

Abbott Square Community Development District

<https://www.abbottsquarcdd.net/>

Board of Supervisors

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Tanya Benton, Vice Chairperson
Lori Campagna, Assistant Secretary
Justin Barnett, Assistant Secretary
Malinda Miller, Assistant Secretary

District Staff

Mark Vega, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer
Paul Young, Field Manager
Alize Aninipot, Second Chair/District Manager

Regular Meeting Agenda

Wednesday, August 6, 2025 at 6:00 p.m.

[Join the meeting now](#)

Meeting ID: 213 506 915 847 5 Passcode: mY7Hj94k
Dial in by phone [+1 646-838-1601](tel:+16468381601) Phone conference ID: 596 185 430#

1. **Call to Order/Roll Call**
2. **Public Comments (Comments limited to three (3) minutes per speaker)**
3. **Public Hearings for Club Assessments, Fiscal Year 2026 Budget, and O&M Assessments**
 - A. Resolution 2025-08, Levying Assessments for Abbott Square Club Acquisition Pg. 2
 - i. Report of the District Engineer – Clubhouse Acquisition Pg. 7
 - ii. Amenity Master Special Assessment Methodology Report Pg. 20
 - B. Discussion of Budget Pg. 39
 - C. Resolution 2025-09, Adopting the Fiscal Year 2026 Budget Pg. 45
 - D. Resolution 2025-10, Levying O&M Assessment for Fiscal Year 2026 Pg. 48
4. **New Business**
 - A. Other Items Related to the Abbott Square Club Sale
 - i. S&P Global Ratings Letter Pg. 51
 - ii. S&P Global Ratings Report Pg. 54
 - B. Recreation Facilities Policies Pg. 59
 - C. General Matters
5. **Consent Agenda**
 - A. Approval of the Meeting Minutes July 17, 2025 Pg. 76
 - B. Acceptance of the May Financial Reports Pg. 79
6. **Staff Reports**
 - A. District Counsel
 - B. District Manager
 - i. Review of the May Community Inspection Report Pg.
 - ii. Discussion of Towing Policy Pg. 87
 - C. District Engineer
7. **Board of Supervisors' Requests and Comments**
8. **Adjournment**

The CDD Meetings scheduled for the remainder of Fiscal Year 2025 are as follows:

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

District Office:

Abbott Square CDD c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
813-873-7300

Meeting Room

The Hilton Garden Inn Tampa Wesley Chapel
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ACQUISITION AND CONSTRUCTION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

Section 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

Section 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Abbott Square Community Development District (the “**District**”) hereby finds and determines as follows:

- a. The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.
- b. The District is authorized under Chapter 190, Florida Statutes, to acquire and construct certain capital public improvements as described in the *Report of the District Engineer dated June 4, 2025* (the “**Recreational Project**”), attached hereto as **Exhibit A**.
- c. The District is authorized by Chapters 170, 190, and 197, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Recreational Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170, 190, and 197, Florida Statutes.
- d. It is desirable for the public safety and welfare that the District acquire the Recreational Project on certain lands within the District, the nature and location of which are described in Resolution 2025-04 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Recreational Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds (the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.
- e. The implementation of the Recreational Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.
- f. In order to provide funds with which to pay the cost of acquiring and constructing the Recreational Project which are to be assessed against the benefited properties pending the

collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

- g. By Resolution 2025-04, the Board determined to implement the Recreational Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2025-04 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.
- h. Resolution 2025-04 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.
- i. A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.
- j. As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Recreational Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.
- k. The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.
- l. Having considered revised estimates of the costs of the Recreational Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:
- m. that the estimated costs of the Recreational Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Amenity Master Special Assessment Methodology Report dated June 4, 2025* (the "**Assessment Report**") attached hereto as **Exhibit B**, and the amount of such costs is reasonable and proper;
- n. it is reasonable, proper, just and right to assess the cost of such Recreational Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;
- o. it is hereby declared that the Recreational Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and
- p. it is desirable that the Debt Assessments be paid and collected as herein provided.

Section 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, "**Debt Assessment**" or "**Debt Assessments**" means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the acquisition and construction of the Recreational Project as described in the Assessment Report.

Section 4. AUTHORIZATION OF RECREATIONAL PROJECT. The Recreational Project described in Resolution 2025-04, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be acquired and constructed following the issuance of Bonds referred to herein.

Section 5. ESTIMATED COST OF RECREATIONAL PROJECT. The total estimated costs of the Recreational Project and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

Section 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed, and levied. Upon satisfaction of the conditions of Closing under the *Agreement for Sale and Purchase* between the District and *Len-Abbott Square, LLC*, as it may be amended, the Debt Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

Section 7. FINALIZATION OF DEBT ASSESSMENTS. When the Recreational Project has been acquired and constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Recreational Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Recreational Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Recreational Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Recreational Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Recreational Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Recreational Project benefiting the benefited parcels plus financing costs.

Section 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated in the Assessment Report that the acquisition of the Recreational Project confers a special benefit to the lands of all residential units within the District, the Board deems it desirable to establish a method for fairly and reasonably allocating the total Debt Assessment among the residential units so that the amount so allocated to each lot will constitute an assessment against,

and a lien upon, each such lot without further action by the Board. The Board has determined that all residential units will equally have the ability to enjoy and use the Recreational Project (regardless of product type, front footage, or square footage), and therefore they all receive an equal benefit, so the costs should be equally allocated among all property owners, and as a result the Debt Assessments should be allocated on an equalized basis as outlined in the Assessment Report.

Section 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November. Pursuant to Section 197.3632 (10)(b)3. the District has elected to not allow any owner of land against which a Debt Assessment has been levied to pay the entire principal balance of such Debt Assessment without also paying the interest applicable to such property. After the completion and acceptance of the Recreational Project, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

Section 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee of the Bonds makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

Section 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time-to-time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. In the event the Debt Assessments are not being collected pursuant to the uniform method, the District shall invoice and collect such Debt Assessments directly, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year, and such Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law.

Section 12. CONFIRMATION OF INTENTION TO ISSUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay the cost of the Recreational Project assessed against the specially benefited property.

Section 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

Section 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

Section 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

Passed and Adopted on August 6, 2025.

Attest:

**Abbott Square
Community Development District**

Mark Vega
Secretary

Tanya Benton
Vice Chair of the Board of Supervisors

Exhibit A – Report of the District Engineer dated June 4, 2025

Exhibit B – Amenity Master Special Assessment Methodology Report dated June 4, 2025

**Abbott Square Community
Development District**

Report of the District Engineer –
Clubhouse Acquisition



Prepared for:
Board of Supervisors
Abbott Square Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

June 4, 2025



1.0 INTRODUCTION

The Abbott Square Community Development District ("the District") encompasses approximately 173 acres in Pasco County, Florida. The District is located within Section 4, Township 26 South, Range 21 East and is vacant land with various abutting subdivisions.

See Appendix A for a Project Location Map and Map of Boundary Survey, which includes the Legal Description and Sketch of the District.

2.0 PURPOSE AND SCOPE

The purpose of this Report of the District Engineer is to provide a description and acquisition cost of the 2025 public improvements and community facilities which exclusively includes the Abbott Square Clubhouse.

See Appendix B for an Aerial Map.

3.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

The Clubhouse consists of approximately 4.15 acres of land. The improvements include a clubhouse building, other facilities (i.e. pool, playground area, parking lot, landscaping/irrigation/hardscaping, and other appurtenant improvements) and is located within Tract C of Abbott Square Phase 1A (PB 89 Pages 28-35).

Two reports were provided by RGA Design Forensics, LLC, entitled "Building Inspection Report for the Abbott Square Clubhouse – Zephyrhills, Florida" and "ADA Assessment of Exterior and Interior Conditions for the Abbott Square Amenity Center – Zephyrhills, Florida."

See Exhibit C for a Site Plan.

4.0 CLUBHOUSE PURCHASE

The not-to-exceed \$4,166,400 purchase price was presented by the property owner. The final purchase price will be determined by an arms-length negotiation between the District Board of Supervisors and the property owner. In addition, it has been estimated that the first-year maintenance will be \$75,000 and repair costs will be \$175,000. The total current estimated cost to the District is \$4,416,400.

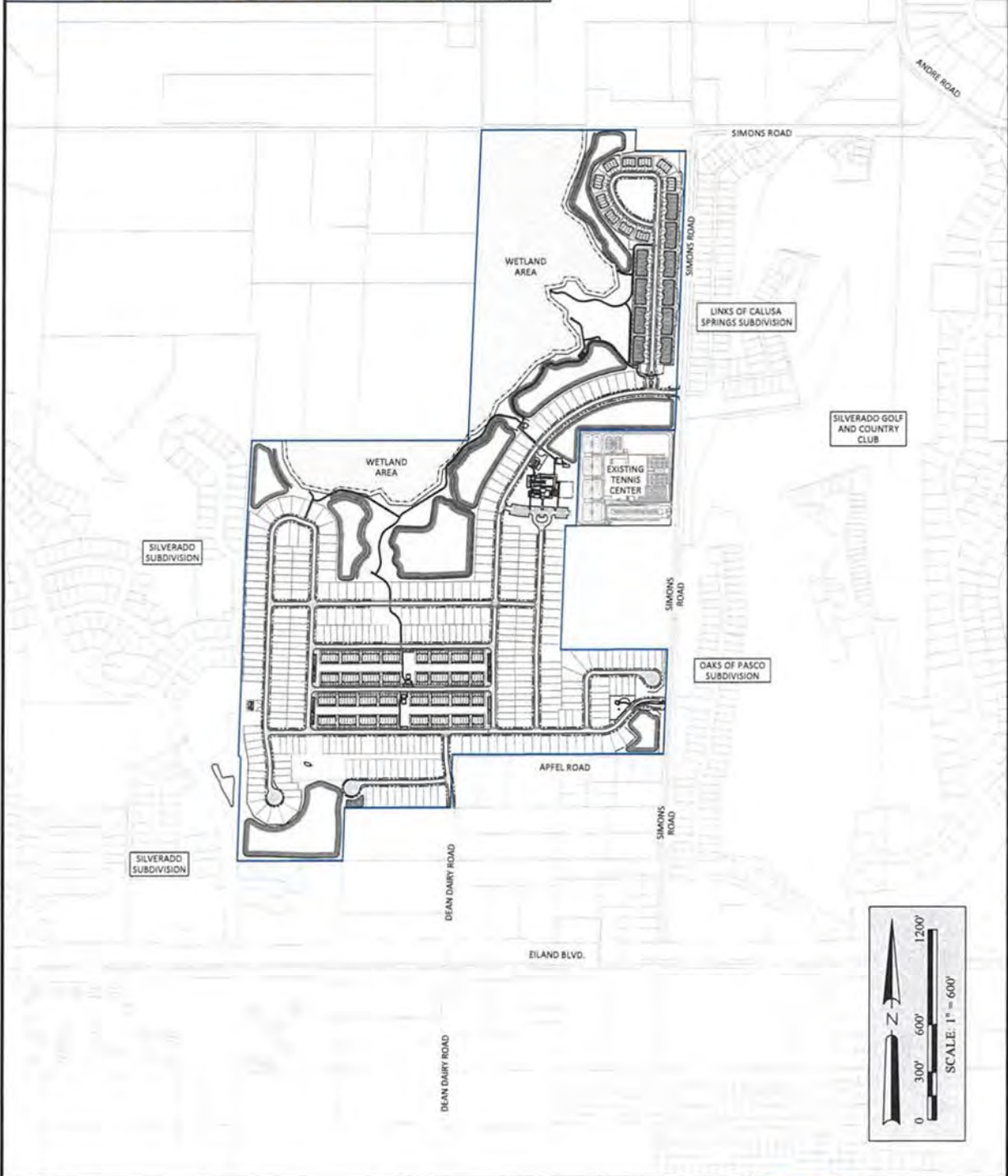
Tonja L. Stewart, P.E.
Florida License No. 47704



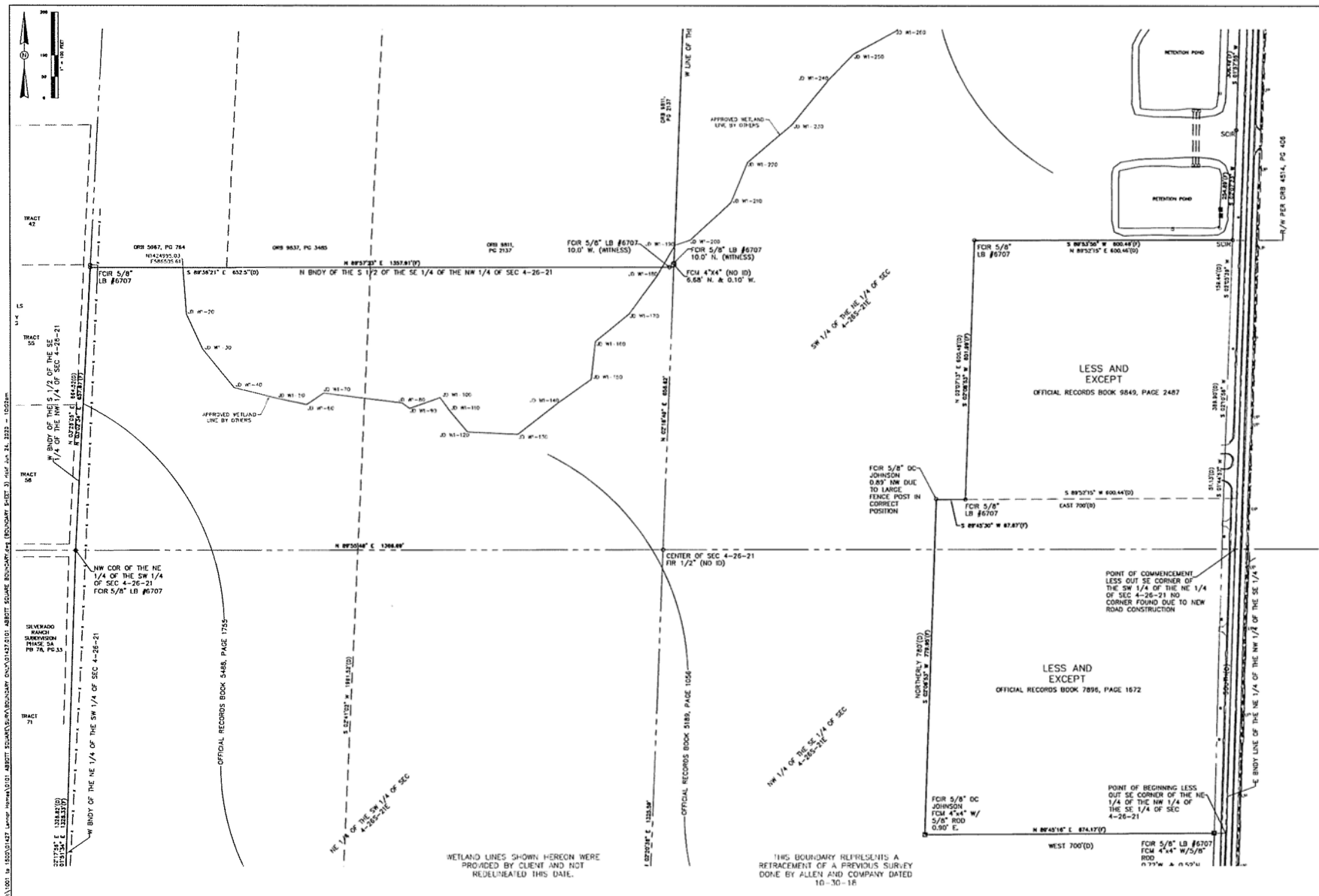
Abbott Square CDD

Report of the District Engineer – Clubhouse Acquisition
June 4, 2025

Appendix A PROJECT LOCATION MAP & MAP OF BOUNDARY SURVEY



	Jettison first lifeboat; recover survivors as soon as possible. Work up and down windward side and
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 **HAMILTON**
ENGINEERING & SURVEYING, INC.

MAP OF BOUNDARY SURVEY
ABBOTT SQUARE
SIMMONS ROAD, ZEPHYRHILLS
FLORIDA, PASCO COUNTY

SECRET FILE	
PREPARED FOR LENNAR HOMES, LLC TAMPA	
COPIED TO	
FILED BY DIGITAL	
CANNOT CORRECT VINCE	
CANNOT CORRECT AJH	
DOWN BY RHY	PARTY CODE VINCE
JOB # 01427.0101	
SEE TOP AND 4-26-21	
CANNOT DATE 06-11-2020	
ALL OTHER WORK MUST BE SIGNED	
3 OF 4	



Abbott Square CDD

Report of the District Engineer – Clubhouse Acquisition
June 4, 2025

Appendix B AERIAL MAP

Abbott Square

Clubhouse

Google Earth

Image © 2025 Airbus





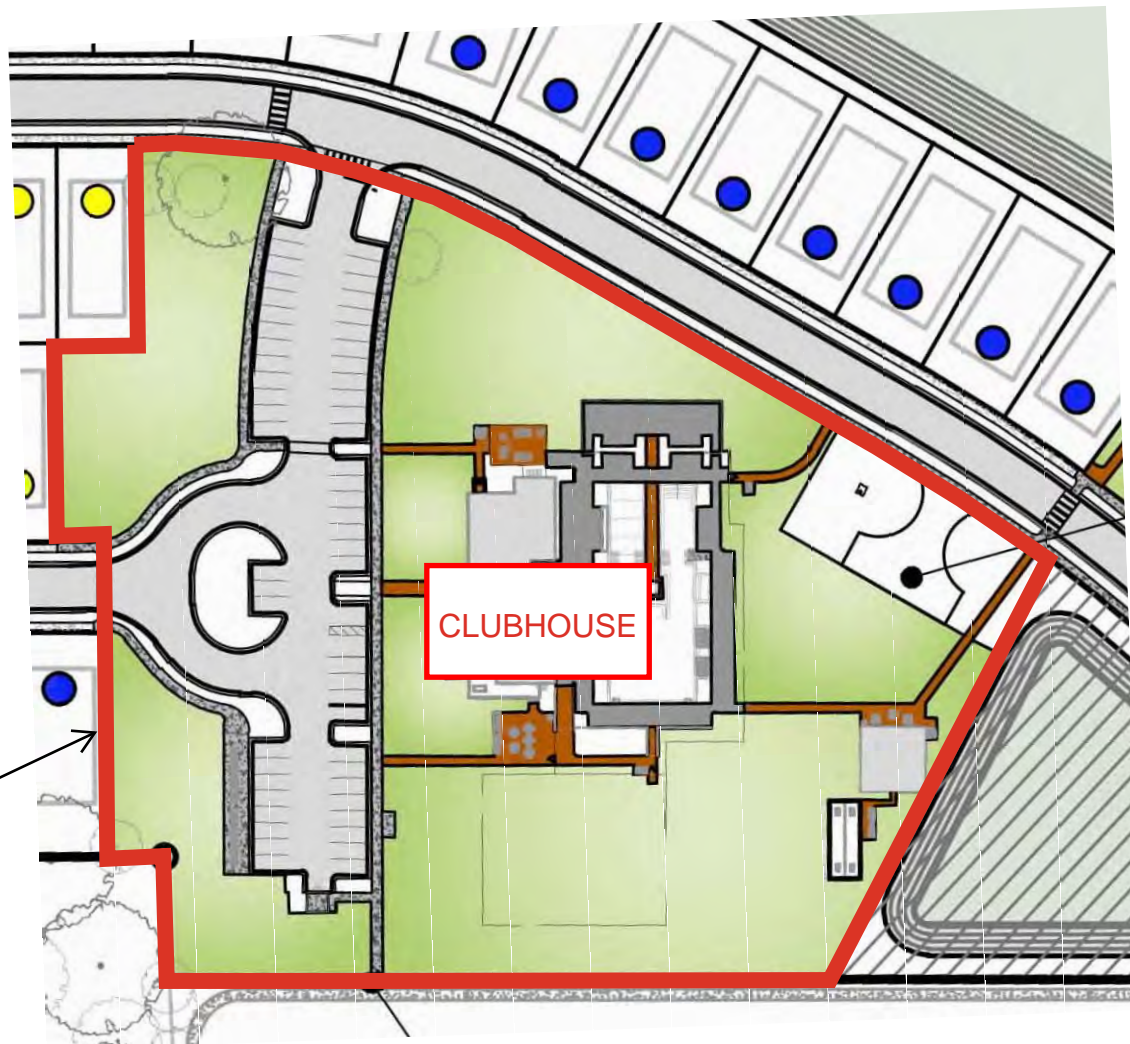
Abbott Square CDD

Report of the District Engineer – Clubhouse Acquisition
June 4, 2025

Appendix C SITE PLAN



CLUBHOUSE
BOUNDARY

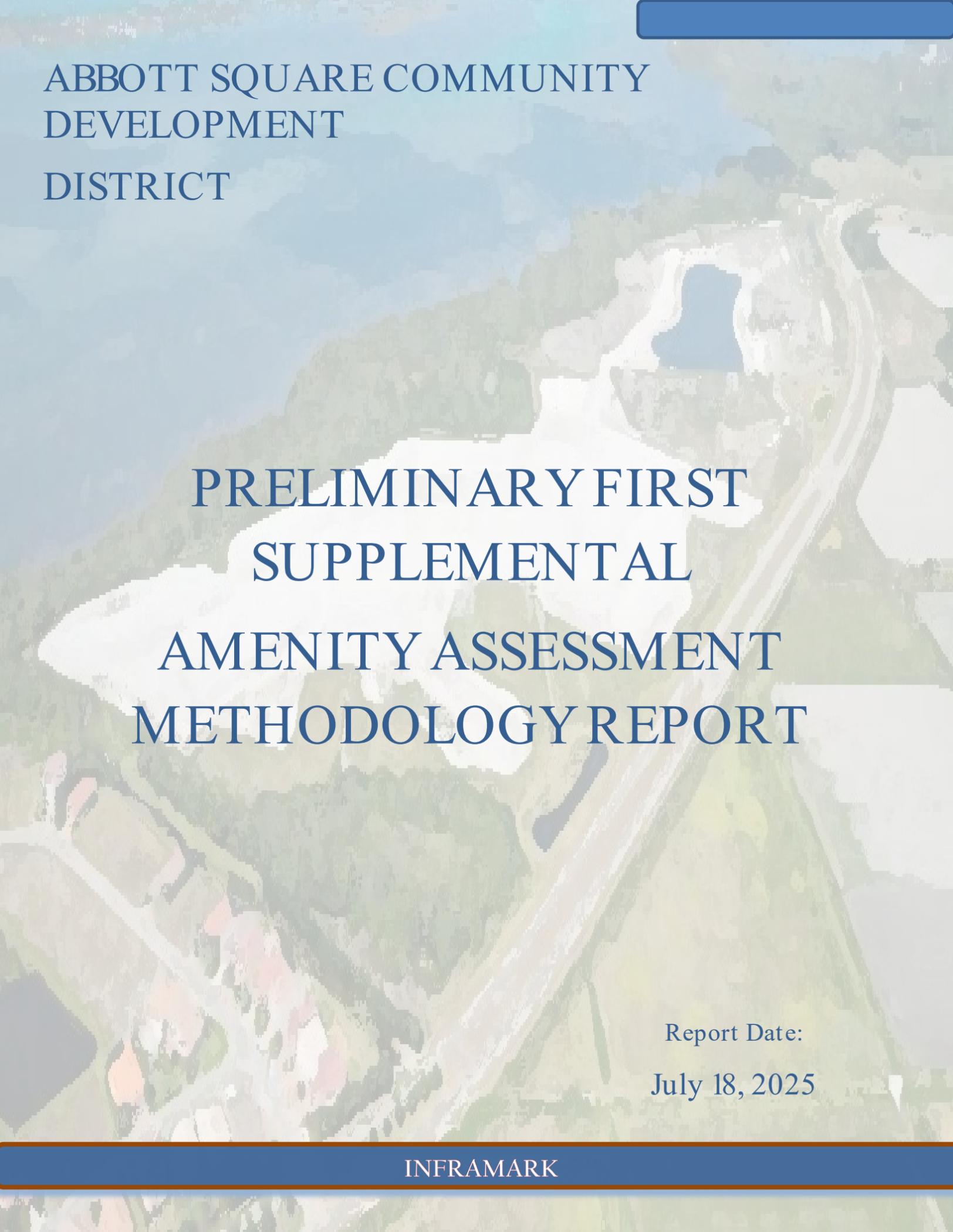




Abbott Square CDD

Report of the District Engineer – Clubhouse Acquisition
June 4, 2025

Appendix D PHOTOGRAPHS



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 DISTRICT	
ACQUISITION & MAINTENANCE COST ESTIMATE	
DESCRIPTION	Total Combined Cost
Abbott Square Clubhouse & Amenity Center	\$ 4,166,400.00
Future Maintenance	\$ 75,000.00
Future Repairs	\$ 175,000.00
TOTAL	\$ 4,416,400.00

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

TABLE 4

ACQUISITION PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				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

ABBOT SQUARE COMMUNITY DEVELOPMENT DISTRICT AMENITY ACQUISITION PROJECT		
Coupon Rate ⁽¹⁾		5.58%
Term (Years)		31
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$5,015,000.00
Acquisition Subaccount		\$4,168,725.00
Operations and Maintenance Subaccount		\$75,000.00
Construction Subaccount		\$175,000.00
Original 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
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$345,295.00
Collection Costs and Discounts @	6.00%	\$22,040.11
TOTAL ANNUAL ASSESSMENT		\$367,335.11
Notations:		
⁽¹⁾ Preliminary		
⁽²⁾ Based on capitalized interest 4 months		

Table 6

2025 PROJECT ACQUISITION PROGRAM ASSIGNMENT OF SERIES 2025 BOND ASSESSMENTS ⁽¹⁾								
PRODUCT TYPE	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSESSMENT ⁽¹⁾	TOTAL PRINCIPAL	ANNUAL ASSESSMENT ⁽¹⁾
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

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT

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EXHIBIT A - ASSESSMENT ROLL										MAXIMUM BOND ASSESSMENTS	
#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT		Principal Debt	Annual Assessment	
							TYPE				
1	04-26-21-0150-02300-0010	STULPE MARK TODD & REBECCA	36443 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
2	04-26-21-0150-02300-0020	VASA DILEEP	36439 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
3	04-26-21-0150-02300-0030	SHEHATA ASHRAF	36435 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
4	04-26-21-0150-02300-0040	ARREOLA JESUS RODRIGUEZ & RODRIGUEZ BRENDA NATALY	36431 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
5	04-26-21-0150-02300-0050	TAYLOR ELLEN GRACIE & TAYLOR CHERYL	36427 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
6	04-26-21-0150-02300-0060	MEDINA COLETTE MIRACLE	36423 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
7	04-26-21-0150-02300-0070	GAMEZ CAMACHO MAIRA A	36419 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
8	04-26-21-0150-02300-0080	PEREIRA ALEXANDER JOSEPH & TAYLOR MADISON	36415 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
9	04-26-21-0150-02300-0090	HERNANDEZ ANGEL & ABIGAIL	36411 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
10	04-26-21-0150-02300-0100	ENAMORADO MELVIN ORELLANA & LIZARDO LOURDES	36407 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
11	04-26-21-0150-02300-0110	JOFRE MAURO FACUNDO & VERONICA CECILIA	36403 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
12	04-26-21-0150-02300-0120	WHITE ANTONIO RAVONE	36399 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
13	04-26-21-0150-02300-0130	BELANCOURT ALEXIS RODRIGUEZ	36395 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
14	04-26-21-0150-02300-0140	MEDINA FERNANDO & DIAZ GENESIS	36391 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
15	04-26-21-0150-02300-0150	ANTOINE CLEOPATRA TANYAKENOYER	36387 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
16	04-26-21-0150-02300-0160	BENNETT ERICKA	36383 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
17	04-26-21-0150-02300-0170	GUTIERREZ EDWARD	36379 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
18	04-26-21-0150-02300-0180	MIMS ANETRA MARCIA	36375 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
19	04-26-21-0150-02300-0190	SWEM SHAUNA MICHELLE	36371 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
20	04-26-21-0150-02300-0200	RAMOS NESTOR LEONEL REYES	36367 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
21	04-26-21-0150-02300-0210	ABBOT SQUARE II LLC	36363 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
22	04-26-21-0150-02300-0220	WILSON RAMONA SHIAVAUGHN	36359 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
23	04-26-21-0150-02300-0230	RICHARDSON CHRISTOPHER A & WATTS FAITH R	36355 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
24	04-26-21-0150-02300-0240	GIOVANNI CODY	36351 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
25	04-26-21-0150-02400-0010	JACKSON DOHUE DYKE & VETA STEPHANEY	36347 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
26	04-26-21-0150-02400-0020	ANDRADE CAROLINA	36343 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
27	04-26-21-0150-02400-0030	MOORE DAMON DANIEL	36339 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
28	04-26-21-0150-02400-0040	ALEXANDER JOHN & YOUSSEF NANA	36335 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
29	04-26-21-0150-02400-0050	MAIDEN LANCE S	36327 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
30	04-26-21-0150-02400-0060	JACKSON NORMAN GEORGE & KING-JACKSON KAREN JUNE	36323 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
31	04-26-21-0150-02400-0070	PORTERFIELD MARK ALAN & JENNIFER MARIE	8720 DRUMMER PLANK DRIVE	WESLEY CHAPEL	FL	33545	THIR		\$7,703.53	\$530.41	
32	04-26-21-0150-02400-0080	RUDRARAJU SURESHKUMAR RAJU	2751 EAST COUNTY LINE ROAD PM1UTZ	FL	33559	THIR		\$7,703.53	\$530.41		
33	04-26-21-0150-02400-0090	GRAHAM ERSKIN TRAVONE	36313 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
34	04-26-21-0150-02400-0100	GRIPPER CARLTON D JR & KATHLEEN P	36309 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
35	04-26-21-0150-02400-0110	WISHNEVSKY MICHELE MARIE	36303 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
36	04-26-21-0150-02400-0120	LAZARDI KAROLIN DEL VALLE MALAVER	36499 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
37	04-26-21-0150-02400-0130	SHAW LISA RUTH	36495 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
38	04-26-21-0150-02400-0140	RIVERA KEVIN OSCAR BERRIOS	36491 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
39	04-26-21-0150-02400-0150	KIM ANDREW & LICEA YARELY ABIGAIL	36487 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
40	04-26-21-0150-02400-0160	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	THIR		\$7,703.53	\$530.41	
41	04-26-21-0150-02400-0170	HERNANDEZ JORGE ANTONIN	36479 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
42	04-26-21-0150-02400-0180	DUAH RAPHAEL AGYEMANG	36475 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
43	04-26-21-0150-02400-0190	MARIN KENNETH JAY & GALINDEZ LUCERO GOMEZ	36471 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
44	04-26-21-0150-02400-0200	BOOKER LARHONDA RENEE	36467 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
45	04-26-21-0150-02400-0210	BRAYNEN GAIL	36463 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	THIR		\$7,703.53	\$530.41	
46	04-26-21-0150-02400-0220	BELMONT JOSEPH C & ANGELA M	5 PIONEER ST	COOPERSTOWN	NY	13326	THIR		\$7,703.53	\$530.41	
47	04-26-21-0160-01700-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
48	04-26-21-0160-01700-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
49	04-26-21-0160-01700-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
50	04-26-21-0160-01700-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
51	04-26-21-0160-01700-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
52	04-26-21-0160-01700-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
53	04-26-21-0160-01700-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
54	04-26-21-0160-01700-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
55	04-26-21-0160-01700-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
56	04-26-21-0160-01700-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
57	04-26-21-0160-01700-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
58	04-26-21-0160-01700-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
59	04-26-21-0160-01700-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
60	04-26-21-0160-01700-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
61	04-26-21-0160-01700-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
62	04-26-21-0160-01700-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
63	04-26-21-0160-01700-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
64	04-26-21-0160-01700-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
65	04-26-21-0160-01700-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
66	04-26-21-0160-01700-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
67	04-26-21-0160-01700-0210	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
68	04-26-21-0160-01700-0220	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
69	04-26-21-0160-01700-0230	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
70	04-26-21-0160-01700-0240	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
71	04-26-21-0160-01800-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
72	04-26-21-0160-01800-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
73	04-26-21-0160-01800-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
74	04-26-21-0160-01800-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
75	04-26-21-0160-01800-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR		\$7,703.53	\$530.41	
76	04-26-21-0160-01800-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA						

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EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT	MAXIMUM BOND ASSESSMENTS	
								Principal Debt	Annual Assessment
116	04-26-21-0160-02000-0020	LUGO JOSUE R RODRIGUEZ	36531 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
117	04-26-21-0160-02000-0030	ROBINSON JULIUS LEE III	36529 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
118	04-26-21-0160-02000-0040	ZUAZO STEFANIA WEINBERG & KLINE JESSE JAMES	36523 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
119	04-26-21-0160-02000-0050	SCHALLER KYLE DAVID & FAITH ELIZABETH	36519 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
120	04-26-21-0160-02000-0060	JIMENEZ EUGENIO	36515 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
121	04-26-21-0160-02000-0070	GUTIERREZ IVIS YANEISHA & LUGO FRANKLIN JESUS PINEIRO	36511 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
122	04-26-21-0160-02000-0080	QUINTERO ROSMARY	36507 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
123	04-26-21-0160-02000-0090	FULLERTON SHARON A & HOLDEN PARKER M	29951 PICANA LN	WESLEY CHAPEL	FL	33543	TH18	\$7,703.53	\$530.41
124	04-26-21-0160-02000-0100	BELTRAN LAURA STELLA CEPEDA	36499 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
125	04-26-21-0160-02000-0110	MONDRAGON GERMAN	36493 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
126	04-26-21-0160-02000-0120	PRAKRIYA SHANKAR & PADMAVATHI	37 DOGWOOD DR	PLAINSBORO TOWNSHSHNJ		8536	TH18	\$7,703.53	\$530.41
127	04-26-21-0160-02000-0130	DE ELIA IGNACIO & CHAVES JESSICA CORTES	36487 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
128	04-26-21-0160-02000-0140	MILLER MARGARET THOMAS & MILLER BETTY HICKS	36483 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
129	04-26-21-0160-02000-0150	HERNANDEZ JONATHAN OMAR	109 WILLIS RD APT F	DOVER	DE	19901	TH18	\$7,703.53	\$530.41
130	04-26-21-0160-02000-0160	RODRIGUEZ MIGUEL	36475 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
131	04-26-21-0160-02000-0170	HOGAN KELLY P & MARY L	36469 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
132	04-26-21-0160-02000-0180	PRAKRIYA GOPAL & VANI G	409 DENOW RD	PENNINGTON	NJ	8534	TH18	\$7,703.53	\$530.41
133	04-26-21-0160-02000-0190	ECONOMOPOULOU VIRGINIA & GUPTA NEERAJ	36461 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
134	04-26-21-0160-02000-0200	MEYERS ELIZABETH JOY	36457 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
135	04-26-21-0160-02100-0010	RISLER FRANK E JR & CHERYL A	36432 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
136	04-26-21-0160-02100-0020	HARVEY DIANNE & SHEPPARD ANDREW	36426 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
137	04-26-21-0160-02100-0030	VALMYRE RODNEY	36424 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
138	04-26-21-0160-02100-0040	ALMARAZ GILBERTO	36420 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
139	04-26-21-0160-02100-0050	BRITTO JOHN & ANTONY PAULINE LOURDU	28662 TAVIRA CT	WESLEY CHAPEL	FL	33543-6441	TH18	\$7,703.53	\$530.41
140	04-26-21-0160-02100-0060	DE SA ANTONIO & DE SA VICTOR HUGO	36412 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
141	04-26-21-0160-02100-0070	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
142	04-26-21-0160-02100-0080	PATTEN ROSE	36402 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
143	04-26-21-0160-02100-0090	ROME FLORIDA INVESTMENTS LLC	550 N REG ST STE 300	TAMPA	FL	33609	TH18	\$7,703.53	\$530.41
144	04-26-21-0160-02100-0100	FELIZ JHAIROL	36396 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
145	04-26-21-0160-02100-0110	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
146	04-26-21-0160-02100-0120	MC GEE JASMIN	36388 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
147	04-26-21-0160-02100-0130	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
148	04-26-21-0160-02100-0140	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
149	04-26-21-0160-02100-0150	SMITH VICTORIA MARIE	36374 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
150	04-26-21-0160-02100-0160	RODRIGUEZ ROLANDO & ARROYAVE KARLA	36372 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
151	04-26-21-0160-02100-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
152	04-26-21-0160-02100-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
153	04-26-21-0160-02100-0190	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
154	04-26-21-0160-02100-0200	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
155	04-26-21-0160-02100-0210	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
156	04-26-21-0160-02100-0220	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
157	04-26-21-0160-02100-0230	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
158	04-26-21-0160-02100-0240	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18	\$7,703.53	\$530.41
159	04-26-21-0160-02200-0010	JEAN-BAPTISTE JOSEPH RALPH & BAPTISTE DIANA LYN	36536 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
160	04-26-21-0160-02200-0020	DIAZ-RODRIGUEZ ROXANN & FERNANDO	36532 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
161	04-26-21-0160-02200-0030	EASTER JASON R	36528 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
162	04-26-21-0160-02200-0040	WILLIAMS JESSICA K	36522 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
163	04-26-21-0160-02200-0050	HAUB KATHY	36518 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
164	04-26-21-0160-02200-0060	MAYERS SCHENICHA FLORENCE	36514 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
165	04-26-21-0160-02200-0070	LEON ORIANA DANIELA & FERRER FREDIS JOSE & MALAVE MAR	36510 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
166	04-26-21-0160-02200-0080	VALLE NANCY IVETTE & DAWKINS DARWIN X W JR	36506 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
167	04-26-21-0160-02200-0090	MORRIS IRA A & MORRIS JODIAN C	36502 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
168	04-26-21-0160-02200-0100	PHAM KHANH DUY	36498 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
169	04-26-21-0160-02200-0110	OVALLS LUISANI DEL VALLE APARICIO & OVALLES IRANI J APA	36494 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
170	04-26-21-0160-02200-0120	LEWIS STANLEY EUGENE & WEBSTER GWENDOLYN	36488 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
171	04-26-21-0160-02200-0130	ROSS BIANCA JENAEAN	36484 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
172	04-26-21-0160-02200-0140	PARKER JESSICA	36482 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
173	04-26-21-0160-02200-0150	KARAM ELIAS & MARIE	36478 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
174	04-26-21-0160-02200-0160	HONKOLA WARREN RICHARD & CHRISTISON MARY ELIZABETH	36474 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
175	04-26-21-0160-02200-0170	LOBO JENNY DIANA & PABON RAYMOND JUNIOR	36468 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
176	04-26-21-0160-02200-0180	DE JESUS VENUS BARILONIA & MARTINEZ MICHELLE M	36464 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
177	04-26-21-0160-02200-0190	SCIULLO MAZZY LYNN & MARTIN MASON OSCAR	36460 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
178	04-26-21-0160-02200-0200	KEELAN KANDICE DIONNE	36458 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
179	04-26-21-0160-02200-0210	ATEHORTUA ORJUELA EDWIN ALBERTO & RAMIREZ BOLIVAR P	36454 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
180	04-26-21-0160-02200-0220	NIEVES ASHLEY MARIAH	36448 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	\$7,703.53	\$530.41
181	04-26-21-0140-00100-0010	PAGE MATTHEW FRANCIS	6726 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
182	04-26-21-0140-00100-0020	ALVAREZ LETICIA MIGUEL & PONCE JEANNETTE MIGUEL	6732 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
183	04-26-21-0140-00100-0030	FUERTE YVETTE & TORRES MELVIN O	6736 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
184	04-26-21-0140-00100-0040	NORWOOD SHERYL WILLIAMS	6742 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
185	04-26-21-0140-00100-0050	ARDIS LENDORA	6748 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
186	04-26-21-0140-00100-0060	HACKBARTH MELANIE ANNE	6752 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
187	04-26-21-0140-00100-0070	FULTZ LOREECE CHRISTINE	6760 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
188	04-26-21-0140-00100-0080	MOHAMMED SAHEBA	6766 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
189	04-26-21-0140-00100-0090	ROGERS FELICIA	6770 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
190	04-26-21-0140-00100-0100	STOVALL DEIONDRA RENEE SHARON	6776 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
191	04-26-21-0140-00100-0110	VELASQUEZ LUCERO M	6782 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.53	\$530.41
192	04-26-21-0140-00100-0120	LOPEZ LUIS	6788 RIPPLE POND LOOP	ZEPHYRHILLS</					

EXHIBIT A - ASSESSMENT ROLL

							PRODUCT		MAXIMUM BOND ASSESSMENTS	
	Folio	Name	Site Address/Business Address	City	State	ZIP	TYPE	Principal Debt	Annual Assessment	
233	04-26-21-0140-00100-0530	COLON MARIA DIAZ	6988 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
234	04-26-21-0140-00100-0540	KING ANGELA ANN MARIE CHIN	6992 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
235	04-26-21-0140-00100-0550	SDUGGINI SERVICES LLC	18801 CHERRY BIRCH CR	LUTZ	FL	33558	Villa	\$7,703.33	\$530.41	
236	04-26-21-0140-00100-0560	PATNALA SUJATHA & VENKATRAMAN ANNAPOORNA	6998 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
237	04-26-21-0140-00100-0570	ACRA PEDRO	7002 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
238	04-26-21-0140-00100-0580	USHER JULIET S	7006 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
239	04-26-21-0140-00100-0590	METZGER FIONA	7010 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
240	04-26-21-0140-00100-0600	SPRIGGS NIKIA NICOLE & GREGORY D	7014 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
241	04-26-21-0140-00100-0610	HYDE KEITH T	7018 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
242	04-26-21-0140-00100-0620	MARTINEZ CATALINA & APARICIO JORGE ERNESTO MARTINEZ	7022 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
243	04-26-21-0140-00100-0630	GUEVARA KRIZELLE ANGELIE & CLOWDIS ERIK MYKAL	7026 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
244	04-26-21-0140-00100-0640	BANKS ROMELIS & GROENKE RICARDO & REINALES ANYCK	7030 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
245	04-26-21-0140-00100-0650	BLANCO DIEGO D FARCHAKH & KATHLEEN JANE FARCHAKH	7034 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
246	04-26-21-0140-00100-0660	EGAS JOSE GONZALO SANCHEZ	7038 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
247	04-26-21-0140-00100-0670	WASHINGTON JAMIA BRIANNA	7042 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
248	04-26-21-0140-00100-0680	HOFFMAN JULIE VIRGINIA & MARTIN SUSAN ANN	7046 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
249	04-26-21-0140-00100-0690	MULROY LURA MARIE HENDERSON & HENDERSON CARL ALFSC	7050 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
250	04-26-21-0140-00100-0700	WASHINGTON MICHELLE ELAINE	7054 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
251	04-26-21-0140-00100-0710	QZONE PROPERTIES LLC	10144 ARBOR RUN DR UNIT 159	TAMPA	FL	33647	Villa	\$7,703.33	\$530.41	
252	04-26-21-0140-00100-0720	7064 RIPPLE POND LOOP REVOCABLE TRUST	7064 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
253	04-26-21-0140-00100-0730	ANDREWS HEIDI LYNN	7070 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
254	04-26-21-0140-00100-0740	TITUS JOEL	360 INDIAN PT	LAKE BARRINGTON	IL	60010	Villa	\$7,703.33	\$530.41	
255	04-26-21-0140-00100-0750	TITUS JOEL	360 INDIAN PT	LAKE BARRINGTON	IL	60010	Villa	\$7,703.33	\$530.41	
256	04-26-21-0140-00100-0760	KOZELSKY CATHERINE G & MESHEY KEITH A	7082 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
257	04-26-21-0140-00100-0770	SULBARAN GLORIMAR ARTEAGA	6857 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
258	04-26-21-0140-00100-0780	MULROY LURA MARIE HENDERSON & HENDERSON CARL ALFSC	6851 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
259	04-26-21-0140-00100-0790	STELLON JOSEPH PAUL & EMBERGER DEBORAH KAY	6845 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
260	04-26-21-0140-00100-0800	BRADLEY GABRIEL DEON & EDITH L	6841 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
261	04-26-21-0140-00100-0810	ASSANDE THERESA A & ANTHONY & ASSANDE JESSICA A	6835 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
262	04-26-21-0140-00100-0820	DATTA KALYAN & MITALI	6829 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
263	04-26-21-0140-00100-0830	ACEVEDO EDGAR SALAZAR & BORGES FRANCELINE	6823 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
264	04-26-21-0140-00100-0840	MACK SABRINA ROXANNE & RICHARD AARON	6817 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
265	04-26-21-0140-00100-0850	MARTIN ALAXANDRIA ELIZABETH ANN	6811 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
266	04-26-21-0140-00100-0860	LOPEZ ANDRES NOBERTO & AIXA DE JESUS MULLER	27739 SUMMER PLACE DR	WESLEY CHAPEL	FL	33544	Villa	\$7,703.33	\$530.41	
267	04-26-21-0140-00100-0870	COETZEE CAROLINE	6801 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
268	04-26-21-0140-00100-0880	WILLIAMS DWIGHT O & RACHELLE L	36170 JENNY LYNN CIR	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
269	04-26-21-0140-00100-0890	PINELLI JAMES JOSEPH & KATHLEEN ELLEN	6787 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
270	04-26-21-0140-00100-0900	BLATCHE KENDRA T	6781 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
271	04-26-21-0140-00100-0910	STEFLEX SASHA R	6777 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
272	04-26-21-0140-00100-0920	MILLER BRENNAN NOAH & PEREZ CLAUDIA LAVERGNE	6773 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
273	04-26-21-0140-00100-0930	TILLEY JOY FREEMAN	6767 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
274	04-26-21-0140-00100-0940	NELSON ANTHONY RAY & MARY ANN	6759 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
275	04-26-21-0140-00100-0950	GUTIERREZ LILLIAM MALDONADO	6751 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
276	04-26-21-0140-00100-0960	NEVINS TYLER B & PENROD CASSANDRA N	6747 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
277	04-26-21-0140-00100-0970	CROWLEY LAVERNE	6743 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
278	04-26-21-0140-00100-0980	ATTANASIO PATRICIA GAIL & ALAN JOHN	6735 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
279	04-26-21-0140-00100-0990	TIGIN SEBENM BURCAK	6731 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
280	04-26-21-0140-00100-1000	COWDEN THOMAS W	6727 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	\$7,703.33	\$530.41	
281	04-26-21-0140-01400-0010	TIET MANH HUE	6417 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
282	04-26-21-0140-01400-0020	COTTRELL STEPHEN PATRICK & SARAH ANN	6411 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
283	04-26-21-0140-01400-0030	OLIVENCIA FELIX JAVIER DELORISSE & YESENIA	6403 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
284	04-26-21-0140-01400-0040	ALZATE STEVE & ARTEAGA KAREN GERALDO	6412 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
285	04-26-21-0140-01400-0050	CERDA RAFAEL & PEREZ KATHERINE GRISEL TIBURCIO	6420 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
286	04-26-21-0140-01400-0060	BOYER CODY JOSEPH & VALENTIN JOSHUA JOEL SOTO	6428 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
287	04-26-21-0150-00600-0220	SOTO ARIGAIL & MENDEZ MYAA J	36292 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
288	04-26-21-0150-00600-0230	VALENTINE CARLA GABRIELLA & IAN ST HOPE	36300 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
289	04-26-21-0150-00600-0240	JONES YVONNE SUZETTE & JERMAINE ANTONIO	36312 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
290	04-26-21-0150-00600-0250	PASCHALL ASHLEY DANIELLE & MICHAEL JAY	36324 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
291	04-26-21-0150-00600-0260	DESAI VATSALKUMAR & BHADOLA JINAL	36330 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
292	04-26-21-0150-00700-0010	MORALES GARRET STEFAN & ALBREIST BROOK GABRIELLE	36358 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
293	04-26-21-0150-00700-0020	MOMPREMIEUR NATHALIE B & WELCH JUDICIEUX E	36366 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
294	04-26-21-0150-00700-0030	SORIANO STANLEY G	36374 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
295	04-26-21-0150-00700-0040	BLUE MATTIE BELLE MINGO & VICTOR FERDINAND	36382 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
296	04-26-21-0150-00700-0050	CINTRON SAHAR BARBOUR & CHRISTOPHER	36388 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
297	04-26-21-0150-00700-0060	NUKALA ADITYA SRINIVAS & CHAKKIRALA VENKATA SAI P	12403 SIMMENTAL DR	AUSTIN	TX	78732	SE 40	\$7,703.33	\$530.41	
298	04-26-21-0150-00700-0070	CAL HEARTSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SE 40	\$7,703.33	\$530.41	
299	04-26-21-0150-00700-0080	HERNANDEZ ABDIEL & ANSLEY VALIDO	36412 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
300	04-26-21-0150-00700-0090	CUERO LIZA & VARAS LUIS MONTESDEOCA	36420 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
301	04-26-21-0150-00700-0100	TIRADO ALVIN & GARCIA ALEXANDRA	36428 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
302	04-26-21-0150-00700-0110	STAPP GINA MARIE	36434 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
303	04-26-21-0150-00700-0120	VASQUEZ RAYSA & DAVIS LINO	36442 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
304	04-26-21-0150-00700-0130	CROWLEY DAWN	36450 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
305	04-26-21-0150-00700-0140	GALINDO VANESSA & ROLDAN JAN PAUL GOMEZ	36458 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.41	
306	04-26-21-0150-00700-0150	ONEIL BRIAN PATRICK JR & ASHLEY ALEXIS	36464 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.33	\$530.410	

EXHIBIT A - ASSESSMENT ROLL

								MAXIMUM BOND ASSESSMENTS		
#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	Principal Debt	Annual Assessment	
350	04-26-21-0150-01400-0330	MONTANA ARIANNE MARIE & DANIEL EDUARDO	6406 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
351	04-26-21-0150-02500-0330	SALMAN SYED WISSAM ALI & BEGUM ZOHA	6314 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
352	04-26-21-0150-02500-0340	KINIFFO ROMUALD	6306 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
353	04-26-21-0150-02500-0350	VERGARA CARLOS ALBERTO ORTIZ & ORTIZ ALEJANDRA	6298 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
354	04-26-21-0150-02500-0360	CASTELLANOS MURGUIA SALVADOR & CASTELLANOS ADRIANA	6290 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
355	04-26-21-0160-01500-0110	QUINTANA CARLONE RAQUEL S & PASSARO HUMBERTO B	36445 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
356	04-26-21-0160-01500-0120	FRISONE ROBERT NATHANIEL & SAMANTHA SAMATARO	36453 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
357	04-26-21-0160-01500-0130	GONZALEZ RAUL ALEXANDER ALVAREZ & GUZMAN CAROL M	36461 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
358	04-26-21-0160-01500-0140	LEVY CHRISTIE	36469 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
359	04-26-21-0160-01500-0150	NALLAMOTHULA VENKATA BALAJI	12906 ALLENWOOD AVE	FRISCO	TX	75035	SE 40	\$7,703.53	\$530.41	
360	04-26-21-0160-01500-0160	CASTILLO JESSE	36485 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
361	04-26-21-0160-01500-0170	NANDWANI RAKESH REWO & TIPLER CASANDRA MAE	36491 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
362	04-26-21-0160-01500-0180	CHAMPION DEVON D & TERRA M	36499 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
363	04-26-21-0160-01500-0190	VARGAS MELENDEZ ERIKA GERLEEN & MALAVE CARLOS JAVIER	36507 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
364	04-26-21-0160-01500-0200	PRODDUTUR RAMANA REDDY	36515 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
365	04-26-21-0160-01500-0210	BRAY ROBERT S & KELLY	36523 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
366	04-26-21-0160-01500-0220	HARE LATOYIA	36529 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
367	04-26-21-0160-01500-0230	EVANS CHELLIE ISMA & CHELLIE ISMA & EVANS ODAINE LAMAR	36537 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
368	04-26-21-0160-01600-0070	KONDRATH BARNA A & SANCHEZ DAHIANA E DE LA ROSA	36399 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
369	04-26-21-0160-01600-0080	WILLIAMS SHELIA	36351 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
370	04-26-21-0160-01600-0090	KNOX VALERIE ELLEN & ALVARADO DAVID	36355 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
371	04-26-21-0160-01600-0100	MOSQUERA ELY MIGUEL VACA & FREIRE GEOVANA DE LOS AN	36363 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
372	04-26-21-0160-01600-0110	HORENSTEIN RANDY JAY JR	36371 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
373	04-26-21-0160-01600-0120	REYES ZUANIA YARI SANTOS & PIZARRO ANTHONY G	36379 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
374	04-26-21-0160-01600-0130	HARRIS GLENN WAYNE & HARRIS MIRIAM BOISSEAU	36387 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
375	04-26-21-0160-01600-0140	BRUNY JEAN UVENS	36395 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
376	04-26-21-0160-01600-0150	SINGH RAVIN & SINGH RAJMATTIE	36403 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
377	04-26-21-0160-01600-0160	DE SOUSA HENRIQUE L F & JANAINA C M	36409 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
378	04-26-21-0160-01600-0170	MORALES EMMANUEL TORRES	36417 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
379	04-26-21-0160-02500-0010	BELLO HOPE	6818 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
380	04-26-21-0160-02500-0020	PATEL RAMESHBHAI AMBALAL	6810 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
381	04-26-21-0160-02500-0030	RIVERO MERCEDES	6802 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
382	04-26-21-0160-02500-0040	DAYMOND TIMOTHY LIONEL & CHARLES ANSISE	6794 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
383	04-26-21-0160-02500-0050	PADILLA FRANCISCO JAVIER & DIAZ KEYLA MICHELLE	6788 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
384	04-26-21-0160-02500-0060	SALINAS MIGUEL ANGEL MONJE & LARA ERICA LORENA	6780 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
385	04-26-21-0160-02500-0070	MARTINEZ VLADIMIR SU & GARAY KEYLA M GOMEZ	6772 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
386	04-26-21-0160-02500-0080	WHITE MARANDA ELIZABETH & DYLAN CHRISTOPHER	6766 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
387	04-26-21-0160-02500-0090	DELGADO ALBERTO OLIVO	6758 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
388	04-26-21-0160-02500-0100	MASAWI GARIKAI & DELGADO-RIVERA SHARLENE	6750 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
389	04-26-21-0160-02500-0110	GINKEL EVELYN	6744 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
390	04-26-21-0160-02500-0120	ROSS CHANDA DENEEN	6738 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
391	04-26-21-0160-02500-0130	ORTIZ INES S	6732 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
392	04-26-21-0160-02500-0140	GRIFFIN WHITNEY DIANE & CATRELLO SANCHAIS	6720 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
393	04-26-21-0160-02500-0150	TULLOCH TASHA LAKIESHA	6712 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
394	04-26-21-0160-02500-0160	VASA DILEEP	6704 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
395	04-26-21-0160-02500-0170	CARMAN CHESTER SCOTT & PATRICIA ANN KEITH	6696 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
396	04-26-21-0160-02500-0180	MAGNIFICO TIANA & PAUL DONALD FLOYD ACHILLE	6688 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
397	04-26-21-0160-02500-0190	PLUMMER ANTWAUN D & MELISSA MARIE WINSHIP	6426 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
398	04-26-21-0160-02500-0200	BRITTO HUBERT & BRITTO JOHN	6418 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
399	04-26-21-0160-02500-0210	WILKINSON OLGA PATRICIA	6410 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
400	04-26-21-0160-02500-0220	BARBRA ISIAH MALIK	6402 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
401	04-26-21-0160-02500-0230	SCHWEITZER ROBERT CARL & WENDY SUE	6394 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
402	04-26-21-0160-02500-0240	DAVIS FRANCESCA R & MICHAEL R	6386 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
403	04-26-21-0160-02500-0250	ZYDANI HANA ALI & ZYDANI NADIA ALI	6378 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
404	04-26-21-0160-02500-0260	CARLSON MIRIAM CRISTINA & TIMOTHY SCOTT	6370 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
405	04-26-21-0160-02500-0270	OCONNOR JAMES WILLIAM & CODILYNNE	6362 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
406	04-26-21-0160-02500-0280	LEMAINE JONTY & BIEN-AIME MARIE KERLYNE & ET AL	6354 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
407	04-26-21-0160-02500-0290	MORILLO MARIA G MILANO & QUIJANO JEAN E E	6346 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
408	04-26-21-0160-02500-0300	DUMESLE OLINSER & BENIGIE C & DUMESLE SANSEHERY J	6338 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
409	04-26-21-0160-02500-0310	FARAH MUSLIMO MOHAMED & FARAH AISHA MOHAMED	6330 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
410	04-26-21-0160-02500-0320	RIVERA LUIS EUGENIO RIVERA & LOPEZ GIANMILY KARINE RIV	6322 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SE 40	\$7,703.53	\$530.41	
411	04-26-21-0140-01300-0010	PIMPERL JOSEPH ROBERT & JESSICA ANN	6511 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
412	04-26-21-0140-01300-0020	MASSARI RAFAEL ANDRES	6503 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
413	04-26-21-0140-01300-0030	BRIONES KATHIANA M L & VIEJO TYRONE A M	6495 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
414	04-26-21-0140-01300-0040	VELEZ ZENABIAN ISAH & MORALES KIARA ANGELIC	6487 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
415	04-26-21-0140-01300-0050	RIGBY-MENENDEZ TERESA & MENENDEZ WILLIAM SR	6479 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
416	04-26-21-0140-01300-0060	TELLADO MONIQUE & CINTRON MARIA DESIREE	6471 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
417	04-26-21-0140-01300-0070	ECHEVERRI LINA MARCELA & GIRON JOSE J PORTELA	6463 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
418	04-26-21-0140-01300-0080	CURD JOHN LACEY & JUNG SOON	2647 RIVER RUN RD	PRINCE GEORGE	VA	23875	SE 45	\$7,703.53	\$530.41	
419	04-26-21-0140-01300-0090	FILOMENO ANGELA MARIA GOMEZ & PIETROPAOLI JOSEPH MIC	6439 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
420	04-26-21-0140-01300-0100	SANNASARDO ZACHARY PETER	6444 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
421	04-26-21-0140-01300-0110	HALL EZEKIEL WING & GABRIELLE JENNIE	6438 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
422	04-26-21-0140-01300-0120	FANNING LINDA SHARELL & FANNING NASIR R	6466 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SE 45	\$7,703.53	\$530.41	
423	04-26-21-0140-01300-0130	IH6 PROPERTY FLORIDA LP	1717 MAIN ST	DALLAS	TX	75201-4657	SE 45	\$7,703.53	\$530.41	
424	04-26-21-0140-01300-0140	SHIEKO HENRY OKPOTI &								

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT

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EXHIBIT A - ASSESSMENT ROLL

							MAXIMUM BOND ASSESSMENTS		
#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	Principal Debt	Annual Assessment
467	04-26-21-0150-00900-0040	KALUVA ANUDEEP & MOLUGU SOWMYA	36524 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
468	04-26-21-0150-00900-0050	LYLOYD DAVID & LLOYD SUZANNA	36536 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
469	04-26-21-0150-00900-0060	AUDU ESTHER JOHN	36544 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
470	04-26-21-0150-00900-0070	VARGHESE CHRISTIAN JOHN & VARGHESE JULIE	36552 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
471	04-26-21-0150-00900-0080	GARCIA- SAAVEDRA MARITZA & SAAVEDRA MARCELINO JR	36560 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
472	04-26-21-0150-00900-0090	PROPHETE KERLINE FOUCHÉ & RICARDO	36574 SMITHFIELD LANE	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
473	04-26-21-0150-00900-0100	OLADUNJOYE ALARA THOMAS & BLESSING NGOZI	36582 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
474	04-26-21-0150-00900-0110	LESPIER JANICE KARINA CRUZ & SALVADOR CRUZ	36588 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
475	04-26-21-0150-01200-0010	SOTO HERNANDEZ DORIS ALEXANDRA	6429 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
476	04-26-21-0150-01200-0020	CARSON ALYSSA NOELLE & GOST MATTHEW ERWIN	6425 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
477	04-26-21-0150-01200-0030	DING JIANXUN	ROOM 91 UNIT 19 NO 5 ZHONGGU		0	0	SF 45	\$7,703.53	\$530.41
478	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
479	04-26-21-0150-01200-0050	AUDET DALE C & HELGENBERGER JULEEN	6399 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
480	04-26-21-0150-01200-0060	VEIGA PERICLES J	6393 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
481	04-26-21-0150-01200-0070	PITTSBARGER ALEC DALE & CHLOE	6381 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
482	04-26-21-0150-01200-0080	ROSADO IMAD TAYSEER ABED & ORTIZ ANA M ROSADO	6373 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
483	04-26-21-0150-01200-0090	NICHOLS BENJAMIN ANTHONY & JOLENE BRIANA	6365 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
484	04-26-21-0150-01200-0100	PIANTIERI JOSEPH GEORGE & KEILA ESTHER SOLANO	6359 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
485	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
486	04-26-21-0150-01200-0120	ABANG ETTA D	6347 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
487	04-26-21-0150-01200-0130	CRUZ EDWIN & EVELYN	6341 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
488	04-26-21-0150-01200-0140	KARIM SAJJAS	6335 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
489	04-26-21-0150-01200-0150	LATIMER ANDREA & ST VALL ROLAND	6327 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
490	04-26-21-0150-01200-0160	HARRIS BRITTANY MICHELE	6321 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
491	04-26-21-0150-01200-0170	SERPA LIOSDANY PEREZ	6309 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
492	04-26-21-0150-01200-0180	QASIM ALWATHIQ BELLAH IBRAHIM	36657 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
493	04-26-21-0150-01200-0190	COMPTON BENJAMIN CURTIS & JESSIEA DANIELLE	36651 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
494	04-26-21-0150-01200-0200	NARVAEZ SEGUNDA MILAGROS	36639 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
495	04-26-21-0150-01200-0210	SWITZER WRAY ANTHONY	6288 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
496	04-26-21-0150-01200-0220	PEGUERO ANGEL DARIO CUSTODIO	6300 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
497	04-26-21-0150-01200-0230	RODRIGUEZ DANYER L	6304 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
498	04-26-21-0150-01200-0240	RIVERA NADIA ALESSANDRA & MERCED LUIS	6312 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
499	04-26-21-0150-01200-0250	LEVERETTE NACHELLE PATRICE & AGOSTINI DANIEL	6324 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
500	04-26-21-0150-01200-0260	MAHER JOSEPH & BRITTANY	6330 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
501	04-26-21-0150-01200-0270	BOWMAN REGINALD CORTEZ & EDWARDS ALICIA CANTY	6342 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
502	04-26-21-0150-01200-0280	JOHNSTON MARK RYAN & PAIGE NICOLE	6348 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
503	04-26-21-0150-01200-0290	SIMMS DAVID CARTER & NORRISHAWN CRYSTAL	6356 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
504	04-26-21-0150-01200-0300	PESANTE JOSE JAVIER O & MATEO KARENLY N	6364 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
505	04-26-21-0160-00500-0080	TERRERO ORDIS MANUEL & PEPTO PHOEBE A	6505 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
506	04-26-21-0160-00500-0090	SEITZ DIANNE ELIZABETH	6497 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
507	04-26-21-0160-00500-0100	JONES KYLE CHANDLER & LITA MONIQUE	6489 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
508	04-26-21-0160-00500-0110	CUERO LIZA & VARAS LUIS MONTESEDOCA	6481 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
509	04-26-21-0160-00500-0120	ABRAMS ANNETTE	6469 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
510	04-26-21-0160-00500-0130	PEREZ JUAN GABRIEL & FLORES JULIE JACKSELL ORTEGA	6461 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
511	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
512	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
513	04-26-21-0160-00500-0160	SALTERS CONSTANCE	6439 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
514	04-26-21-0160-00500-0170	RAMOS RAFAEL	6425 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
515	04-26-21-0160-00500-0180	CARPIO CARLOS ALBERTO & CARPIO ADOLFO O	6417 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
516	04-26-21-0160-00500-0190	JOHNSON NASSIA SHANTIA & TYRONE CLEVELAND JR	6413 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
517	04-26-21-0160-00500-0200	THALLURU LAKSHMI PRIYANKA & RAMACHANDRA SURYA PETI	6399 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
518	04-26-21-0160-00500-0210	ULCEN CATHERINE A	6391 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
519	04-26-21-0160-00500-0220	SUNG JINGYUAN	6383 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
520	04-26-21-0160-00500-0230	FLOREZ NAOMI VIOLET & NICOLAS JR	6375 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
521	04-26-21-0160-00500-0240	MORALES KIARA CONCEPCION & JIMENEZ ANGELA C	6363 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
522	04-26-21-0160-00500-0250	CARDONA INVESTMENT SERVICES LLC	7909 N ROME AVE	TAMPA	FL	33604	SF 45	\$7,703.53	\$530.41
523	04-26-21-0160-00500-0260	PALENCHA SACHIN KUMAR & SANGA SWATHI	6347 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
524	04-26-21-0160-02600-0010	NOEL NESLY JEAN & BAPTISTE SUZANNE JEAN	6670 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
525	04-26-21-0160-02600-0020	COLLIER BORDER KYLIE M	6656 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
526	04-26-21-0160-02600-0030	MCLENDON DEVONTE	6648 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
527	04-26-21-0160-02600-0040	FODE DAWN M & CORY L	112 W TURNPIKE AVE	BISMARCK	ND	58501	SF 45	\$7,703.53	\$530.41
528	04-26-21-0160-02600-0050	SL PROFESSIONAL MANAGEMENT LLC	6636 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
529	04-26-21-0160-02600-0060	VAN MOI & NGUYEN KALEY ANH	6622 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
530	04-26-21-0160-02600-0070	MANSOOR NOAS	6614 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
531	04-26-21-0160-02600-0080	COOPER ALEXANDRA MICHELLE & BALLESTE STEPHANIE A	6576 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
532	04-26-21-0160-02600-0090	VALENTINO MICHAEL JOSEPH & ALEXA LEIGH	6564 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
533	04-26-21-0160-02600-0100	RICHARDSON PRECIOUS BONTRICE & DAMON	6538 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
534	04-26-21-0160-02600-0110	PALMER ASHLEY LAUREN	6502 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
535	04-26-21-0160-02600-0120	BOLANOS JOSE A S & SALAS GEORGEANNA G S	6494 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
536	04-26-21-0160-02600-0130	MCELROY NOAH ALEXANDER	6486 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
537	04-26-21-0160-02600-0140	CALLEGARI CARLOS & DE CALLEGARI ESTHER SANCHEZ	6478 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
538	04-26-21-0160-02600-0150	MONTIEL MARCOS EDUARDO MENESES	6470 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
539	04-26-21-0160-02600-0160	GONZALEZ NEGRON ANGEL OBEID	6462 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
540	04-26-21-0160-02600-0170	CASTRO CARMEN DELIA & VILASECO ENRIQUE	6450 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,703.53	\$530.41
541	04-26-21-0140-00200-0010	CAL HEARTSHUNT LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55	\$7,703.53	\$530.41

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT

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EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS	
								Principal Debt	Annual Assessment
584	04-26-21-0150-01000-0040	CARRION MARIA ELOISA & FERNANDEZ ALBERTO T	36548 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
585	04-26-21-0150-01000-0050	AVENIA ALLISON J NELL & AVENIA MARTHA EUGENIA	36560 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
586	04-26-21-0150-01000-0060	SPRAUVE LESLIE DELANO	36568 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
587	04-26-21-0150-01000-0070	HAVELY VIRGINIA & HAVELY LOUVENIA & ET AL	36576 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
588	04-26-21-0150-01000-0080	CHANDRASEKARAN SRIDHAR	36590 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
589	04-26-21-0150-01000-0090	BAAZAOUI MONCEF AMOR & LAMIA M	36598 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
590	04-26-21-0150-01000-0100	RAMIREZ YHONNY ALEXANDER CHACON & MIZAR DOUGLENY	36606 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
591	04-26-21-0150-01000-0110	BOTTS JEFFREY WAYNE	36618 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
592	04-26-21-0150-01000-0120	AYBAR CESAR A & AYBAR SHARON G	36630 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
593	04-26-21-0150-01000-0130	INIGUEZ DAVID VICENTE & RHONDA	36642 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
594	04-26-21-0150-01000-0140	BAIN ALICIA & DANIEL HULDA BAIN	36654 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
595	04-26-21-0150-01000-0150	PATEL SHILPA	36662 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
596	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	\$530.41
597	04-26-21-0150-01000-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	SF 55	\$7,703.53	\$530.41
598	04-26-21-0150-01000-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	SF 55	\$7,703.53	\$530.41
599	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	\$530.41
600	04-26-21-0150-01000-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55	\$7,703.53	\$530.41
601	04-26-21-0150-01200-0310	DESAI SANJEEV & DESAI ALPA SANJEEV	9 GREAT OAKS DRIVE	NEW CITY	NY	10956	SF 55	\$7,703.53	\$530.41
602	04-26-21-0150-01200-0320	KAHVECIOGLU ANA CECILIA & SEDAT	6388 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
603	04-26-21-0150-01200-0330	DEEN GORIOLO OLAYEMI	6400 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
604	04-26-21-0160-00300-0180	GARCIA ESCAROLYN & SANCHEZ YOVANNY RAINIER COLON	36527 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
605	04-26-21-0160-00300-0190	KRAUS MEGAN LYNN & CHRISTOPHER JOHN	36513 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
606	04-26-21-0160-00300-0200	OCHOA JUAN ERNESTO & PATINO ANYI	36501 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
607	04-26-21-0160-00300-0210	CORBIN VIGILANT MELISSA & VIGILANT JOHN	36493 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
608	04-26-21-0160-00300-0220	DALAL SHANTESH & HINCHIGERI KIRAN	36485 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
609	04-26-21-0160-00300-0230	CINTRON KEILA ENCHAUTGUI	36561 FLATS STREET	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
610	04-26-21-0160-00300-0240	FOUAD GEORGE FAKHRY & HANAA S	36463 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
611	04-26-21-0160-00300-0250	THOMAS LISA LYNN & FOSTER ALLEN DINE	36451 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
612	04-26-21-0160-00300-0260	MISHRA ASHISH KUMAR & GOEL ABHINAV	19215 MOSSY PINE DR	TAMPA	FL	33647	SF 55	\$7,703.53	\$530.41
613	04-26-21-0160-00300-0270	SANDOVAL HECTOR	36431 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
614	04-26-21-0160-00300-0280	ROBINSON CHRISTOPHER CHARLES & JESSICA JOY	36419 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
615	04-26-21-0160-00400-0010	MIKHAIL EDWARD & HOWAIDA	36385 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
616	04-26-21-0160-00400-0020	BMR INVESTMENTS OF TAMPA LLC	36379 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
617	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	\$530.41
618	04-26-21-0160-00400-0040	DESIRISSEAU JEAN ELLY & MILLER MALINDA M & DESIRISSEAU	36357 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
619	04-26-21-0160-00400-0050	SL PROFESSIONAL MANAGEMENT LLC	4931 TURTLE CREEK TRL	OLDSMAR	FL	34677	SF 55	\$7,703.53	\$530.41
620	04-26-21-0160-00400-0060	SULLIVAN SYDNEY LYNN & KUMALA JOSEPH PATRICK	36331 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
621	04-26-21-0160-00400-0070	LINDSAY ANTHONY HARPER JR & SILVIA C	6645 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
622	04-26-21-0160-00400-0080	BMR INVESTMENTS OF TAMPA LLC	6633 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
623	04-26-21-0160-00400-0090	PEREZ ADRIANA I ANSELMI & MARIN JOSE M GUERERE	6619 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
624	04-26-21-0160-00400-0100	BROWN REMONO ROD	6611 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
625	04-26-21-0160-00400-0110	BOBBA LAKSHMI DEEPTHI & GUMMADI BALAKRISHNA	6603 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
626	04-26-21-0160-00400-0120	BARNETT JUSTIN & MONTGOMERY GLENDA	6591 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
627	04-26-21-0160-00400-0130	STANLEY DEREK	6585 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
628	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	\$530.41
629	04-26-21-0160-00500-0010	NUNEZ DANIEL & MARLEX DYANALIS	6561 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
630	04-26-21-0160-00500-0020	TORRES ROBERTO	6553 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
631	04-26-21-0160-00500-0030	MOHAMME MSMEH EDRIS SOILMAN & MUSMAH SUHAD MOUSA	6545 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
632	04-26-21-0160-00500-0040	MERCADO GREXIMAR ROHENA & JOSE ANGEL	6537 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
633	04-26-21-0160-00500-0050	JUMAN SHANIEZA	6529 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
634	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	\$530.41
635	04-26-21-0160-00500-0070	GRACIA ROSA & JAMES	6513 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
636	04-26-21-0160-01500-0010	KANCHANAM SUDHAKAR & VOOTLA PRIYA SUDARSHAN	36526 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
637	04-26-21-0160-01500-0020	GEORGES JUDITH & BRIFIL EMANUEL	36512 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
638	04-26-21-0160-01500-0030	SUAZO SORAYA SAMARIA TERRERO GALARZA DE	36504 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
639	04-26-21-0160-01500-0040	SRR VENTURES LLC	19333 EAGLE CREEK LN	TAMPA	FL	33647	SF 55	\$7,703.53	\$530.41
640	04-26-21-0160-01500-0050	SPARKS ERICA ANGELA & EMERY E	36484 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
641	04-26-21-0160-01500-0060	MONELLI MARK C & TINA M	36476 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
642	04-26-21-0160-01500-0070	JAMIL FAIZAN & GHAZI LUBNA KHALID	36462 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
643	04-26-21-0160-01500-0080	RAGSDALE STEPHEN & OGRADY-RAGSDALE SHANNON	36454 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
644	04-26-21-0160-01500-0090	TRAN LIEU THI DANG & TUYEN QUANG	36442 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
645	04-26-21-0160-01500-0100	RAYMOND SCOTT ANTHONY & STEPHANIE DANIELLE	36430 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
646	04-26-21-0160-01600-0010	DESAI TARUN & AKSHANTALA AAMANI	36382 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
647	04-26-21-0160-01600-0020	ROLDAN JOSHUA FIGUEROA	36370 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
648	04-26-21-0160-01600-0030	ROTH LISA ANNE CROWELL IRA TRUST LLC	36362 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
649	04-26-21-0160-01600-0040	CALDERON YESICA CABANZO	36354 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
650	04-26-21-0160-01600-0050	STANLEY SARDIA ROSEMAUREEN & SANCHEZ MARION ALPHON	143 WASHINGTON ST 2FL	POUGHKEEPSIE	NY	12601	SF 55	\$7,703.53	\$530.41
651	04-26-21-0160-01600-0060	DURAND XIOMARA & ROBERT LEE	36330 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55	\$7,703.53	\$530.41
								\$5,015,000.00	\$345,295.00

Abbott Square

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



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Series 2022

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ABBOTT SQUARE
Community Development District

GENERAL FUND

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Operations & Maintenance Assmts - On Roll	\$ 558,323	\$ 536,797	\$ 21,526	\$ 558,323	\$ 871,373
Interest - Investments	-	12,817	-	12,817	-
Other Miscellaneous Revenues	-	1,609	-	1,609	-
TOTAL REVENUES	\$ 558,323	\$ 551,223	\$ 21,526	\$ 572,749	\$ 871,373
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 9,200	\$ 12,000	12,000
District Management	48,000	-	48,000	48,000	49,440
Field Management	15,000	25,288	25,707	50,995	15,000
Dissemination Agent/Reporting	1,000	-	1,000	1,000	1,000
Website Admin Services	705	1,553	-	1,553	1,553
District Engineer	10,000	1,460	8,540	10,000	10,000
District Counsel	25,000	4,143	20,857	25,000	25,000
Trustees Fees	5,000	-	5,000	5,000	5,000
Auditing Services	5,000	-	5,000	5,000	5,000
Phone	-	-	-	-	-
Printing & Binding	500	-	500	500	500
Legal Advertising	1,500	561	939	1,500	1,500
Bank Fees	500	-	500	500	500
Dues, Licenses & Fees	175	175	-	175	175
Website ADA Compliance	1,000	-	1,000	1,000	-
Prof Serv - Rate Arbitrage	500	-	500	500	500
Postage	500	2	498	500	500
Tax Collector/Property Appraiser Fees	10,229	-	10,229	10,229	10,229
Meeting Expense	4,128	-	4,128	4,128	-
Total Financial and Administrative	\$ 140,737	\$ 35,982	\$ 141,598	\$ 177,580	\$ 137,897
Insurance					
General Liability	\$ 3,025	\$ 23,120	\$ -	\$ 23,120	3,311
Public Officials Insurance	2,475	2,475	-	2,475	2,709
Property & Casualty Insurance	14,566	14,595	-	14,595	16,424
Total Insurance	\$ 20,066	\$ 40,190	\$ -	\$ 40,190	\$ 22,444
Utility Services					
Electric Utility Services	\$ 3,600	\$ 305	\$ 3,295	\$ 3,600	3,600
Street Lights	97,000	31,072	65,928	97,000	94,485
Total Utility Services	\$ 100,600	\$ 31,377	\$ 69,223	\$ 100,600	\$ 98,085
Amenity					
Entrance Monuments, Gates, Walls R&M	5,000	44,950	-	44,950	5,000
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	5,000	5,000
Total Amenity	\$ 10,000	\$ 44,950	\$ 5,000	\$ 49,950	\$ 10,000
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$ 156,744	\$ 56,611	\$ 100,133	\$ 156,744	148,464
R&M-Well Maintenance	19,176	-	19,176	19,176	19,176
Landscaping - Mulch	20,000	-	20,000	20,000	20,000
Landscaping - Annuals	5,000	-	5,000	5,000	5,000
Landscaping - Plant Replacement Program	5,000	-	5,000	5,000	5,000
Irrigation Maintenance	2,500	230	2,270	2,500	2,500
Aquatics Maintenance	22,900	1,500	21,400	22,900	22,900
Wetland Maintenance	7,500	-	7,500	7,500	7,500
Retention Pond Maintenance	8,600	-	8,600	8,600	8,600
Park Maintenance	10,000	-	10,000	10,000	10,000
R&M-Trail Maintenance	7,500	-	7,500	7,500	7,500

ABBOTT SQUARE
Community Development District

GENERAL FUND

Misc - Contingency	22,000	2,807	19,193	22,000	20,000
Contracts-Trash Removal	-	-	-	-	18,000
Total Landscape and Pond Maintenance	\$ 286,920	\$ 61,148	\$ 225,772	\$ 286,920	\$ 294,640

Amenity Operations

Administrative Expenses

Management Services	-	-	-	-	36,000.00
Access Keys/Cards	-	-	-	-	300.00
Pool Permits	-	-	-	-	280.00
Property and Casualty Insurance	-	-	-	-	15,000.00

Onsite Payroll

Onsite Payroll	-	-	-	-	88,500.00
Payroll Taxes & Admin Fees	-	-	-	-	19,000.00

Landscaping / Maintenance

Pest Control	-	-	-	-	2,340.00
Pool Maintenance	-	-	-	-	21,000.00
Landscape Maint Contract	-	-	-	-	26,787.00
Janitorial Maintenance	-	-	-	-	26,787.00
Building Maintenance	-	-	-	-	2,500.00
HVAC	-	-	-	-	2,000.00
Cleaning Supplies	-	-	-	-	3,000.00
Gate - Repair Maint	-	-	-	-	1,500.00
General Maintenance	-	-	-	-	5,000.00
Security Camera	-	-	-	-	500.00
Furniture/Furnishings	-	-	-	-	2,500.00
Fitness Equipment	-	-	-	-	2,000.00
Well Pump Repairs	-	-	-	-	1,450.00
Fire Safety Alarm	-	-	-	-	700.00
Holiday Decorations	-	-	-	-	2,500.00
Landscape Replacement	-	-	-	-	5,000.00
Mulch	-	-	-	-	10,000.00
Pressure Washing	-	-	-	-	5,000.00
Irrigation Repairs	-	-	-	-	1,300.00
Pool Repairs	-	-	-	-	2,500.00

Utilities

Electricity - Clubhouse/Pool	-	-	-	-	11,000.00
Propane	-	-	-	-	1,000.00
Phone & Internet	-	-	-	-	863.40
Trash/Waste	-	-	-	-	6,500.00
Water & Sewer - Clubhouse	-	-	-	-	5,500.00

Amenity Expense Subtotal

\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,307
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TOTAL EXPENDITURES

\$ 558,323	\$ 213,647	\$ 441,593	\$ 655,240	\$ 871,373
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Excess (deficiency) of revenues

\$ -	\$ 337,576	\$ (420,067)	\$ (82,491)	\$ -
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Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2022 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED		ACTUAL		PROJECTED		TOTAL		ANNUAL		
	BUDGET		THRU		April-		PROJECTED		BUDGET		
	FY 2025		3/31/2025		9/30/2025		FY 2025		FY 2026		
REVENUES											
Interest - Investments	\$	-	\$	-	-	-	\$	-	\$	-	
Special Assmnts- Tax Collector		639,163		-	639,163		639,163		639,163		
Special Assmnts- Discounts		-		-	-		-		-		
TOTAL REVENUES	\$	639,163	\$	-	\$	639,163	\$	639,163	\$	639,163	
EXPENDITURES											
Debt Service											
Principal Prepayments	\$	-	\$	-	\$	-	\$	-	\$	-	
Principal Debt Retirement		150,000		-	150,000		150,000		150,000		
Interest Expense		489,163		-	489,163		489,163		489,163		
TOTAL EXPENDITURES	\$	639,163	\$	-	\$	639,163	\$	639,163	\$	639,163	
Excess (deficiency) of revenues											
Over (under) expenditures											
Net change in fund balance	\$	-	\$	-	\$	-	\$	-	\$	-	

Assessment Summary

Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

[illegible]

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Abbott Square Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Abbott

Square Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2025.

Attested By:

**Abbott Square
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Abbott Square Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2025.

Attested By:

**Abbott Square Community
Development District**

Print Name:_____

☐Secretary/☐Assistant Secretary

Print Name:_____

☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

July 23, 2025

Inframark Infrastructure Management Services
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607
Attention: Brian Lamb, Vice President

Re: ***US\$5,015,000 Abbott Square Community Development District, City of Zephyrhills, Florida, Special Assessment Bonds, Series 2025, dated: Date of delivery, due: May 01, 2055***

Dear Brian Lamb

Pursuant to your request for an S&P Global Ratings rating on the above-referenced obligations, S&P Global Ratings has assigned a rating of "BBB" . S&P Global Ratings views the outlook for this rating as stable. A copy of the rationale supporting the rating is enclosed.

This letter constitutes S&P Global Ratings' permission for you to disseminate the above-assigned ratings to interested parties in accordance with applicable laws and regulations. However, permission for such dissemination (other than to professional advisors bound by appropriate confidentiality arrangements or to allow the Issuer to comply with its regulatory obligations) will become effective only after we have released the ratings on standardandpoors.com. Any dissemination on any Website by you or your agents shall include the full analysis for the rating, including any updates, where applicable. Any such dissemination shall not be done in a manner that would serve as a substitute for any products and services containing S&P Global Ratings' intellectual property for which a fee is charged.

To maintain the rating, S&P Global Ratings must receive all relevant financial and other information, including notice of material changes to financial and other information provided to us and in relevant documents, as soon as such information is available. Relevant financial and other information includes, but is not limited to, information about direct bank loans and debt and debt-like instruments issued to, or entered into with, financial institutions, insurance companies and/or other entities, whether or not disclosure of such information would be required under S.E.C. Rule 15c2-12. You understand that S&P Global Ratings relies on you and your agents and advisors for the accuracy, timeliness and completeness of the information submitted in connection with the rating and the continued flow of material information as part of the surveillance process. Please send all information via electronic delivery to: pubfin_statelocalgovt@spglobal.com. If SEC rule 17g-5 is applicable, you may post such information on the appropriate website. For any information not available in electronic format or posted on the applicable website,

Please send hard copies to:

S&P Global Ratings
Public Finance Department
55 Water Street
New York, NY 10041-0003

The rating is subject to the Terms and Conditions, if any, attached to the Engagement Letter applicable to the rating. In the absence of such Engagement Letter and Terms and Conditions, the rating is subject to the attached Terms and Conditions. The applicable Terms and Conditions are incorporated herein by reference.

S&P Global Ratings is pleased to have the opportunity to provide its rating opinion. For more information please visit our website at www.standardandpoors.com. If you have any questions, please contact us. Thank you for choosing S&P Global Ratings.

Sincerely yours,

S&P Global Ratings
a division of Standard & Poor's Financial Services LLC

ts
enclosures

cc: ***Dylan Schwartz, Investment Banking Analyst***
FMS Bonds, Inc.

S&P Global Ratings
Terms and Conditions Applicable To Public Finance Credit Ratings

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Research Update:

Abbott Square Community Development District, FL Series 2025 Special Assessment Bonds Assigned 'BBB' Rating

July 23, 2025

Overview

- S&P Global Ratings assigned its 'BBB' long-term rating to [Abbott Square Community Development District](#) (CDD), Fla.'s series 2025 special assessment bonds.
- The outlook is stable.

Rationale

Security

A first lien on special debt assessments levied on benefited properties in the district secures the series 2025 bonds. A debt service reserve fund (DSRF), set at 50% maximum annual debt service (MADS), of approximately \$172,000 also supports the bonds.

Series 2025 bond proceeds will be used to finance the acquisition of the community's clubhouse and certain amenity facilities along with capital improvements to the clubhouse and facilities.

The rating reflects the application of our updated methodology "[Special Assessment Debt](#)," Feb. 21, 2025.

Credit highlights

The rating reflects our view of Abbott Square CDD's relatively strong economic trends, a fully developed assessment base, low taxpayer concentration, and the ability to recover delinquencies through tax certificate sales per state law. The district's size, maximum-loss-to-maturity metric, and overall value to lien (OVTL), offset these strengths and currently limit rating upside.

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Abbott Square CDD is a residential community consisting of approximately 173 acres in the city of Zephyrhills in Pasco County, about 30 miles north of downtown Tampa. The CDD is made up of a 651-unit residential development known as Lennar at Abbott Square. The district was developed and constructed by Lennar Homes LLC, a Florida limited liability company and wholly owned subsidiary of Lennar Corp. All homes have been constructed and closed to retail end users. Total assessed value for the CDD is approximately \$170 million with an estimated overall value-to-lien ratio of 10x, including parity debt and the assessment area's proportionate overlapping debt. The 10 leading taxpayers make up about 2.8% of assessment collections; the leading taxpayer accounts for 0.5% of total collections.

The rating on the bonds incorporates our view of the district's:

- Adequate-to-strong economic fundamentals, characterized by its below-average income; healthy labor market with low unemployment; comparable affordability to the nation; and strong population growth, partially offset by elevated historical real estate market price volatility;
- Adequate district characteristics, as evidenced by its fully built-out assessment area with properties sold to end users; little taxpayer concentration with the 10 leading taxpayers accounting for about 3% of total assessments; and adequate district size of 651 parcels-- However, the overall value-to-lien ratio of about 10-to-one is low; and
- Weak-to-very-weak finances, characterized by 1x annual debt service coverage and an inability to withstand the permanent loss of the 10 leading taxpayers, as defined by the maximum-loss-to-maturity metric--However, the district has additional support through a DSRF (50% of MADS) and an ability to recover delinquencies through tax certificate sales.

Environmental, social, and governance

Environmental physical factors are elevated in our credit rating analysis, as they are for most of the state. Hurricane flooding represents the largest risk for the district. However, we understand that tax revenue has seen no material disruption from hurricanes within the past few years. We view social and governance factors as neutral within our credit rating analysis.

Outlook

The stable outlook reflects S&P Global Ratings' opinion that special assessment collections will likely be sufficient to pay debt service on the bonds and that overall value-to-lien ratios will likely remain stable or improve over time if no additional debt is issued.

Downside scenario

We could take a negative rating action if overall value-to-lien ratios decline due to the issuance of additional parity debt or if delinquencies increase materially, leading to a draw on reserves to meet debt service payments.

Upside scenario

We could take a positive rating action if the maximum-loss-to-maturity and overall value-to-lien ratios were to improve materially and be sustained at levels more in line with those of higher-rated peers, assuming all other rating factors remain stable or improve.

Credit Opinion

Economic fundamentals: adequate-to-strong

The district encompasses 173 acres in southeast Pasco County, approximately 37 miles northeast of downtown Tampa. Pasco County has incomes that are weaker than the nation at 88% of the U.S. level. The county has a relatively healthy labor market, with the trailing-12-month unemployment rate of 3.9% compared with the national figure of 4.3%. The county has seen strong population growth, with 10-year growth of 26% exceeding the U.S. growth rate by 5x. The district participates in the Tampa metropolitan statistical area, which we consider broad and diverse. Housing prices are in line with the national level at just less than 450% of household income.

District characteristics: adequate

The 651 parcels securing the bonds are 100% developed. District concentration is low, with the top 10 assessment payers accounting for 2.8% of total assessments. The assessment area's total assessed value of \$170 million results in an OVTL ratio of just less than 10 to 1, including overlapping, tax-secured debt. Collections for the district remain strong, with no reported delinquencies in fiscal 2024 (Sept. 30 year-end). We understand that there have been no unsold tax certificates, allowing for the full and timely payment of debt service.

Financial profile: weak-to-very weak

When considering the transaction's annual coverage just above 1x and excess liquidity provided through the debt service reserve funded at 50% of MADS, we calculate the district could withstand a maximum permanent delinquency rate of 2.3% over the life of the bonds and still meet all debt service obligations. The district is unable to withstand the loss of the top 10 taxpayers through maturity, although by a small margin. Our opinion of the financial profile considers the obligation's adequate coverage and the limited ability to raise revenues. Positively affecting the score is the district's strong likelihood of recovering delinquent assessments given the ability to sell tax certificates to recuperate delinquent assessments in a timely manner.

Ratings List	
New Issue Ratings	
US\$5.015 mil spl assess bnds ser 2025 due 05/01/2055	
Long Term Rating	BBB/Stable
New Rating	
Local Government	
Abbott Square Community Development District, FL Special Assessments	BBB/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have

different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourcelid/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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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.

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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 **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...
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	4 th 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-by-case 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.

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Present and constituting a quorum were:

Also present were:

One Member of the Public Present and Several Members on Teams

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

SECOND ORDER OF BUSINESS Public Comments

THIRD ORDER OF BUSINESS New Business

A. Club Purchase

i. Preliminary First Supplemental Assessment Methodology Report

ii. Resolution 2025-07, Delegation Resolution

iii. Second Supplemental Indenture

On MOTION by Mr. Barnett seconded by Ms. Benton, with Ms. Evans and Ms. Campagna abstaining, Resolution 2025-07 was adopted in substantial form.

B. Recreation Facilities Polices

- Presented and tabled to August meeting. Mr. Babbar will Patron rate to \$150.00 and add cabana room open hours.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Acceptance of the Financial Reports and Approval of Check Register for May 2025

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, the consent agenda was approved. (5-0)

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

- None.

B. District Manager

i. Community Inspection Report

- Discussion ensued

ii. Discussion of Towing

- Discussion ensued on adding discussion of painting curb to the September agenda.
- Discussion occurred on the normal flow of traffic with parking. An email from Mr. Babbar was read: "It's usually meant to mean parking in a way that causes someone to drive slower than normal that would create a significant and reoccurring backlog of vehicles flowing on the roadway. Anytime on-street parking is permitted it will disrupt the flow of traffic on both sides and naturally cause drivers to slow down (it can be used as a traffic calming solution). It really only becomes a problem if there are routine backlogs as that could be hazardous in the event of an emergency. It can be revised if it is causing confusion."

C. Discussion of Fiscal Year 2026 Budget

Discussion ensued on the Budget as presented and Mr. Vega confirmed a quorum for the August meeting.

D. District Engineer

None

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

- None.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Evans seconded by Ms. Miller, with all in
favor, the meeting was adjourned at 3:17 p.m. (5-0)

Secretary/Assistant Secretary

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

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	CAPITAL					
	GENERAL	DEBT SERVICE	PROJECTS	GENERAL	GENERAL	TOTAL
	FUND	FUND SERIES	FUND SERIES	FIXED ASSETS	LONG TERM	
		2022	2022	FUND	DEBT FUND	
ASSETS						
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
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

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
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
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

Administration

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%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
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
<u>Landscape Services</u>				
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%
<u>Other Physical Environment</u>				
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%
<u>Parks and Recreation</u>				
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	-	8,600	0.00%
Total Parks and Recreation	28,600	47,639	(19,039)	166.57%
<u>Other Fees and Charges</u>				
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		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
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	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,027	\$ 15,027	0.00%
Special Assmnts- Tax Collector	639,163	632,624	(6,539)	98.98%
Special Assmnts- CDD Collected	-	9,300	9,300	0.00%
TOTAL REVENUES	639,163	656,951	17,788	102.78%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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%
FUND BALANCE, BEGINNING (OCT 1, 2024)		615,483		
FUND BALANCE, ENDING		\$ 1,027,853		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
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	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7	7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		251		
FUND BALANCE, ENDING		<u>\$ 258</u>		

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	392,902.85	Subtotal	400,197.18
Negative Adjustments	0.00	Outstanding Checks	-7,294.33
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 -	Intear earned for the	1,488.92	1,488.92	0.00
			Investments	month of 04/25			
05/01/2025		JE000420	Supervisor Fees	To Knock off DD138,139	600.00	600.00	0.00
Total Deposits					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 PASCO CNTY	Inv: SA-11371	-497.83	-497.83	0.00
04/28/2025	Payment	100068	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

05/20/2025	Payment	1118	ABBOTT SQUARE CDD	Check for Vendor V00035	-5,866.93
05/29/2025	Payment	1119	TRACIE PFENNING	Check for Vendor V00042	-200.00
05/29/2025	Payment	1120	HILTON GARDEN INN TAMPA	Check for Vendor V00043	-903.96
			WESLEY CHAPEL		
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 Outstanding Checks					-7,294.33

Outstanding Deposits

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

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.

