/2/2025

NET TERMS

Net 30

DUE DATE
6/1/2025

| DESCRIPTION | QTY | UOM | RATE | MARKUP | AMOUNT |
|---------------------|-----|-----|----------|--------|----------|
| District Management | 1 | Ea | 4,000.00 | | 4,000.00 |
| Field Management | 1 | Ea | 1,000.00 | | 1,000.00 |
| Subtotal | | | | | 5,000.00 |
| | | | | | |

| Subtotal | \$5,000.00 |
|-----------|------------|
| Тах | \$0.00 |
| Total Due | \$5,000.00 |

Remit To: Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Abbott Square CDD c/o Inframark 210 N. University Drive, Suite 702 Coral Springs, FL 33071 May 16, 2025

Client: 001583 Matter: 000001 Invoice #: 26575

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------|--------|--|-------|------------|
| 4/1/2025 | VKB | REVIEW AGENDA PACKAGE FOR REGULAR BOARD MEETING; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING; REVISE PARKING AND TOWING POLICIES. | 1.4 | \$525.00 |
| 4/2/2025 | VKB | PREPARE FOR AND ATTEND BOARD MEETING. | 2.7 | \$1,012.50 |
| 4/15/2025 | VKB | REVIEW AND REPLY TO EMAILS RE: MAP FOR TOWING POLICY. | 0.4 | \$150.00 |
| | | Total Professional Services | 4.5 | \$1,687.50 |

May 16, 2025

Client: 001583 Matter: 000001 Invoice #: 26575

Page: 2

Total Services \$1,687.50
Total Disbursements \$0.00

 Total Current Charges
 \$1,687.50

 Previous Balance
 \$3,571.62

 Less Payments
 (\$3,571.62)

 PAY THIS AMOUNT
 \$1,687.50

Please Include Invoice Number on all Correspondence

RGA Design Forensics LLC

INVOICE

600 S. Magnolia Ave., Suite 375 Tampa, Florida 33606 Phone 816 226 2220

INVOICE #225.23.1 DATE: 05/01/25

TO:

Abbott Square CDD 2005 Pan Am Circle, Suite 300 Tampa, FL 33607

| DESCRIPTION | CHARGES | CREDITS | BALANCE |
|---|------------|------------|------------|
| Abbott Square CDD inspection, ADA and Building report | \$5,000.00 | | \$5,000.00 |
| Retainer | | \$2,500.00 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL | \$2,500.00 |

Make all checks payable to RGA Design Restoration LLC Total due in 15 days. Overdue accounts subject to a service charge of 1.5% per month.

THANK YOU FOR ALLOWING US TO ASSIST YOU

ABBOT SQUARE CDD

MEETING DATE: December 4, 2024

DMS: Mark Vega

| SUPERVISORS | CHECK IF IN ATTENDANCE | STATUS | PAYMENT AMOUNT |
|------------------|------------------------|-----------------|-------------------|
| Kelly Evans | V, | Salary Accepted | \$200.00 |
| Lori Campagna | | Salary Accepted | \$200.00 |
| Paulo Beckert | V | Salary Accepted | \$200.00 |
| Bradley Gilley | | Salary Accepted | \$200.00 |
| Charlie Peterson | | Salary Accepted | \$200.00 |

Tracie Pfenning / Salary Accepted \$ 200,00

CHECK REQUEST FORM

| District Name: | ABBOTT SQUARE CDD |
|---------------------------|---------------------------------------|
| | |
| Date: | 5/28/25 |
| Level and New Leve | 050705 070005 000005 |
| Invoice Number: | 050725-070225-080625 |
| Please issue a check to: | |
| Vendor Name: | HILTON GARDEN INN TAMPA-WESLEY CHAPEL |
| Vendor No.: | |
| Check amount: | \$903.96 |
| Please code to: | |
| | • |
| Check Description/Reason: | ABBOTT SQUARE CDD MEETING SPACE |
| Mailing instructions: | PICK UP IN TAMPA |
| | |
| | |
| | |
| | |
| Due Date for Check: | 5/28/2025 |
| | |
| Requestor: | MARK VEGA |
| l., | |
| Manager's review: | |

Your Energy Bill

Page 1 of 3

Service address

ZEPHYRHILLS FL 33541

ABBOTT SQUARE COMMUNITY **DEVELOPMENT DIST** 6701 RIPPLE POND LOOP

Bill date May 7, 2025 For service Apr 4 - May 5

32 days

Account number 9101 4031 7996



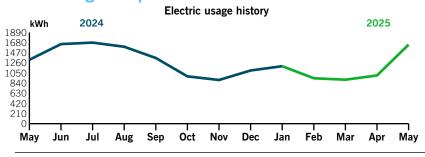
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Billing summary

| Total Amount Due May 28 | \$290.79 |
|--------------------------|----------|
| Taxes | 7.52 |
| Current Electric Charges | 283.27 |
| Payment Received Apr 28 | -184.26 |
| Previous Amount Due | \$184.26 |

Your usage snapshot



Average temperature in degrees

| 82° | 83° | 83° | 83° | 81° | /5° | /1º | 63° | 56° | 68° | 6/0 | /5° | //º |
|---------|----------|------|---------|---------|--------|--------|------|---------|------|--------|---------|-------|
| | | | Current | Month | May | 2024 | 12-N | lonth U | sage | Avg Mo | nthly L | Jsage |
| Electri | c (kWh) | | 1,6 | 38 | 1,: | 324 | | 14,951 | | 1 | 1,246 | |
| Avg. D | aily (kW | /h) | 51 | L | 2 | 14 | | 41 | | | | |
| 12-m | onth usa | ge b | ased on | most re | cent h | istory | | | | | | |

Please return this portion with your payment. Thank you for your business



Account number 9101 4031 7996

Duke Energy Return Mail PO Box 1090 Charlotte, NC 28201-1090 pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Mail your payment at least 7 days before the due date or

\$290.79 by May 28 After 90 days from bill date, a late charge will apply.

Add here, to help others with a contribution to Share the Light

Amount enclosed

ABBOTT SQUARE COMMUNITY DEVELOPMENT DIST

ABBOTT SQUARE COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071

Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



We're here for you

Report an emergency

Electric outage duke-energy.com/outages

800.228.8485

800.700.8744

Convenient ways to pay your bill

Online duke-energy.com/billing

Automatically from your bank account duke-energy.com/automatic-draft

Speedpay (fee applies) duke-energy.com/pay-now

By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless

Home duke-energy.com/manage-home

Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY 711

International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 4

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

| Current electric us | age for meter number 83439 | 58 |
|---------------------|----------------------------|-----------|
| Actual reading on M | lay 5 | 36091 |
| Previous reading on | Apr 4 | - 34453 |
| Energy Used | | 1,638 kWh |
| Billed kWh | 1,638.000 kWh | |

Billing details - Electric

| Billing Period - Apr 04 25 to May 05 25 | |
|---|----------|
| Meter - 8343958 | |
| Customer Charge | \$17.23 |
| Energy Charge | |
| 1,638.000 kWh @ 12.130c | 198.69 |
| Fuel Charge | |
| 1,638.000 kWh @ 3.925c | 64.29 |
| Asset Securitization Charge | |
| 1,638.000 kWh @ 0.187c | 3.06 |
| Total Current Charges | \$283.27 |

Billing details - Taxes

| Total Taxes | \$7.52 |
|---------------------------|--------|
| Gross Receipts Tax | 7.27 |
| Regulatory Assessment Fee | \$0.25 |

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Your Energy Bill

Page 1 of 3

Service address

Bill date May 7, 2025 For service Apr 4 - May 5 ABBOTT SQUARE COMMUNITY **DEVELOPMENT DIST** 32 days

36764 GARDEN WALL WAY SIGN ZEPHYRHILLS FL 33541

Account number 9101 4506 8253



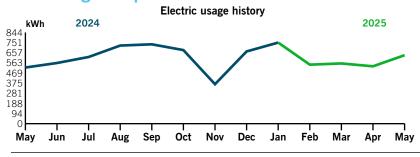
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Billing summary

| Total Amount Due May 28 | \$148.93 |
|--------------------------|----------|
| Taxes | 3.85 |
| Current Electric Charges | 145.08 |
| Payment Received Apr 28 | -139.18 |
| Previous Amount Due | \$139.18 |

Your usage snapshot



Average temperature in degrees

| 02 00 0 | 00 | 01 | , 0 | , ₁ | - 00 | 00 | | | 7.0 | ,, |
|------------------|-----------|---------|--------|----------------|------|---------|------|--------|----------|-------|
| | Current l | Month | May | 2024 | 12-N | lonth U | sage | Avg Mo | onthly L | Jsage |
| Electric (kWh) | 634 | 4 | 5 | 20 | | 7,372 | | | 614 | |
| Avg. Daily (kWh) |) 20 |) | | 17 | | 20 | | | | |
| 12-month usage | based on | most re | cent h | istory | | | | | | |

Please return this portion with your payment. Thank you for your business



Account number 9101 4506 8253

Duke Energy Return Mail PO Box 1090 Charlotte, NC 28201-1090 Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

\$148.93 by May 28 After 90 days from bill date, a late charge will apply.

Add here, to help others with a contribution to Share the Light

Amount enclosed

ABBOTT SQUARE COMMUNITY DEVELOPMENT DIST

ABBOTT SQUARE COMMUNITY DEVELOPMENT 210 N UNIVERSITY DR STE 702 CORAL SPRINGS FL 33071

Duke Energy Payment Processing PO Box 1094 Charlotte, NC 28201-1094



duke-energy.com 877.372.8477

We're here for you

Report an emergency

Electric outage duke-energy.com/outages

800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing

Automatically from your bank account duke-energy.com/automatic-draft Speedpay (fee applies) duke-energy.com/pay-now

duke-energy.com/pay-now 800.700.8744

By mail payable to Duke Energy P.O. Box 1094

Charlotte, NC 28201-1094

In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home

Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477

For hearing impaired TDD/TTY 711

International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042

St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jun 4

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Your usage snapshot - Continued

| Current Electric Usage | | |
|------------------------|------------|----------------|
| Meter Number | Usage Type | Billing Period |
| 8343853 | Actual | Apr 4 - May 5 |
| <u>Usage Values</u> | | |
| Billed kWh | | 634.009 kWh |
| Billed Demand kW | | 5.814 kW |
| Load Factor | | 14.20 % |

Billing details - Electric

| Billing Period - Apr 04 25 to May 05 25 | |
|---|----------|
| Meter - 8343853 | |
| Customer Charge | \$17.75 |
| Energy Charge | |
| 634.009 kWh @ 5.352c | 33.93 |
| Fuel Charge | |
| 634.009 kWh @ 3.925c | 24.88 |
| Demand Charge | |
| 5.814 kW @ \$11.61 | 67.49 |
| Asset Securitization Charge | |
| 634.009 kWh @ 0.162c | 1.03 |
| Total Current Charges | \$145.08 |

Billing details - Taxes

| Total Taxes | \$3.85 |
|---------------------------|--------|
| Gross Receipts Tax | 3.72 |
| Regulatory Assessment Fee | \$0.13 |

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit dukeenergy.com/rates



Paul Young
District Field Inspector

ABBOTT SQUARE CDD

Field Inspection Report - June - Steadfast

Monday, June 30, 2025

Prepared For Board of Supervisors

27 Items Identified

ITEM 1 - GARDEN WALL WAY ENTRANCE

Assigned To: Steadfast

Entrance annuals have reached life expectancy. A proposal for a substitute perennial will be presented at the board meeting by Steadfast.





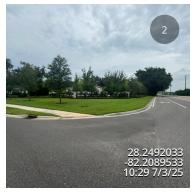


ITEM 2 - GARDEN WALL ENTRANCE BEDS

Assigned To: Steadfast

Entrance beds are well maintained.











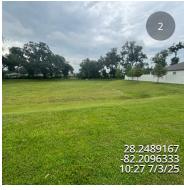


ITEM 3 - GARDEN WALL WAY POND

Assigned To: Steadfast

Pond, landscape, tree rings and bank mowing is well maintained





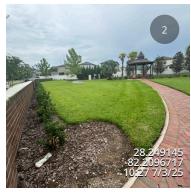


ITEM 4 - GARDEN WALL WAY POCKET PARK

Assigned To: Steadfast

Entrance pocket park is well maintained







ITEM 5 - SMITHFIELD LANE

Assigned To: Steadfast

1). Behind residential and CDD fence easement is maintained







ITEM 6 - DEAN DAIRY ROAD EASEMENT GATE

Assigned To: District

Inframark Maintenance Solutions - Provide an estimate to re-secure gate.







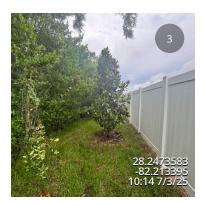
ITEM 7 - SMITHFIELD LANE EASEMENT

Assigned To: Steadfast

- 1). Grass field to Dean Dairy maintained
- 2). Smithfield easement has new Magnolia trees and sod installed.
- 3). Steadfast maintain overgrowth push back encroaching new tree's installed during weekly maintenance m.











ITEM 8 - DEAN DAIRY EASEMENT

Assigned To: Steadfast

Spray and line trim the outside easement along CDD fencing.







ITEM 9 - SMITHFIELD LANE EASEMENT

Assigned To: Steadfast

New tree's have been installed along easement and retention overflow.

Steadfast - maintain overgrowth encroaching new tree's installed









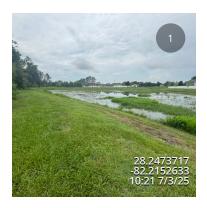




ITEM 10 - SMITHFIELD POND

Assigned To: Steadfast

String trim the pond banks







ITEM 11 - SMITHFIELD/GARDEN WALL WAY

Conservation area between Garden Wall Way and Smithfield is being maintained.

















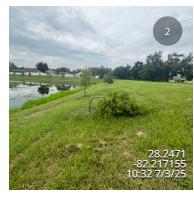


ITEM 12 - SILVERADO RANCH BLVD

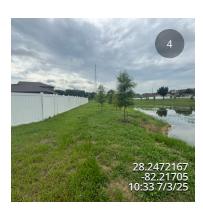
Assigned To: Steadfast

- 1). Back of Smithfield lane pond
- 2). Straighten newly installed tree
- 3-4-5-6). Newly installed trees along pond banks.
- 7). Easement has been neglected send a scheduled date to clear overgrowth and maintain clearance during service.















ITEM 13 - SILVERADO RANCH BLVD EASEMENT

Assigned To: Steadfast

- 1). Easement clearance has overgrown residences fence.
- 2). Easement opens up behind residence on the back forty loop at the lift station
- 3).keep overgrowth pushed back













ITEM 14 - BACK FORTY LOOP

Assigned To: Steadfast

- 1). Lift station begins again with the easement
- 2). Pathway to easement behind residence
- 3). Easement on back forty loop
- 4). Cobble Bliss St property line
- 5). CDD conservation patch behind back forty loop residence
- 6-7-8).Back 40 Loop pond
- 9). Back 40 Loop walking trail access field and pathway.







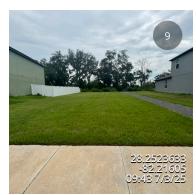












ITEM 15 - BACK FORTY LOOP

Assigned To: Steadfast

- 1). Back forty loop walking path pond
- 2). Walking trail maintain weed control













ITEM 16 - BACK FORTY LOOP

Assigned To: Steadfast

Drain control structure - directly across the path is another control structure that has been overtaken with growth. Clear this area and maintain clearance during service.







ITEM 17 - BACK FORTY LOOP

Assigned To: Steadfast

String trim edges of pathway for walking visibility.





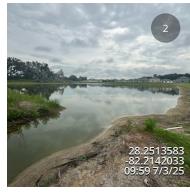


ITEM 18 - FLAT STREET POND

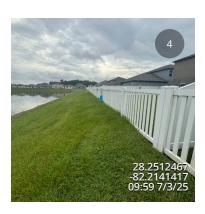
Assigned To: Steadfast

- 1). Flat street walking path entrance.
- 2). Flat street pond
- 3). Pond banks maintained
- 4). Spray along fence to avoid string trim damage.
- 7). String trim and spray area.

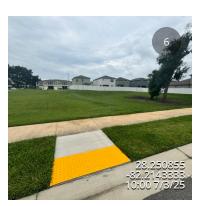














ITEM 19 - GARDEN WALL WAY GRILL

Assigned To: District

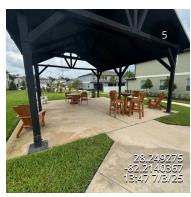
- 1). Garden Wall Way broken grill has been removed until repaired. Propane turned off at tank. Area has been taped due to hardware at grill location.
- 2). Inframark Maintenance Solutions will provide an estimate to install a slab for the garbage can to rest on.
- 4). Camp Fire Terrace gazebo is clean and orderly.
- 5). Well Hill Way gazebo is clean and orderly.











ITEM 20 - BAR S BAR TRAIL GRILL

Assigned To: District

- 1). Chairs are orderly and functioning
- 2). Grill operational
- 3). Gas level sufficient







ITEM 21 - BAR S BAR TRAIL GRILL PAD

Assigned To: Steadfast

Clean up ground debris during service Lift low trim limbs







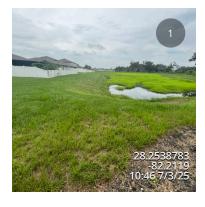




ITEM 22 - BAR S BAR TRAIL

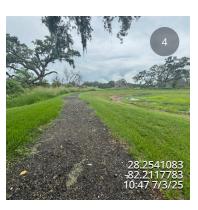
Assigned To: Steadfast

- 1). Pond west
- 2). Walking path to pond west
- 3). Cut through to pond east maintain cutting the grass inside the pathway.
- 4). Bar S Bar walking path to pond east.
- 5). Pond east











ITEM 23 - VILLAS GRILL PAD

Assigned To: Steadfast

- 1). Grill operational
- 2). Steadfast monitor weed control
- 3). Gas level sufficient







ITEM 24 - WALKING PATH BEHIND VILLAS

Assigned To: Steadfast

- 1). Weed along path
- 2). Overgrowth encroaching path.
- 3). Spray for weeds.
- 4). Path to pad at North pond.
- 5). North pond needs regular scheduled mowing. Provide date of completion.
- 6). Clean up edges of brick pad.











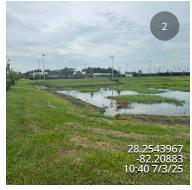


ITEM 25 - SIMONS ROAD POND

Assigned To: Steadfast

String trim around all storm structures and pond banks.



















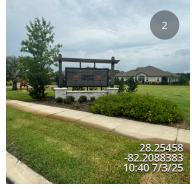
ITEM 26 - BAR A BAR TRAIL ENTRANCE

Assigned To: Steadfast

Lantana has overtaken plant bed. Separate landscape plants for an even conformed look.

CDD sidewalk tree rings are well maintained

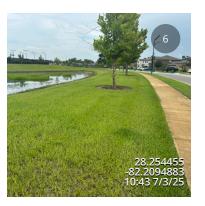














ITEM 27 - SIMON ROAD LANDSCAPE

Assigned To: Steadfast

- 1). Simon road north landscape
- 2). Edge curb grass
- 3). Mow to the end of CDD property
- 4). CDD property
- 5). CDD easement to north pond has been neglected-provide a date of completion.











Abbott Square Community Development District Parking and Towing Policies

The Abbott Square Community Development District (the "**District**") adopted the following policies regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District property. Subject to the below policies, parking is only permitted on District rights-of-way and District parking areas located throughout the District's boundary (the "**District Roads and District Parking Areas**"); parking is not permitted on any other District property. These policies are in addition to, and exclusive of, various state laws, city and county regulations, or HOA standards governing parking.

Parking Policies:

- 1. There should be no parking of vessels (i.e. watercraft) on any District Roads.
- 2. Vehicles must be parked in compliance with any applicable State, City, County, or DOT requirements
 - a. This includes, but is not limited to Section 316.1945, Florida Statutes which does **not** permit parking within 15 feet of a fire hydrant, parking within 20 feet of an intersection, parking within 30 feet of a stop sign, blocking a driveway or sidewalk, etc...
- 3. Vehicles must be parked in a safe manner so that the vehicle does not pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public.
 - a. This includes, but is not limited to, ensuring there is enough space for emergency vehicles, school buses, waste pick vehicles, delivery vehicles, etc... to pass in between vehicles.
 - b. Vehicles must not be parked in any way which blocks the normal flow of traffic
 - c. Vehicles must not be parked within 30 feet of a curve.
- 4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads or in District Parking Areas.
- 5. No unlicensed, unregistered vehicles or vessels of any kind, trailers, or moving trucks are permitted.
- 6. The District does not provide any security or monitoring for the District Roads or District Parking Areas and assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles.
- 7. All vehicles must have valid and proper license plates and registrations affixed to their vehicles.
 - a. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes.
 - b. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
- 8. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.

Towing Policies:

- 1. Any vehicle or vessel that is parked on District Roads or in District Parking Areas in violation of these policies or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
- 2. The District shall keep a logbook of all violations of the District's parking restrictions.
- 3. The District shall maintain a list of representatives that have the authority to contact the Towing Operator for the purpose of initiating the towing of a vehicle or vessel from District Roads and District Parking Areas.
- 4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow.
- 5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. take a picture evidencing the parking violation;
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian; and,
 - c. then provide authorization for the Towing Operator to commence towing.
- 6. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from the District Road or District Parking Areas in accordance with said agreement.
- 7. Roam towing is allowed by the Towing Operator.

Reporting:

Monday to Friday during the hours of 8:00AM to 5:00PM residents can report violators via email to mark.vega@inframark.com

The email must contain a picture of the violation and an address.

Please be aware the reporting email is a matter of public record and should the owner of the vehicle request who reported the vehicle they are entitled to said information.

Roving Towing Times are 10:00PM to 6:00AM-7 days a week.



Stantec
777 S Harbour Island Blyd
Suite 600
Tampa, FL 33602
Tel. 813.223.9500
Fax. 813.223.0009
www.stantec.com

PARKING EXHIBIT

Pasco County, Florida

| Project Num | ber: 2 | 156171 | 26 |
|-------------|--------------|------------|----------------------|
| File Name: | 215617 | 26-X04-PAI | RKING EXH |
| | | | |
| | | | |
| VN | TLS | VN | 25.05.12 |
| VN Dwn. | TLS Chkd. | VN Dsgn. | 25.05.12 YY.MM.DE |

1 of 1

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By Appd. YY.MM.DD

By Appd. YY.MM.DD