

Abbott Square Community Development District

Page #1

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

Board of Supervisors

Kelly Evans, Chairperson
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
Jason Liggett, Field Manager
Alize Aninipot, District Manager

Regular Meeting Agenda

Wednesday, September 3, 2025 at 1:30 p.m.

[Join the meeting now](#)

Meeting ID: 213 506 915 847 5 Passcode: mY7Hj94k

Dial in by phone [+1 646-838-1601](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. Discussion of Club Sale and Vendors to be Transferred to CDD

- | | |
|------------------------------------------|--------|
| A. Duke Energy | Pg. 2 |
| B. City of Zephyrhills | |
| i. 6313 Back Forty Loop – Utility Bill | Pg. 5 |
| ii. 6598 Bar S Bar Trail – Utility Bill | Pg. 7 |
| iii. 6618 Bar S Bar Trail – Utility Bill | Pg. 9 |
| C. Steadfast | Pg. 11 |
| D. DKS Cellular | Pg. 15 |
| E. Jayman Enterprises | Pg. 16 |
| F. First Choice Pest Control | Pg. 17 |
| G. Glisten Pools | Pg. 18 |
| H. Home River Group Club Management | Pg. 19 |
| I. Yale Harbor Community Maintenance | Pg. 37 |

4. New Business

- A. General Matters

5. Consent Agenda

- A. Acceptance of the Financial Reports (*June and July 2025*).....Pg. 42

6. Staff Report

- A. District Counsel
- i. Discussion of Rules and Policies
- B. District Manager
- i. Review of the August Community Inspection Report.....Pg. 59
- ii. Consideration of Resolution 2025-11 – FY 2026 Meeting SchedulePg. 67
- iii. Discussion on Towing and Parking Policy
- C. District Engineer

7. Board of Supervisors' Requests and Comments

8. Adjournment

Next Meeting is October 13, 2025 at 6:30 PM

District Office:

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

Meeting Room

Inframark Office
2654 Cypress Ridge Blvd Suite 101
Wesley Chapel, Florida 33544

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 5

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
9918943	Actual	Jun 5 - Jul 3
Usage Values		
Billed kWh		8,679.840 kWh
Billed Demand kW		21.600 kW
Load Factor		57.74 %

Billing details - Electric

Billing Period - Jun 05 25 to Jul 03 25	
Meter - 9918943	
Customer Charge	\$17.75
Energy Charge	
8,679.840 kWh @ 5.352c	464.54
Fuel Charge	
8,679.840 kWh @ 3.925c	340.68
Demand Charge	
21.600 kW @ \$11.61	250.77
Asset Securitization Charge	
8,679.840 kWh @ 0.162c	14.06
Total Current Charges	\$1,087.80

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

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

Billing details - Taxes

State And Other Taxes	\$77.60
Regulatory Assessment Fee	0.95
Gross Receipts Tax	27.92
County Optional Tax	11.17
Total Taxes	\$117.64

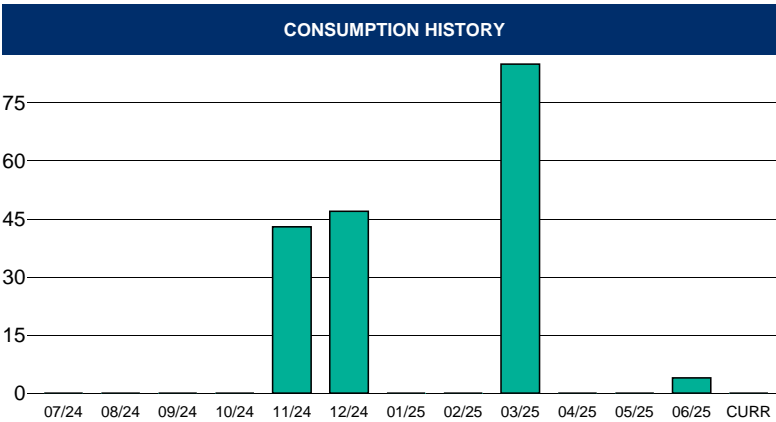


City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
(813) 780-0015

CUSTOMER NAME	CUSTOMER NO.	PARCEL ID	SERVICE LOCATION
LEN ABBOTT SQUARE COMMUNITY ASSOCIATION,	300008398	3259412	6313 BACK FORTY LOOP

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
203833	07/10/2025	003259412	COMMERCIAL	07/31/2025

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
WATER USAGE COMMERCIAL	1573702622	A	06/04/2025	07/03/2025	6136	6136	0	WUIC-C	\$0.00
WATER BASE COMMERCIAL			06/04/2025	07/03/2025					\$5.87
COMMERCIAL RUBBISH			06/04/2025	07/03/2025					\$16.89



Previous Balance	\$22.77
Total Current Billing	\$22.76
Adjustments	\$0.00
Less Payments Received	\$22.77
Deposits	\$0.00
Penalties	\$0.00
Total Amount Due	\$22.76



City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
(813) 780-0015

Utility Bill
REMIT PORTION

Please write your Account Number on your check and
enclose this portion of the bill with your payment.

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6313 BACK FORTY LOOP	203833	300008398	003259412	07/31/2025	\$26.76	\$22.76

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LEN ABBOTT SQUARE COMMUNITY ASSOCIATION,
12906 TAMPA OAKS BLVD SUITE 100
TEMPLE TERRACE FL 33637-1154



CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33542-4312



**THANK YOU FOR BEING OUR CUSTOMER
IT IS A PLEASURE TO SERVE YOU!**

 PAY ONLINE	 PAY BY PHONE	 PAY BY MAIL	 PAY IN PERSON
https://zephyrhillsfl.watersmart.com/ You may register as a new user and create a profile, or you may choose "One Time Pay" and make payments without registering. Users are able to set up automatic payments, notifications alerts and sign up for e-bills with registration.	Pay your bills 24 hours 7 days a week at 1-833-360-7528. Please have your account number and customer numbers available. We Accept Visa, MasterCard, Discover, and American Express credit cards.	City of Zephyrhills 5335 8th Street Zephyrhills, FL 33542 Please write your account number on your check and enclose the remittance stub with your payment.	Mon-Fri 8:00 AM to 4:00 PM at 5335 8th Street, Zephyrhills, FL 33542 Depository Drop Box located at 5335 8th Street, Zephyrhills, FL 33542 We Accept Visa, MasterCard, Discover, and American Express credit cards.

By sharing your email address and cell phone number with City of Zephyrhills Water Department, **you could save hundreds of dollars.** Our automatic meter reading system detects leaks around the clock. The sample message below was sent to our customer alerting them to a possible leak.

AN EXAMPLE OF A LEAK ALERT EMAIL



These leak alerts will be sent out from 8 a.m. to 6 p.m. 365 days a year -- on weekends and holidays. Think of them as leak insurance. You can register online at zephyrhillsfl@watersmart.com. Not tech savvy but you want to receive leak alerts? Call us at 813-780-0015 and we will set you up. While you are on WaterSmart you can sign up for **autopay** and email billing.

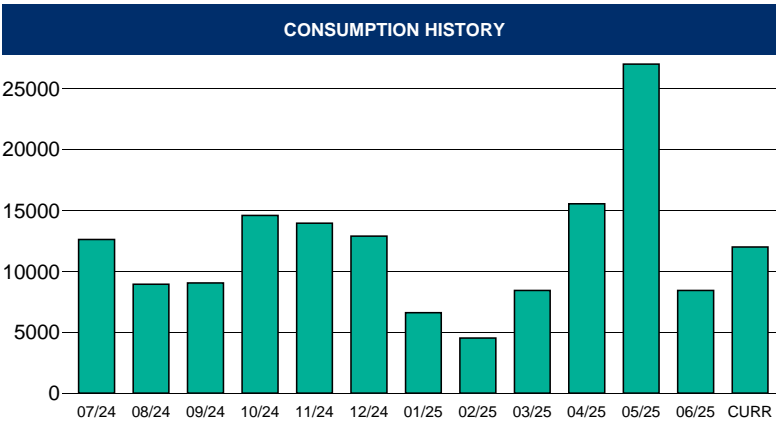


City of Zephyrhills
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Zephyrhills, FL 33542
(813) 780-0015

CUSTOMER NAME	CUSTOMER NO.	PARCEL ID	SERVICE LOCATION
LEN ABBOTT SQUARE COMMUNITY ASSOCIATION,	300008402	3258928	6598 BAR S BAR TRAIL

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
203548	07/10/2025	003258928	COMMERCIAL	07/31/2025

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
WATER USAGE COMMERCIAL	1571909102	A	06/04/2025	07/03/2025	529493	541479	11986	WUIC-C	\$35.60
WATER BASE COMMERCIAL			06/04/2025	07/03/2025					\$46.97
COMMERCIAL RUBBISH			06/04/2025	07/03/2025					\$152.93
SEWER USAGE COMMERCIAL			06/04/2025	07/03/2025					\$84.02
SEWER BASE COMMERCIAL			06/04/2025	07/03/2025					\$181.85



Previous Balance	\$465.87
Total Current Billing	\$501.37
Adjustments	\$0.00
Less Payments Received	\$466.87
Deposits	\$0.00
Penalties	\$0.00
Total Amount Due	\$500.37



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5335 8th Street
Zephyrhills, FL 33542
(813) 780-0015

Utility Bill
REMIT PORTION

Please write your Account Number on your check and
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SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6598 BAR S BAR TRAIL	203548	300008402	003258928	07/31/2025	\$507.86	\$500.37

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LEN ABBOTT SQUARE COMMUNITY ASSOCIATION,
12906 TAMPA OAKS BLVD SUITE 100
TEMPLE TERRACE FL 33637-1154



CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33542-4312



**THANK YOU FOR BEING OUR CUSTOMER
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 PAY ONLINE	 PAY BY PHONE	 PAY BY MAIL	 PAY IN PERSON
https://zephyrhillsfl.watersmart.com/ You may register as a new user and create a profile, or you may choose "One Time Pay" and make payments without registering. Users are able to set up automatic payments, notifications alerts and sign up for e-bills with registration.	Pay your bills 24 hours 7 days a week at 1-833-360-7528. Please have your account number and customer numbers available. We Accept Visa, MasterCard, Discover, and American Express credit cards.	City of Zephyrhills 5335 8th Street Zephyrhills, FL 33542 Please write your account number on your check and enclose the remittance stub with your payment.	Mon-Fri 8:00 AM to 4:00 PM at 5335 8th Street, Zephyrhills, FL 33542 Depository Drop Box located at 5335 8th Street, Zephyrhills, FL 33542 We Accept Visa, MasterCard, Discover, and American Express credit cards.

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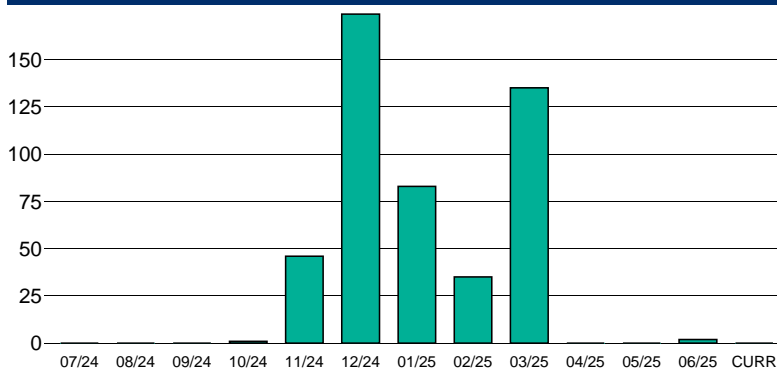
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
(813) 780-0015

CUSTOMER NAME	CUSTOMER NO.	PARCEL ID	SERVICE LOCATION
LEN ABBOTT SQUARE COMMUNITY ASSOCIATION,	300008397	3259413	6618 BAR S BAR TRAIL

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
203834	07/10/2025	003259413	COMMERCIAL	07/31/2025

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
WATER USAGE COMMERCIAL	1572089742	A	06/04/2025	07/03/2025	966	966	0	WUIC-C	\$0.00
WATER BASE COMMERCIAL			06/04/2025	07/03/2025					\$5.87
COMMERCIAL RUBBISH			06/04/2025	07/03/2025					\$16.89

CONSUMPTION HISTORY



Previous Balance	\$22.77
Total Current Billing	\$22.76
Adjustments	\$0.00
Less Payments Received	\$22.77
Deposits	\$0.00
Penalties	\$0.00
Total Amount Due	\$22.76



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5335 8th Street
Zephyrhills, FL 33542
(813) 780-0015

Utility Bill REMIT PORTION

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SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6618 BAR S BAR TRAIL	203834	300008397	003259413	07/31/2025	\$26.76	\$22.76

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LEN ABBOTT SQUARE COMMUNITY ASSOCIATION,
12906 TAMPA OAKS BLVD SUITE 100
TEMPLE TERRACE FL 33637-1154



CITY OF ZEPHYRHILLS
5335 8TH STREET
ZEPHYRHILLS, FL 33542-4312



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https://zephyrhillsfl.watersmart.com/ You may register as a new user and create a profile, or you may choose "One Time Pay" and make payments without registering. Users are able to set up automatic payments, notifications alerts and sign up for e-bills with registration.	Pay your bills 24 hours 7 days a week at 1-833-360-7528. Please have your account number and customer numbers available. We Accept Visa, MasterCard, Discover, and American Express credit cards.	City of Zephyrhills 5335 8th Street Zephyrhills, FL 33542 Please write your account number on your check and enclose the remittance stub with your payment.	Mon-Fri 8:00 AM to 4:00 PM at 5335 8th Street, Zephyrhills, FL 33542 Depository Drop Box located at 5335 8th Street, Zephyrhills, FL 33542 We Accept Visa, MasterCard, Discover, and American Express credit cards.

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Landscape Maintenance Contract

Abbott Square

Amenity Center

36690 Garden Wall Way, Zephyrhills, FL 33541

March 6th, 2023

Abbott Square Amenity Center

C/O LEN – Abbott Square, LLC

Home River Group

12906 Tampa Oaks Blvd Ste. 100

Temple Terrace, FL 33627

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Landscape Maintenance Services

Service	Total Per Month	Total Per Year
General Maintenance Services	\$1,202.00	\$14,424.00
Fertilization Plan	\$450.00	\$5,400.00
Water Management	\$242.00	\$2,904.00
Total	\$1,894.00	\$22,728.00

Additional Services

These items to be billed in addition to the base fee and at the time the service is performed.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$55.00 per Yard
Annuals	TBD	\$2.75 per 4" plant
Top Choice (annual fire ant program)	TBD	\$TBD

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, here after referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Landscape Maintenance Program

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance at least 41 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
2. **Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
3. **Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing. A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
4. **Pruning:** All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 12 times per calendar year to ensure the following:
 - a. Maintain all sidewalks to eliminate any overhanging branches of or foliage, which obstructs and hinders pedestrian or motor traffic.
 - b. Retain the individual plant's natural form and to prune to eliminate branches, which are rubbing against walls and roofs.
 - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - d. Ground covers and vines maintain a neat, uniform appearance.
5. **Pest Control and Fertilization:**
 - a. Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:**
 - a. Water Management / Irrigation System Initial Inspection: At the commencement of the contract, the contractor will perform a complete evaluation of the system. Contractor will provide the Owner with a summary of each clock and zone operation. Contractor will submit recommendations for all the necessary repairs and improvements to the system with an itemized cost for completing the proposed work.
 - b. Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to insure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
7. **Weeding:** Weeds will be removed from all plant, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (12 times per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.



Maintenance Division

30435 Commerce Drive, Suite 102

San Antonio, FL 33576

844-347-0702 | office@steadfastalliance.com

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2023.

Client

DocuSigned by:

Lori Campagna

Signature of Representative

Title

Steadfast

Signature of Owner or Agent

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	
Any special billing requirements or notes?			

[Back](#)

DoorKing Inc.
 IM Server Payments
 120 S. Glasgow Avenue
 Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #
2551102
STATEMENT DATE
July 23, 2025

SUBSCRIBER
Abbott Square Clubhouse 12906 Tampa Oaks Blvd Ste100 Temple Terrace, FL 33637

User ID:	abbottsquarech
Period Starts:	June 23, 2025
Period Ends:	July 22, 2025

Previous Balance: \$57.95 **Note: All \$ amounts are in US Dollars.**
 Payment Received: (\$57.95)
 New Charges: \$57.95
Total Amount Due: \$57.95 USD

Payments

Date	Details	Amount
6/23/2025	Credit: Autopay	(\$55.95)
6/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/23/2025	7/22/2025	Abbott Clubhouse	813 696 4579	9999	16	15	\$57.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$57.95 USD

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
8/14/2025	1289

Name / Address
Abbott Square CDD 30435 Commerce Dr Ste 102 San Antonio, Fl. 33576

			Project
Description	Qty	Rate	Total
Monthly cost to Inspect pavilions for Wasps while onsite and If found, treat with Wasp spray and remove remaining nests. Price includes all labor and materials		250.00	250.00
Client Signature		Total	\$250.00

FIRST CHOICE

Page #17

Industrial • Commercial • Residential

Pest Control Service Agreement

Termite • Lawn • Pest Control

17420 US HWY 41 N #102 • Lutz, Florida 33549
(813) 948-0835 • (727) 323-7754 • Fax (813) 948-7305

www.firstchoicepestcontrolfl.com • office@firstchoicepestcontrolfl.com

* Billing Name LEN-ABBOTT SQUARE Phone 727 992 4442
* Billing Address 6598 BEVERLY HILLS DR City CHILLIS State FL Zip 33541

*** SCOPE OF SERVICE**

First Choice will provide Pest Control service for the following:

- ☒ Cockroaches ☒ Ants
☒ Rodents: (mice & rats) ☐ Fire Ant Control
☐ Occasional Invaders ☐ Fly Control: (commercial only)
☐ Bird Control: (commercial only)
☐ Other:

MONTHLY SERVICE

INITIAL TREATMENT
INCLUDES RODENTS*** SERVICE LOCATION OR LOCATIONS: (if different from Billing Address)**

CLUBHOUSE, POOL AREA, GRILL AREA, PLAYGROUND

\$390 30 DAY GUARANTEE

\$195 MONTH

*** FREQUENCY OF SERVICE**☒ Commercial☒ 1 Time per month ☐ 1 Time Treatment☐ Quarterly☐ 6 months☐ Once-a-year

Other:

Residential

☐ 1 Time every month ☐ 1 Time every other month ☐ Quarterly ☐ 6 months ☐ Once-a-year ☐ 1 Time Treatment

Other:

*** MONEY-BACK GUARANTEE**

If the customer is not completely satisfied with the results of the scheduled Pest Control service, First Choice will return and retreat the area again at no extra charge. If the customer's problem continues, First Choice will work to solve the customer's problem or refund the customer's last monthly payment. Please note, in order to qualify for the Money-Back Guarantee, the customer agrees to maintain their premises as recommended by First Choice in its Pest Control Service Reports.

*** PEST DAMAGE**

The customer agrees that First Choice is not responsible for insect or rodent damage to their premises or it's contents. In no case can liability be greater than our monthly service.

*** EQUIPMENT REPLACEMENT**

The customer agrees to pay First Choice to repair or replace any First Choice equipment lost, damaged or destroyed on the Customer's premises. This portion of the contract refers to any equipment that is left on the Customer's premises for the Customer's use on a part or full time basis, (i.e. rodent bait stations, traps, fogging equipment, air/odor fresheners, etc.) Furthermore, all equipment left on the customer's premises will be considered leased unless specified otherwise.

*** INSURANCE**

First Choice shall furnish a certificate of liability insurance upon request. First Choice carries a minimum of 1 million dollars worth of pest control liability insurance for it's Tampa, Florida location.

*** PAYMENT**

The customer agrees to pay First Choice, the sum of \$ _____, plus tax \$ _____ for the initial service and \$ _____ plus tax of _____ per service. All accounts are payable upon invoice. Accounts unpaid after 30 days agree to pay a finance charge of 1.5% per month and all collection costs and reasonable attorney fees.

*** TERMS OF CONTRACT**

This contract will be in effect for a period of one year. Thereafter, this contract shall renew itself from month to month until terminated by either party upon thirty day written notice.

* AMOUNT REMITTED \$ _____ ☐ Cash ☐ Check ☐ Credit Card

FIRST CHOICE REP:

Jack Cox

Title:

Date:

7/7/23

Employee#

CUSTOMER:

Shawndel Kaiser

Title:

Shawndel Kaiser, LCAM

Date:

7/10/2023

Glisten pool service llc
1803 n waterman dr
Valrico, FL 33594 US
8137778859
patricke2314@gmail.com

Estimate

ADDRESS
6598 Bar S Bar Trail
Zephyrhills
Fl

ESTIMATE # 1033
DATE 05/21/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Full cleaning/Chemical service	Commercial pool care includes the following: maintenance 3 days a week (Monday Wednesday Friday) includes tile cleaning, necessary chemicals, daily log management, equipment is checked to ensure working order, filter cleaning, safety equipment monitoring. If there's anything you have questions about or there's something I did not list that needs to be cared for as well please reach out.	1	2,000.00	2,000.00
TOTAL					\$2,000.00

Accepted By

Accepted Date

CLUB MANAGEMENT AGREEMENT

THIS CLUB MANAGEMENT AGREEMENT (this "Agreement") is made and entered into as of this 17th day of April 2023, by and between LEN-Abbott Square, LLC, a Florida limited liability company ("Club Owner"), and HomeRiver Group, a Florida limited liability company (the "Club Manager").

RECITALS:

- A. Club Owner owns the Club Property and Club Facilities (collectively the "Club") located at the residential community generally known as "Abbott Square"
- B. Club Owner desires to retain Club Manager, and Club Manager desires to be retained, to provide the management and administrative services specified herein and to manage the Club.

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and agreements hereinafter set forth, the parties hereby agree as follows:

1. Recitals. The foregoing Recitals are hereby incorporated into, and comprise a part of, this Agreement. All capitalized terms that are not defined in this Agreement shall have the same meaning as those terms are defined in the Community Declaration and Club Plan, as applicable.
2. Exclusive Manager. Club Owner hereby retains and appoints Club Manager, and Club Manager hereby accepts such retainer and appointment, as exclusive manager of the Club on the terms and conditions hereinafter set forth.
3. Term. This Agreement shall commence on the 1st day of April 2023, and shall continue in effect for a term ending one (1) year thereafter (the "Term"), unless terminated sooner in accordance with the provisions hereof. If not terminated as provided herein, this Agreement shall automatically renew for additional one (1) year terms. Either party may terminate this agreement with or without cause with 30 days' notice.
4. Club Manager's Duties. During the Term hereof, including any renewal or extension of this Agreement, Club Manager shall perform the following services (collectively, the "Club Manager's Services"), when and if needed, or as otherwise specified herein, in the name and on behalf of Club Owner:
 - 4.1 Engage and supervise all persons (which person or persons may be engaged on a part-time or full-time basis) necessary to properly maintain and operate the Club, in the Club Manager's commercially reasonable and prudent judgment, it being understood that all personnel so engaged shall be engaged and employed by Club Manager. Club Owner shall be obligated to reimburse Club Manager, as the expense is incurred, for payroll costs for on-site labor to include gross wages plus: Federal and State taxes, worker's compensation insurance, payroll processing

expense, and COBRA administration. The level of staffing, pay rates, duties and benefits for on-site personnel will be established by Club Manager subject to approval of Club Owner. The onsite payroll fee shall be equal to actual payroll and employment costs including but not limited to wages, benefits, worker's compensation, payroll taxes and payroll processing costs plus twenty percent (20%) for payroll and human resource administration. Club Manager shall be responsible for the related payroll, payroll processing and administration, payment of payroll taxes, worker's compensation, and personnel administration. Club Manager shall provide all persons necessary in order to properly maintain and operate the Club. Job descriptions for all employees setting forth matters such as duties, hours of employment and other such matters shall be approved by the Club Owner. Such personnel shall in every instance be in Club Manager's and not in Club Owner's employment. Club Manager hereby acknowledges and agrees that Club Manager is an equal opportunity employer and that Club Manager will not make decisions on hiring or retention of employees on the basis of age, race, national origin, sex, disability or marital status. Should an employee of Club Manager prove to be unsatisfactory to Club Owner, in its sole and absolute discretion, it may demand that the employee be replaced with a different employee and Club Manager shall accommodate such request.

- 4.2 Provide the day-to-day bookkeeping services, as needed, compiled, in complete detail, on a monthly basis, necessary to pay the bills of the Club Owner relating to the Club. This bookkeeping service shall include, but not be limited to, keeping all records of, and performing all services in connection with, the reconciliation and payment of bills, and such other items, accounts, payroll, and elements as may be provided for in the Club Budget (as hereinafter defined).

- 4.3 Diligently collect from the Owners all Club Dues, including without limitation, all Club Expenses and Club Membership Fees payable by Owners (collectively, the "Club Dues"), and other revenues which may be due to the Club Owner (the "Other Charges to Owners"), as needed or required, but not less frequently than monthly. Club Owner hereby authorizes Club Manager, and Club Manager hereby acknowledges and agrees to, timely request, demand, collect, receive, and deliver receipts for any and all Club Dues and Other Charges to Owners which may be due to the Club Owner, and to inform the Club Owner's attorney (the "Attorney") to take such action in the name and on behalf of the Club Owner by way of instituting, recording, satisfying or foreclosing Club Owner's liens therefor, initiating legal process or taking such other enforcement action as may be necessary or desirable for the prompt collection of all such Club Dues and Other Charges to Owners; provided, however, the initiation of any formal legal actions or proceedings other than for collection matters are subject to the prior written approval of Club Owner. Club Manager further hereby acknowledges and agrees that Club Manager shall follow all instructions provided to Club Manager by Club Owner and/or Attorney regarding Club Owner's collections efforts and will also fully cooperate with Attorney including, but not limited to, modifying Club Manager's customary

collection procedures to comply with the advice of the Attorney and/or with any relevant changes in law.

- 4.4 Maintain and update, on a current basis, all Owner files.
- 4.5 Maintain and update, on a current basis, a list of all Owners, with current addresses, and provide mailing labels to assist Club Owner in its communications with Owners.
- 4.6 Purchase tools, equipment, supplies and materials (collectively, the "Materials and Supplies"), insuring, without qualification or exception, that Club Owner is receiving the benefit and economies of competitive market prices (then prevailing) for all Materials and Supplies. Purchase, as needed, on behalf of Club Owner, all Materials and Supplies as may be necessary or desirable for the maintenance, upkeep, repair, replacement and preservation of the Club. Such purchases shall be made in the name of the Club Owner. Any such purchases, for each particular item thereof (an "Expense Item"), in excess of the Budget amount therefor (the "Budget Amount") shall be subject to the prior written consent of Club Owner.
- 4.7 Solicit bids for services and materials and supplies to Club Owner. Club Manager agrees that all major services shall be obtained by competitive price bid in accordance with applicable law with appropriate review and consideration of price quoted versus potential quality of service to be provided. Any "gouging", "kickbacks" or "fraudulent bidding/contract servicing practices" shall be reported by Club Manager to Club Owner.
- 4.8 Establish and maintain an effective and complete accounting system using a Modified Accrual Basis and provide financial management services to Club Owner.
- 4.9 Establish and maintain separate and distinct (without co-mingling of any of the Club Owner's funds) checking and saving accounts in the name of the Club Owner, as well as separate accounts (e.g., for reserve funds) (collectively, the "Bank Accounts"), as designated and approved, in advance, by Club Owner. Checks and all other withdrawals on all Bank Accounts will be executed with signature of designees of Club Owner. All funds shall be held in Bank Accounts with banking institutions covered by FDIC and/or FSLIC insurance.
- 4.10 Establish and execute, on a non-discriminatory basis, procedures to be uniformly followed in the collection of Club Dues and Other Charges to Owners, including but not limited to; procedures for sending delinquency notices to Owners in arrears, and follow up with Club Owner's Attorneys on delinquent accounts according to procedures and time-tables to be approved, in advance, by Club Owner.
- 4.11 Deposit, promptly after receipt, all funds collected from Owners and others into the pertinent Bank Account, so that said funds, among other things, may be withdrawn therefrom to pay all expenses of operation and maintenance of the

Club as contemplated herein. The Bank Account(s) shall be styled so as to indicate the custodial nature thereof and Club Manager agrees that the funds therein shall not be commingled with any other funds collected by Club Manager as agents for others, or otherwise. Club Manager shall not be liable for any loss resulting from the insolvency of such depository; however, Club Manager shall use all commercially reasonable efforts to ensure that all Club Owner funds are insured under federal law (FDIC) to the extent feasible (i.e., spreading funds amongst multiple depositories if necessary).

- 4.12 Process, reconcile, and pay (in a timely manner) all accounts payable from the Club Owner's Bank Accounts.
- 4.13 Reconcile all bank statements for all Bank Accounts, and deliver copies of all monthly bank statements, as reconciled, to Club Owner, no later than the fifteenth (15th) day following the month to which the bank statement is referable.
- 4.14 Submit preliminary Budget (as hereinafter defined) projections, at least four (4) months prior to the end of the Club Owner's fiscal year, for the consideration and approval of Club Owner.
- 4.15 Prepare a monthly financial statement (the "Monthly Financials"), including but not limited to:
 - 4.15.1 Balance sheet;
 - 4.15.2 Income and expense statements;
 - 4.15.3 Operating expenses Budget analysis;
 - 4.15.4 Billing register showing a count for the number of Homes and the amount billed;
 - 4.15.5 Monthly delinquency report showing all past due accounts and Attorney status;
 - 4.15.6 Monthly report showing all deficit funding amounts due from Club Owner (if any), including, but not limited to, any and all amounts advanced by Club Owner in connection with uncollected Club Dues and Other Charges to Owners (which amounts are uncollected but are anticipated to be eventually collected through the efforts of Attorney);
 - 4.15.7 General ledger showing revenues;
 - 4.15.8 Disbursements by check number; and
 - 4.15.9 Net cash flow statement for the preceding month and for the year-to-date from the end of such preceding month.

The Monthly Financials for each calendar month during the Term shall be delivered to Club Owner no later than the fifteenth (15th) day after the end of pertinent month to which the Monthly Financials are referable.

- 4.16 Assist the accountants for Club Owner (the "CPA's") in performing audits, reviews or compilations and coordinate the filing of local, state and federal tax forms in a timely manner.
- 4.17 Assist Attorneys in the collection of past due assessments, the enforcement of the Club Plan and Club Rules and Regulations, and any and all other reasons for which Club Owner has retained the Attorneys. Without limiting the foregoing, Club Manager agrees to follow all collection procedures provided for by Club Owner and/or the Attorneys including without limitation, mailing certified letters when deemed necessary or desirable by Club Owner and/or Attorneys, providing files in a timely manner and working diligently to keep all Club Owner records and files organized, updated and accessible for Club Owner and Attorneys.
- 4.18 Provide any other services, which are related to the financial management of the Club.
- 4.19 Subject to financial resources provided by Club Owner, cause the Club to be maintained and repaired in a first-class condition and first-rate appearance including, but not limited to, landscaping, painting, paving, cleaning and such other normal and extraordinary maintenance and repair work as may be necessary; provided, however, Club Manager shall not obligate Club Owner for any single item of repair, replacement, refurbishing or refurbishing, the cost of which exceeds the sum of One Thousand Dollars and No/100 (\$1,000.00), without the prior written approval of Club Owner, unless provided for in an approved Budget of the Club. Club Manager only shall incur costs and expenses in connection with the operation and maintenance of the Club during any fiscal year within the limitations established by the Budget approved for the fiscal year by Club Owner. Further, Club Manager shall not, without Club Owner's prior written consent, incur costs and expenses with respect to any calendar month that would result in the budget for the month, or in any major category thereof, as shown in the approved Budget then in effect being exceeded. The calculation of any such overage shall not take into consideration any additional costs and expenses of which Club Owner shall have approved in advance and in writing. Notwithstanding anything contained herein to the contrary, Club Manager shall have the right, without first obtaining the approval of Club Owner, to make emergency repairs and replacements which, according to Club Manager's commercially reasonable belief, are required, on an emergency basis, to eliminate or avoid danger to persons or to property, or as are necessary in Club Manager's commercially reasonable belief for the preservation and safety of the Club or for the safety of persons in or about the Club, or in order to avoid the imminent suspension of any necessary service to the Club.
- 4.20 Take such actions as may be reasonably necessary: to promptly advise the Board of the need to comply with any violations actually known by Club Manager of all pertinent laws, statutes, ordinances and rules of all appropriate governmental authorities having jurisdiction over Club Owner, the Club, or the Lots and Homes (collectively, "Applicable Laws"); and to advise Owners of the

need to comply with, and of any violations actually known by Club Manager of: (a) the Club Plan and (b) the applicable Club Rules and Regulations, in connection with the operation and administration of the Club.

- 4.21 Solicit, analyze and negotiate contracts (the "Service Contracts") on behalf of the Club Owner, as needed, or monthly, for services reasonably necessary with respect to the operation, maintenance, upkeep, repair, replacement, and preservation of the Club; all of which Service Contract's shall be subject to prior written approval and execution by a representative of the Club Owner designated by Club Owner. Club Manager acknowledges and agrees that it shall use Club Owner's preferred contract forms and contracting process.
- 4.22 Analyze and approve all bills received by Club Owner, as needed or required, but not less frequently than monthly, for services, and Materials and Supplies ordered in connection with maintaining and operating the Club, and cause to be paid by Club Owner all such approved bills as and when the same shall become due and payable, but Club Manager shall not be liable for the failure to pay any such bills if sufficient funds of the Club are not available. All such bills shall be processed utilizing the following coding format: (a) the general ledger (the "General Ledger") of the Books and Records (as hereinafter defined) shall contain general ledger codes (the "G.L. Codes") with respect to each item of expense of the Club; (b) each and every bill must be accounted for in reference to its pertinent category in the G.L. Codes; and (c) each and every bill must be legended with its pertinent category in the G.L. Codes.
- 4.23 Maintain, as needed or required, but not less frequently than on a monthly basis, the Club's financial record books, accounts and other records (collectively, the "Books and Records") in accordance with Applicable Laws, and issue certificates and statements of account to Owners. Such Books and Records shall be the property of Club Owner, and kept at the main office of Club Manager, and shall be available for inspection, review, copying, and audit by Club Owner, the Club Owner representatives, the independent CPA's servicing Club Owner and the Owners (if required by applicable law). . An annual compilation, review or audit of the Books and Records shall be made by the CPA's employed by, and at the cost and expense of, Club Owner, and at such times as determined by Club Owner. Club Manager shall cooperate with the CPA's in their functions, as reasonably requested. In addition, Books and Records shall include, without limitation, the General Ledger and a chart of accounts with G.L. Codes. The annual financial statements prepared by Club Manager shall include, among other things, an annualized comparative reconciliation of the Expense Items in the Budget for the pertinent year in relation to the actual expenditures therefor utilizing the corresponding G.L. Codes.
- 4.24 Prepare, annually with respect to the next succeeding fiscal year, a proposed operating budget for the Club (the "Budget"), setting forth an itemized statement of anticipated receipts and disbursements based upon, among other things, the then current schedule for Club Dues, and taking into account the then prevailing

conditions of the Club. The Budget, together with a detailed explanatory statement, shall be submitted to Club Owner for comments, changes, and approval at least four (4) months prior to the Budget meeting; a proposed Budget shall only become a binding, approved, and applicable Budget after approval by Club Owner. The Budget shall serve as a supporting document for the schedule of Club Dues. In addition, Club Manager shall prepare the following items quarterly with respect to each monthly period during the next succeeding three (3) month period: (a) a cash flow analysis (the "Cash Flow Analysis") showing, among other things (on a cash-basis), the Expense Items, and any other expenses anticipated to be paid (in reasonable detail, by line-item) during each month within the pertinent quarterly Cash Flow Analysis period; and (b) a quarterly deficit projection including all outstanding receivables. Club Manager shall deliver each Cash Flow Analysis to Club Owner, for its approval, no later than ten (10) days prior to the commencement of the quarterly period to which the Cash Flow Analysis refers.

- 4.25 Retain and employ, as needed, at the Club Owner's expense and as agents of the Club Owner, such attorneys, accountants, insurance consultants, tax consultants and other experts and professionals (collectively, the "Outside Professionals"), whose services Club Manager may reasonably request to effectively perform its duties and exercise its powers hereunder; provided, however, under all circumstances, the retention and employment of Outside Professionals shall be subject to the prior approval of Club Owner, in its discretion.
- 4.26 Maintain appropriate records of all insurance coverages carried by Club Owner and Club Manager, and, subject to Club Owner's prior approval thereof, process all insurance claims in a diligent and timely manner.
- 4.27 Prepare and file, in a timely manner, the necessary and proper forms for unemployment insurance, withholding, and social security taxes and all other forms relating to employment of Club Manager's employees at the Club, and Club Owner's employees, if any, required by federal, state or municipal authorities, or Applicable Laws.
- 4.28 Perform routine inspections (no less frequently than two times per month) and make recommendations monthly, in writing, to Club Owner as to the maintenance of, and improvements to, the Club.
- 4.29 Assist in resolving individual Owner problems, complaints and disputes as they pertain to the Club and the Club Rules and Regulations.
- 4.30 Assist Club Owner in the enforcement of the provisions of the Club Plan and the Club Rules and Regulations.
- 4.31 Enforce parking violations in accordance with the Club Rules and Regulations.
- 4.32 Maintain a twenty-four (24) hour, seven (7) days a week, emergency call system.

- 4.33 Provide regular reports to Club Owner (no less frequently than monthly) of the status of pending and completed activities and operations affecting the Club.
- 4.34 Submit, on a monthly basis (no later than the 15th day of each month), and in an otherwise timely manner, to Club Owner, the Deficit Funding Request form attached hereto as Schedule 4 in response to which Club Owner shall implement funding thereon within twenty-one (21) days from receipt, absent manifest error.
- 4.35 Submit, on a monthly basis (no later than the fifteenth (15th) day of each month) to Club Owner the following additional reports:
 - 4.35.1 A "Club Managers Report" in the form of Schedule 2 attached hereto, appropriately completed and including a status of violations at the Club;
 - 4.35.2 A "Club Owner Information Form" in the form attached as Schedule 3, appropriately completed; and it is understood and acknowledged that Club Owner reserves the right, from time to time and upon reasonable notice to Club Manager, to revise, amend or modify any reporting or other forms required to be delivered by Club Manager under this Agreement (collectively, the "Reports") and to add other or omit any such Reports, in their reasonable discretion.
- 4.36 Become knowledgeable of all the related issues concerning Club management. As a material inducement for Club Owner to enter into this Agreement with Club Manager, Club Manager hereby represents, covenants and warrants the following:
 - 4.36.1 Club Manager is experienced in the field of club management and is familiar with the laws and regulations that impact the management of the Club.
 - 4.36.2 Club Manager will become familiar with any and all changes to current Club Rules and Regulations, including legislative initiatives that may impact the management of the Club; and
 - 4.36.3 Club Manager will advise Club Owner immediately upon receiving notice of changes in laws and regulations that impact the Club.
- 4.37 Club Owner may request Club Manager to oversee special projects of construction, such as restoration, renovation, repairs, or improvements exceeding \$10,000 in cost. If Club Manager accepts responsibility for oversight of such a project Club Manager shall work with Club Owner to obtain bids, negotiate agreements with contractors and oversee the work of the contractors and other professionals. Club Manager shall work with the Club Owner's Attorney to ensure that Club Owner and the Club is properly protected from construction lien law liability. Club Manager's role shall be to perform general monitoring and supervision of the project on behalf of Club Owner and shall specifically exclude without limitation work appropriately performed by other professionals such as contractors, engineers, architects, and inspectors. In the event that Club Owner

requests that Club Manager provide the oversight services of this section Club Manager shall receive a fee of five percent (5%) of the contract price for this service. The fee shall be payable on a prorated basis as funds are disbursed to pay for the project. This fee would not be applicable if the service is provided by on site staff during hours already being reimbursed by Club Owner.

4.38 In the event Club Manager manages both the Club and the Abbott Square Community Association, Inc. (the "Association"), Club Manager should manage the Club and the Association as two (2) distinct and separate operations. Club Manager shall prepare all Reports, Books and Records, Budgets, General Ledgers and any other documentation related to the Club for the Club only. All Bank Accounts, Materials and Supplies, Service Contracts, Expense Items shall be entered into or purchased for the Club only. Club Manager shall not commingle any Club funds with any other funds collected by Club Manager for the Association, and shall not allow Club Manager employees assigned to the Club to also work on Association matters. Club Manager understands that keeping the Club and the Association management separate is of upmost importance to Club Owner.

- 5 Agency. All actions taken by Club Manager with respect to Club Manager's Services under the provisions of this Agreement shall be taken as agent for Club Owner and all obligations or expenses incurred in the performance of Club Manager's Services shall be for the account, on behalf, and at the expense of Club Owner, except as is otherwise expressly provided herein. Club Manager shall not be obligated to make any advances to or for the account of Club Owner or to pay any sum, except out of funds held or provided by Club Owner, nor shall Club Manager be obligated to incur any liability or obligation on behalf of Club Owner without absolute and unconditional assurance that the necessary funds for the discharge thereof are immediately and presently available. It is understood and acknowledged that Club Manager does not have any power-of-attorney to sign for, or execute any document in the name of, the Club Owner.
- 6 Security. Club Manager shall not in any way be considered an insurer or guarantor of security within the Club. Additionally, Club Manager shall not be held liable for any loss or damage arising from Club Manager's failure to provide adequate security or arising from ineffective security measures undertaken, except and excluding losses and damages resulting from the negligence or misconduct of Club Manager. Club Owner, acknowledges that Club Manager does not represent or warrant that any fire protection, burglar alarm systems, access control systems, patrol services, surveillance equipment, monitoring devices, or other security systems (if any are present) will prevent loss by fire, smoke, burglary, theft, hold-up or otherwise, nor that such measures or equipment will in all cases provide the detection or protection for which the system is designed or intended.

- 7 Insurance. Schedule 4 to this Agreement, which is attached hereto and made a part hereof by this reference, sets forth, among other things, the insurance requirements imposed upon Club Manager, at all times, during the Term hereof. All such insurance policies, which are at Club Manager's sole cost and expense, shall name Club Owner (and any other entity designated by Club Owner) as an additional insured, and the policy shall not be terminable without a minimum of thirty (30) days prior written notification to Club Owner. Club Manager warrants that all Club Manager's employees who handle or are responsible for the safekeeping of any Club funds shall be covered by a fidelity bond, at Club Manager's cost, in a minimum amount of \$300,000 with an insurance company determined by Club Manager and approved by Club Owner.
- 8 Cost Reimbursement. Except as otherwise expressly provided herein, the Club Owner shall, on a monthly basis, pay or reimburse Club Manager for the actual costs of the following office expenses: printing and photocopying, postage, envelopes, storage, affidavits and notaries, mailing labels, coupons and statements, which may be incurred by Club Manager in providing Club Manager's Services (collectively, the "Reimbursable Costs"), promptly upon receipt of an invoice therefor (absent manifest error), except that Club Manager shall not, under any circumstances, be entitled to reimbursement for salaries of officers of Club Manager and general office overhead of Club Manager. All such invoices shall qualify for payment or reimbursement, if containing or accompanied by (a) a reasonably detailed compilation of the Reimbursable Costs; (b) the original invoices, if such Reimbursable Costs are incurred with third parties; and (c) all other back-up and supporting data, if any, which, is reasonably necessary to explain and validate the invoices and the amount of charges contained therein.
- 9 Compensation. In addition to all Reimbursable Costs, for which Club Owner shall pay Club Manager pursuant to Section 8 hereof, Club Owner agrees to pay Club Manager a fee of \$3,000.00 (the "Compensation") until the expiration or termination of the Term of this Agreement, as provided herein. Thereafter, the Compensation shall be as set forth in the approved Budget of Club Owner.
- 10 Right of Access. Club Manager shall have access to all elements of the Club at all reasonable times as may be necessary for the maintenance, repair or replacement of any portion of the Club, or for the making of emergency repairs necessary to prevent damage to any portion thereof.

11 Designations.

11.1 Club Owner shall designate, in writing, a single individual who, except as specified herein as to certain approvals, consents, and authorizations, shall be authorized to deal with Club Manager on any matter relating to this Agreement.

11.2 Club Manager shall, within five (5) business days from the date hereof, designate, in writing, a single individual, who shall be designated the "Club Manager Representative", and who shall be licensed and authorized to deal with Club Owner on any matter relating to this Agreement. At the time of such designation, Club Manager shall deliver to Club Owner a copy of the Club Manager Representative's license (the "CAM License"), from the Florida Department of Business Regulation, which CAM License shall remain valid, active, and in good standing for the Club Manager Representative's hereunder. Club Manager shall otherwise comply with the pertinent provisions of Section 468.432, Florida Statutes, and other Applicable Laws, as may be amended. The identity, qualifications, experience, and other characteristics and skills of the Club Manager shall, in all instances, be subject to the Club Owner's approval. Any change in the identity of the Club Manager Representative (who must hold, at all times, a valid, active, and good standing CAM License) shall be subject to Club Owner's approval and consent, in its sole discretion. The utilization of a Club Manager Representative not previously approved by the Club Owner shall constitute a default by Club Manager hereunder.

12 Termination. This Agreement may be terminated (a "Termination"), with or without cause, by Club Owner upon thirty (30) days written notice to Club Manager; or by Club Manager, with or without cause, upon sixty (60) days written notice to Club Owner. Upon the effective date of any termination or cancellation (the "Termination Date"), Club Owner shall not be obligated to pay for any additional or further Compensation or Reimbursable Costs to Club Manager, but shall only be responsible for all accrued and unpaid Compensation or Reimbursable Costs incurred or contracted for by Club Manager pursuant to this Agreement up to, and including, such Termination Date. In the event of any such Termination, as the case may be, the following terms, conditions and covenants shall apply:

12.1 If the Termination is initiated by Club Owner for "cause", and such cause gives rise to reasonably bona fide monetary claim by Club Owner against Club Manager, then the Termination and a pertinent Termination Date shall be effective, notwithstanding Club Owner's withholding of payment of any Compensation or Reimbursable Costs accrued and unpaid through the Termination Date. "Cause" as used in this Section 12 shall mean (a) the willful misconduct or negligence on the part of Club Manager which is injurious to Club Owner or is otherwise a breach of its duties owed to Club Owner; or (b) an act by Club Manager constituting a violation of applicable law which is injurious to Club Owner and which Club Manager knew or reasonably should have known constituted a violation of law;

12.2 On the Termination Date, Club Manager shall deliver to Club Owner: (a) the originals of all Books and Records of the Club; (b) copies of all books and records of Club Manager, which relate to Club Manager's Services as provided herein, or are otherwise directly related to the Club Owner, the Community, the Lots and Homes, or the Club; and (c) all financial and other Report's required hereunder current through the Termination Date. The final financial report shall be provided within fifteen days after the Termination Date;

12.3 For a period of six (6) months subsequent to the Termination Date, Club Manager, upon request of Club Owner (and without charge therefor) shall (a) meet and confer with the CPA's in order for the CPA's to accomplish their reviews, audit, and financial reports, and (6) cooperate and take such action, and confer with the Outside Professionals, as is reasonably requested, (as to financial matters and otherwise) as required for Club Owner to comply with Club Owner's governance documents and Applicable Laws; and

12.4 On or before the Termination Date, as reasonably requested, Club Manager shall take such action as is necessary and/or reasonably required to assure that an orderly - and efficient transition of management is effectuated on the Termination Date, without interruption in management services. For example, but without limitation, Club Manager, and the Club Manager Representative, upon request, shall meet and confer with representatives of a new management company selected by Club Owner to implement an orderly and efficient transition. Club Manager will provide a hard copy of the roster of the Club members (the "Member Roster") and a Member Roster in electronic format as well as a printed copy of the account histories of each Club member. These reports will be provided within fifteen (15) days of termination notice.

13 Notices. All notices or other communications permitted or required hereunder shall be in writing and shall be effective upon receipt or refusal of delivery when sent by the United States mail, with proper postage prepaid, certified mail, return receipt requested, or by personal delivery courier, or by a well recognized overnight courier service, and addressed as follows:

If to the Club Owner:

LEN-Abbott Square, LLC

Attn: Lori Campagna

c/o Lennar Homes, LLC

4301 W. Boy Scout Blvd. Suite 600 Tampa, Florida 33607

If to the Club Manager:

HomeRiver Group

Attn: Brad van Rooyen

12906 Tampa Oaks Blvd., Ste. 100 Temple Terrace, Florida 33637

or to such other address as either party shall, from time to time, designate for itself, in writing, to the other party, provided that notice of any change of address shall not be effective until received.

- 14 Independent Contractor. Club Manager is and shall be deemed an independent contractor, and not an employee of the Club Owner. Club Manager shall be free to contract for similar services to be performed for other entities, wherever located, while it is under contract with Club Owner.
- 15 Liability and Indemnification of Club Manager. Club Manager shall not be liable to Club Owner, the Owners or the other occupants of Homes for any loss or damage to person or property, unless caused by Club Manager's own negligence or willful misconduct or arising out of a breach or default by Club Manager of this Agreement. The Club Owner shall, and does hereby agree to, indemnify, save, defend and hold harmless Club Manager and its officers, directors, agents and employees for any liability for damages, costs and expenses, including, but not limited to, reasonable attorneys' fees and associated costs on the trial and appellate levels, in connection with the administration and carrying out of Club Manager's Services hereunder, unless such liability shall result from the Club Manager's negligence or willful misconduct or from a breach or default hereunder by Club Manager, or from acts or omissions beyond the scope of Club Manager's Services and concomitant authority provided herein. All personal property placed or moved into the Club will be at the risk of the Club Owner or the Owner, as the case may be. Club Manager will not be liable to the Club Owner for any damage to or injury to person or property, real or personal, arising from theft, vandalism, HVAC malfunction, the bursting or leaking of water pipes, any act or omission of any Owner or occupant of the Club, unless such damage to or injury to person or property results from Club Manager's negligence or willful misconduct, or from Club Manager's breach or default hereunder, or from acts or omissions beyond the scope of Club Manager's Services and concomitant authority provided herein. The provisions set forth in this Section 15 shall survive the expiration or earlier termination of this Agreement.

Club Owner agrees to name Club Manager as an additional named insured under its general liability, fidelity bonding, and errors and omissions policies, with limits acceptable to Club Manager in its reasonable judgment, and confirms that Club Manager and its employees hired pursuant to the terms of the Agreement will be covered fully under such policies. Within thirty (30) days of the date on which Club Owner and Club Manager execute this Agreement, the Club Owner will deliver to Club Manager a copy of the policies referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement. These coverages shall survive the termination of this Agreement.

- 16 Indemnification of the Club Owner. Club Manager shall indemnify, defend and hold Club Owner and Lennar Corporation, a Delaware corporation, its subsidiaries, affiliates and related entities including, by not limited to, Lennar Homes, LLC, a Florida limited liability company (collectively, "Lennar") harmless from and against any and all liability, suits, claims, costs and expenses, including reasonable attorneys' fees, which may be claimed against Club Owner or Lennar due to Club Manager's negligence or willful misconduct, arising out of a breach or default by Club Manager of this Agreement, or arising from acts or omissions beyond the scope of Club Manager's Services and concomitant authority provided herein. Club Manager shall be liable to the Club Owner and Lennar for any error of judgment or for any mistake of fact or law or for anything which it may do or refrain from doing in its capacity hereunder including cases of Club Manager's willful misconduct or negligence. Club Manager shall indemnify, defend and hold Club Owner and Lennar harmless from against any and all liability, suits, claims, costs and expenses, including reasonable attorneys' fees, arising out of Club Manager's negligence or willful misconduct, or negligence or willful misconduct of Club Manager's employees, arising out of a breach or default by Club Manager of this Agreement or arising from acts or omissions beyond the scope of Club Manager's Services and concomitant authority provided herein. It is expressly agreed by the Club Manager and the Club Owner that Lennar is a third-party beneficiary to the indemnity provided by Club Manager herein and shall have the right to enforce the provisions of this Section 16.
- 17 Anti-Kickback and Anti-Related Party Relations. In respect of the supplying or providing of goods or services to Club Owner or to the Club in the administration and carrying out of Club Manager's Services, Club Manager shall be strictly prohibited from: (a) accepting from any party, person, or entity, including, but not limited to, vendors or contractors (collectively "3rd Party Vendors"), any remuneration or consideration or other benefits, in any form or manner, as consideration for or inducement to Club Manager for using or purchasing the 3 Party Vendors' goods or services on behalf of the Club Owner, or otherwise, with respect to the Community or the Club; and (b) entering into any contract or other business arrangement or purchasing goods or services (collectively, the "Insider Transactions") from any affiliate, affiliated person, or related party of Club Manager, or those of any of Club Manager's officers, directors, shareholders, members, principals (collectively, the "Club Manager's Affiliates"), whether or not any such Insider Transactions are competitively priced, without the prior written consent of the Club Owner, in its discretion. The prohibitions specified in this Section 17 shall be construed in the most comprehensive sense; and Club Manager shall not take any action, or omit to take any action the effect, or imminent or practical effect, of which shall be the circumvention of such prohibitions.
- 18 Arbitration. All claims disputes and other matters in question between the parties to this Agreement arising out of or relating to this Agreement or the breach thereof, shall be decided by mandatory and binding arbitration in accordance with the rules of the American Arbitration Association ("AAA") currently in effect unless the parties mutually agree otherwise. The following procedures shall apply:

18.1 Demand for arbitration shall be filed in writing with the other party to this Agreement and with the AAA. A demand for arbitration shall be made within a

reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when instructions of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

18.2 No arbitration arising out of or relating to this Agreement shall include, by consolidation, joinder or any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the parties hereto and any other person or entity sought to be joined. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent or with a person or entity not named or described therein. The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented by the parties to this Agreement shall be specifically enforceable in accordance with applicable law and any court having jurisdiction thereof.

18.3 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

18.4 All filing fees and AAA costs associated with the arbitration itself shall be paid for by the party who files the notice of arbitration; provided, however, that all such expenses shall be recovered by the filing party in the event said party prevails. Any issues regarding who is the prevailing party shall be determined by the arbitration panel. The prevailing party also shall recover from the non-prevailing party all attorneys' fees and costs, including fees and costs for legal assistants and expert witnesses, and including all fees and costs incurred relative to any challenge or appeal of the arbitration award, or confirmation by a court of law.

If and only to the extent a matter arising under this Agreement cannot be resolved by arbitration pursuant to this Section, the prevailing party shall be entitled to collect from the non-prevailing party reasonable attorneys' fees and costs at the trial level and at all levels of appeal. The parties hereby submit to the jurisdiction of the Civil Courts of the State of Florida and the United States District Courts located in the State of Florida in respect of any suit or other proceeding brought in connection with or arising out of this Agreement and venue shall be in the county in which the Community is located

19 Miscellaneous.

19.1 No waiver of a breach of any of the covenants contained in this Agreement shall be construed to be a waiver of any succeeding or other breach of the same, or any other covenant

19.2 No modification, release, discharge or waiver of any provision hereof shall be of any force or effect, unless in writing, signed by both parties to this Agreement.

19.3 This Agreement shall not be assignable by Club Manager without the written approval of Club Owner.

19.4 If any term or condition of this Agreement is, to any extent, invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement will be construed and enforced in accordance with the laws of the State of Florida.

19.5 This Agreement constitutes the entire understanding and agreement between the parties hereto, and supersedes all prior written or oral agreements, with respect to its subject matter. This Agreement shall be binding upon the parties hereto.

19.6 Each of the parties hereto represents and warrants to the other that the execution, delivery and performance of this Agreement by each, respectively, will not conflict with, nor result in the breach of, any agreement, document, indenture or other instrument to which each is a party or under which each is bound. Each of the parties hereto further represents and warrants to the other that it has full power and authority to execute and deliver this Agreement, and to perform the obligations hereunder, and that it has taken all actions necessary to authorize the execution, delivery and performance of this Agreement.

19.7 The paragraph headings or captions herein are for convenience only and shall not affect or control the meaning or construction of the provisions of this Agreement.

19.8 All Schedules attached hereto, Schedules 1, 2, 3 and 4, are a component and integral part hereof.

19.9 Nothing contained herein shall be deemed to create third-party beneficiary rights in persons or entities not parties hereto, except as specifically set forth herein.

19.10 Club Manager shall not, without Club Owner's prior approval (in Club Owner's sole discretion) make any general, or other, public announcements, nor announce in any media publicity, or solicitation communications, the terms and conditions hereof, the names of the parties hereto, or the transactions contemplated herein, except, only, to satisfy Club Manager's mandatory legal obligations in such regard.

19.11 This Agreement shall not be construed strictly in favor of, or against, either party hereto by virtue of the fact that it may have been prepared by counsel for one of the parties, or under any drafter's or similar rule; it being acknowledged that both Club Owner and Club Manager have had the benefit of independent legal counsel of its choice, or the opportunity to engage such counsel.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this 17th day of April 2023.

WITNESSES:

CLUB OWNER:

Lori Campora

Witness Signature

By: [Signature]

Lori Campora

Witness Name

Print name: Ric Rosas

Title: Vice President

CLUB MANAGER:

Erica Maynor

Witness Signature

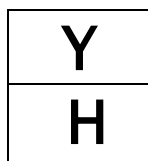
By: Brad van Rooyen

Brad van Rooyen, VP of HOA

HomeRiver Group

Ashley Macias

Witness Name



YALE HARBOR COMMUNITY MAINTENANCE, INC.
7616 Yale Harbor Drive, Wesley Chapel, FL 33545
813-442-2846

April 4, 2023

Abbott Square Homeowners Association
12906 Tampa Oaks Blvd, Ste 100
Temple Terrace, FL 33637

Thank you for giving Yale Harbor Community Maintenance, Inc. the opportunity to present a proposal for cleaning services. YH has completed a thorough inspection of the Abbott Square Homeowners Association, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

YH is a locally owned full Service Janitorial Maintenance Company. We specialize in "Class A" cleaning for commercial office buildings and clubhouses.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in, live in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.

OUR MISSION

At YH, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at YH we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100% Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to develop a relationship with your company.

Sincerely,

**Dixon Rivera
President, Yale Harbor Community Maintenance, Inc.
riveradix@comcast.net
813-442-2846**

SPECIFICATIONS

1. CLUBHOUSE AND GAME ROOM MAINTENANCE

- Mop and vacuum floors as needed to remove stains and debris.
- Remove all collected trash from designated areas.
- Clean both men's and women's bathrooms each visit.
- Polish all stainless steel appliance's as needed.
- Clean all gym equipment upon each visit to include flooring as needed.
- Refill all supplies for bathrooms and gym using community supplies.
- Remove any cobwebs in the clubhouse or exterior of clubhouse.
- Report any malfunctions or broken items to the manager.

2. POOL DECKING AREA

- Remove all collected trash from designated area trash cans around pool area.
- Wipe down tables and patio furniture, place all furniture in order.
- Blow off pool deck area each visit keeping it clear of debris.
- Spot mop or rinse any spills in pool deck area.
- Report any malfunctions or broken items to the manager.

3. MAIL KIOSK AREA

- Blow off the area keeping it clear of debris.
- Empty trash receptacle as needed (If any present).

4. SUPPLIES

- Abbott Square Homeowners Association to supply any cleaning supplies, hand soap, hand sanitizer and trash can liners to be always kept on premises for cleaners use. Yale Harbor Community Maintenance will order supplies and include receipts on each monthly billing as needed and approved. Equipment and manpower to be supplied by cleaning company.

5. INITIAL DEEP CLEAN FEE

- If requested by manager upon acceptance and begin date Yale Harbor Community Maintenance will conduct a deep cleaning of the clubhouse, game room, gym and pool area if requested. A separate billing will be billed for this service.

PRICING FOR MONTHLY SERVICES

- Twice a week cleaning of all above **\$1,950.00**

CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of Yale Harbor Community Maintenance, Inc. also referred to in this contract as YH upon the following terms;

1. The parties should read the agreement carefully.
2. The client/customer who accepts the bid proposal must sign the document.
3. Both parties should retain either an original or copy of the signed agreement.
4. Yale Harbor Community Maintenance, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to Yale Harbor Community Maintenance, Inc. and mailed to 7616 Yale Harbor Drive, Wesley Chapel, FL 33545.
5. A late fee may be charged 1.5% will apply if payments are received after the due date shown on the monthly invoice.
6. Yale Harbor Community Maintenance, Inc. will provide all services specified in the attached work schedule.
7. In the event that the Customer needs to be in contact with Yale Harbor Community Maintenance, Inc. these are the different ways to contact us: Phone: 813-442-2846, email: riveradix@comcast.net Mail: 7616 Yale Harbor Drive, Wesley Chapel, FL 33545
8. If the customer or YH wants to cancel or amend the contract the customer or YH shall give 30 days' notification, in writing to YH to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service is not performed)
9. Other services performed upon request at a separate cost. To include pressure washing.
10. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.
11. YH will perform services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.

12. Performance of Duties begin date: TBD

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written.

DocuSigned by:



3D34E20467AE411

Signature**REPRESENTATIVE OF OWNER****Abbott Square Homeowners Association**

DIXON RIVERA

Signature**CONTRACTOR****Yale Harbor Community Maintenance, Inc.**

By: _____

By: Dixon River

Date: _____

Date: 4/4/2023**DISCLAIMER:**

Prices may be subject to change due to increase on gas, licensing, insurance and or supplies, prices not to exceed \$150.00 per year. However, it is always for the benefit of Abbott Square Home owners Association to protect the contractor in the event price changes considerably. Both parties should agree on this disclaimer.

Abbott Square Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 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	379,739	-	-	-	-	379,739
Cash in Transit	-	5,563	-	-	-	5,563
Due From Other Funds	-	34,943	-	-	-	34,943
Investments:						
Acquisition & Construction Account	-	-	259	-	-	259
Reserve Fund	-	318,363	-	-	-	318,363
Revenue Fund	-	282,489	-	-	-	282,489
Prepaid Trustee Fees	2,688	-	-	-	-	2,688
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	2,575,161	-	2,575,161
Infrastructure	-	-	-	5,859,892	-	5,859,892
Property Under Capital Leases	-	-	-	1,176,241	-	1,176,241
Amount To Be Provided	-	-	-	-	8,980,000	8,980,000
TOTAL ASSETS	\$ 397,982	\$ 641,358	\$ 259	\$ 9,611,294	\$ 8,980,000	\$ 19,630,893
LIABILITIES						
Accounts Payable	\$ 20,236	\$ -	\$ -	\$ -	\$ -	\$ 20,236
Due To Developer	6,000	-	-	-	-	6,000
Bonds Payable	-	-	-	-	8,980,000	8,980,000
Due To Other Funds	34,943	-	-	-	-	34,943
Other Long-Term Liabilities	-	-	-	1,176,241	-	1,176,241
TOTAL LIABILITIES	61,179	-	-	1,176,241	8,980,000	10,217,420
FUND BALANCES						
Nonspendable:						
Prepaid Trustee Fees	2,688	-	-	-	-	2,688
Restricted for:						
Debt Service	-	641,358	-	-	-	641,358
Capital Projects	-	-	259	-	-	259
Unassigned:	334,115	-	-	8,435,053	-	8,769,168
TOTAL FUND BALANCES	336,803	641,358	259	8,435,053	-	9,413,473
TOTAL LIABILITIES & FUND BALANCES	\$ 397,982	\$ 641,358	\$ 259	\$ 9,611,294	\$ 8,980,000	\$ 19,630,893

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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>REVENUES</u>				
Interest - Investments	\$ -	\$ 22,941	\$ 22,941	0.00%
Special Assmnts- Tax Collector	558,323	547,473	(10,850)	98.06%
Other Miscellaneous Revenues	-	1,609	1,609	0.00%
TOTAL REVENUES	558,323	572,023	13,700	102.45%

EXPENDITURES**Administration**

Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
ProfServ-Dissemination Agent	1,000	-	1,000	0.00%
ProfServ-Field Management	15,000	10,484	4,516	69.89%
ProfServ-Trustee Fees	5,000	4,031	969	80.62%
Management Contract	48,000	44,857	3,143	93.45%
District Counsel	25,000	14,359	10,641	57.44%
District Engineer	10,000	-	10,000	0.00%
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	1,538	(38)	102.53%
Tax Collector/Property Appraiser Fees	-	183	(183)	0.00%
Bank Fees	500	-	500	0.00%
Meeting Expense	4,128	1,205	2,923	29.19%
Website Administration	705	1,553	(848)	220.28%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	150,574	109,608	40,966	72.79%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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>Electric Utility Services</u>				
Utility - Electric	3,600	1,177	2,423	32.69%
Street Lights	97,000	54,634	42,366	56.32%
Total Electric Utility Services	100,600	55,811	44,789	55.48%
<u>Stormwater Control</u>				
Wetland Maintenance	7,500	-	7,500	0.00%
Aquatic Maintenance	22,900	2,700	20,200	11.79%
Total Stormwater Control	30,400	2,700	27,700	8.88%
<u>Landscape Services</u>				
Contracts - Landscape	156,744	124,141	32,603	79.20%
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	128,504	58,240	68.81%
<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	2,937	(437)	117.48%
Misc-Contingency	22,000	8,777	13,223	39.90%
Total Other Physical Environment	51,176	11,714	39,462	22.89%
<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	-	10,229	0.00%
Total Other Fees and Charges	10,229	-	10,229	0.00%
TOTAL EXPENDITURES	558,323	355,976	202,347	63.76%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues				
Over (under) expenditures	-	216,047	216,047	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	10,424	10,424	0.00%
TOTAL FINANCING SOURCES (USES)	-	10,424	10,424	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 226,471</u>	<u>\$ 226,471</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		110,332		
FUND BALANCE, ENDING		<u>\$ 336,803</u>		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 18,306	\$ 18,306	0.00%
Special Assmnts- Tax Collector	639,163	641,189	2,026	100.32%
Special Assmnts- CDD Collected	-	5,867	5,867	0.00%
TOTAL REVENUES	639,163	665,362	26,199	104.10%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	150,000	-	100.00%
Interest Expense	489,163	489,163	-	100.00%
Total Debt Service	639,163	639,163	-	100.00%
TOTAL EXPENDITURES	639,163	639,163	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	26,199	26,199	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(10,424)	(10,424)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(10,424)	(10,424)	0.00%
Net change in fund balance	\$ -	\$ 15,775	\$ 15,775	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		625,583		
FUND BALANCE, ENDING		\$ 641,358		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 8	\$ 8	0.00%
TOTAL REVENUES	-	8	8	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8	8	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		251		
FUND BALANCE, ENDING		\$ 259		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	379,738.66	Statement Balance	386,599.78
		Outstanding Deposits	2,216.01
Positive Adjustments	0.00	Subtotal	388,815.79
Subtotal	379,738.66	Outstanding Checks	-9,077.13
Negative Adjustments	0.00	Ending Balance	379,738.66
Ending G/L Balance	379,738.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/17/2025	Payment	BD00007	Special Assmnts-Tax Collector	Deposit No. BD00007	10,340.05	10,340.05	0.00
06/30/2025		JE000461	Interest - Investments	Intear earned for the month of 05/25	1,365.72	1,365.72	0.00
Total Deposits					11,705.77	11,705.77	0.00
Checks							
							0.00
05/20/2025	Payment	1118	ABBOTT SQUARE CDD	Check for Vendor V00035	-5,866.93	-5,866.93	0.00
05/29/2025	Payment	1120	HILTON GARDEN INN TAMPA	Check for Vendor V00043	-903.96	-903.96	0.00
06/02/2025	Payment	100076	WESLEY CHAPEL INFRAMARK LLC	Inv: 150056	-483.66	-483.66	0.00
06/02/2025	Payment	100077	TIMES PUBLISHING COMPANY	Inv: 39594-052825	-119.60	-119.60	0.00
06/04/2025	Payment	100078	COMPLETE I.T	Inv: 16691	-67.80	-67.80	0.00
06/06/2025	Payment	100079	BUSINESS OBSERVER INC	Inv: 25-00901P	-61.25	-61.25	0.00
06/09/2025	Payment	1121	JUSTIN BARNETT	Check for Vendor V00037	-400.00	-400.00	0.00
06/09/2025	Payment	1122	KELLY A. EVANS	Check for Vendor V00026	-400.00	-400.00	0.00
06/09/2025	Payment	1123	LORI ANN CAMPAGNA	Check for Vendor V00028	-400.00	-400.00	0.00
06/09/2025	Payment	1124	MALINDA MILLER	Check for Vendor V00036	-400.00	-400.00	0.00
06/09/2025	Payment	100080	SITEX AQUATICS, LLC	Inv: 10131-B	-300.00	-300.00	0.00
06/09/2025	Payment	100081	STEADFAST MAINTENANCE	Inv: SA-12483, Inv: SA-12725	-12,869.83	-12,869.83	0.00
06/17/2025	Payment	1125	HILTON GARDEN INN TAMPA	Check for Vendor V00043	-301.32	-301.32	0.00
06/24/2025	Payment	100083	WESLEY CHAPEL INFRAMARK LLC	Inv: 151812	-28.95	-28.95	0.00
06/27/2025	Payment	300010	DUKE ENERGY	Inv: 060625-7996 ACH	-282.62	-282.62	0.00
06/27/2025	Payment	300011	DUKE ENERGY	Inv: 060625-8253 ACH	-201.24	-201.24	0.00
Total Checks					-23,087.16	-23,087.16	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 06-25

Statement Date 06/30/2025

Adjustments

Total Adjustments

Outstanding Checks

05/29/2025	Payment	1119	TRACIE PFENNING	Check for Vendor V00042	-200.00
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
06/12/2025	Payment	DD141	TANYA K BENTON-EFT	Payment of Invoice 000383	-400.00
06/19/2025	Payment	1126	ABBOTT SQUARE CDD	Check for Vendor V00035	-5,563.36
06/24/2025	Payment	100082	STRALEY ROBIN VERICKER	Inv: 26745	-2,092.50
06/27/2025	Payment	100084	STEADFAST MAINTENANCE	Inv: SA-12765	-497.83
Total Outstanding Checks					-9,077.13

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

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	CAPITAL						TOTAL
	GENERAL	DEBT SERVICE	PROJECTS	GENERAL	GENERAL		
	FUND	FUND SERIES	FUND SERIES	FIXED ASSETS	LONG TERM		
		2022	2022		DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 315,141	\$ -	\$ -	\$ -	\$ -	\$ 315,141	
Cash in Transit	-	34,943	-	-	-	34,943	
Investments:							
Acquisition & Construction Account	-	-	259	-	-	259	
Reserve Fund	-	318,363	-	-	-	318,363	
Revenue Fund	-	290,609	-	-	-	290,609	
Prepaid Trustee Fees	2,688	-	-	-	-	2,688	
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	2,575,161	-	2,575,161	
Infrastructure	-	-	-	5,859,892	-	5,859,892	
Property Under Capital Leases	-	-	-	1,176,241	-	1,176,241	
Amount To Be Provided	-	-	-	-	8,980,000	8,980,000	
TOTAL ASSETS	\$ 317,829	\$ 643,915	\$ 259	\$ 9,611,294	\$ 8,980,000	\$ 19,553,297	
LIABILITIES							
Accounts Payable	\$ 7,171	\$ -	\$ -	\$ -	\$ -	\$ 7,171	
Due To Developer	6,000	-	-	-	-	6,000	
Bonds Payable	-	-	-	-	8,980,000	8,980,000	
Other Long-Term Liabilities	-	-	-	1,176,241	-	1,176,241	
TOTAL LIABILITIES	13,171	-	-	1,176,241	8,980,000	10,169,412	
FUND BALANCES							
Nonspendable:							
Prepaid Trustee Fees	2,688	-	-	-	-	2,688	
Restricted for:							
Debt Service	-	643,915	-	-	-	643,915	
Capital Projects	-	-	259	-	-	259	
Unassigned:	301,970	-	-	8,435,053	-	8,737,023	
TOTAL FUND BALANCES	304,658	643,915	259	8,435,053	-	9,383,885	
TOTAL LIABILITIES & FUND BALANCES	\$ 317,829	\$ 643,915	\$ 259	\$ 9,611,294	\$ 8,980,000	\$ 19,553,297	

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,253	\$ 24,253	0.00%
Special Assmnts- Tax Collector	558,323	547,473	(10,850)	98.06%
Other Miscellaneous Revenues	-	1,609	1,609	0.00%
TOTAL REVENUES	558,323	573,335	15,012	102.69%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	12,083	(83)	100.69%
ProfServ-Arbitrage Rebate	500	1	499	0.20%
ProfServ-Dissemination Agent	1,000	-	1,000	0.00%
ProfServ-Field Management	15,000	10,484	4,516	69.89%
ProfServ-Trustee Fees	5,000	4,031	969	80.62%
Management Contract	48,000	47,068	932	98.06%
District Counsel	25,000	16,759	8,241	67.04%
District Engineer	10,000	-	10,000	0.00%
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	3,136	(1,636)	209.07%
Bank Fees	500	-	500	0.00%
Meeting Expense	4,128	1,514	2,614	36.68%
Website Administration	705	1,553	(848)	220.28%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	150,574	120,827	29,747	80.24%
<u>Electric Utility Services</u>				
Utility - Electric	3,600	1,501	2,099	41.69%
Street Lights	97,000	55,654	41,346	57.38%
Total Electric Utility Services	100,600	57,155	43,445	56.81%
<u>Stormwater Control</u>				
Wetland Maintenance	7,500	300	7,200	4.00%
Aquatic Maintenance	22,900	2,700	20,200	11.79%
Total Stormwater Control	30,400	3,000	27,400	9.87%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	136,513	20,231	87.09%
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	140,876	45,868	75.44%
<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	5,193	(2,693)	207.72%
Misc-Contingency	22,000	14,560	7,440	66.18%
Total Other Physical Environment	51,176	19,753	31,423	38.60%
<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	183	10,046	1.79%
Total Other Fees and Charges	10,229	183	10,046	1.79%
TOTAL EXPENDITURES	558,323	389,433	168,890	69.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	183,902	183,902	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	10,424	10,424	0.00%
TOTAL FINANCING SOURCES (USES)	-	10,424	10,424	0.00%
Net change in fund balance	\$ -	\$ 194,326	\$ 194,326	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		110,332		
FUND BALANCE, ENDING		\$ 304,658		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 20,863	\$ 20,863	0.00%
Special Assmnts- Tax Collector	639,163	647,056	7,893	101.23%
TOTAL REVENUES	639,163	667,919	28,756	104.50%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	150,000	-	100.00%
Interest Expense	489,163	489,163	-	100.00%
Total Debt Service	639,163	639,163	-	100.00%
TOTAL EXPENDITURES	639,163	639,163	-	100.00%
Excess (deficiency) of revenues Over (under) expenditures	-	28,756	28,756	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(10,424)	(10,424)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(10,424)	(10,424)	0.00%
Net change in fund balance	\$ -	\$ 18,332	\$ 18,332	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		625,583		
FUND BALANCE, ENDING		\$ 643,915		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 8	\$ 8	0.00%
TOTAL REVENUES	-	8	8	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8	8	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		251		
FUND BALANCE, ENDING		<u>\$ 259</u>		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	315,141.24	Statement Balance	355,475.00
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	355,475.00
Subtotal	315,141.24	Outstanding Checks	-40,333.76
Negative Adjustments	0.00	Ending Balance	315,141.24
Ending G/L Balance	315,141.24		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/01/2025		JE000293	Street Lights	Rev Bank rec adj JE for Dec	144.95	144.95	0.00
01/01/2025		JE000295	Street Lights	Rev Bank rec adj JE for Dec	178.04	178.04	0.00
04/01/2025		JE000375	Street Lights	Rev Bank rec adj for Duke	169.58	169.58	0.00
05/01/2025		JE000406	Supervisor Fees	Rev JE for bank rec adj for	1,400.00	1,400.00	0.00
05/01/2025		JE000408	Utility - Electric	Rev Bank rec adj JE for	323.44	323.44	0.00
05/01/2025		JE000418	Supervisor Fees	To Knock off outstanding	600.00	600.00	0.00
07/21/2025		JE000449		Valley National Bankfrom	15,554.70	15,554.70	0.00
07/31/2025		JE000469	Interest - Investments	Intear earned for the month of 06/25	1,313.05	1,313.05	0.00
Total Deposits					19,683.76	19,683.76	0.00
Checks							
							0.00
05/01/2025		JE000418	Supervisor Fees	To Knock off outstanding	-600.00	-600.00	0.00
06/19/2025	Payment	1126	ABBOTT SQUARE CDD	Check for Vendor V00035	-5,563.36	-5,563.36	0.00
06/24/2025	Payment	100082	STRALEY ROBIN VERICKER	Inv: 26745	-2,092.50	-2,092.50	0.00
06/27/2025	Payment	100084	STEADFAST MAINTENANCE	Inv: SA-12765	-497.83	-497.83	0.00
07/03/2025	Payment	100085	INFRAMARK LLC	Inv: 150824	-5,000.00	-5,000.00	0.00
07/03/2025	Payment	100086	MAHONEY LAW GROUP P.A	Inv: 22747	-1,995.50	-1,995.50	0.00
07/08/2025	Payment	1127	HILTON GARDEN INN TAMPA	Check for Vendor V00043	-308.68	-308.68	0.00
07/08/2025	Payment	100087	WESLEY CHAPEL SITEX AQUATICS, LLC	Inv: 9998-b	-300.00	-300.00	0.00
07/08/2025	Payment	100088	STEADFAST MAINTENANCE	Inv: SA-13161	-12,372.00	-12,372.00	0.00
07/08/2025	Payment	100089	BUSINESS OBSERVER INC	Inv: 25-01268P, Inv: 25-01307P, Inv: 25-01308P	-1,032.51	-1,032.51	0.00
07/08/2025	Payment	100090	MAHONEY LAW GROUP P.A	Inv: 22574, Inv: 22662	-2,861.00	-2,861.00	0.00
07/08/2025	Payment	100091	INFRAMARK LLC	Inv: 153027	-5,000.00	-5,000.00	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 07-25

Statement Date 07/31/2025

07/08/2025	Payment	1128	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	Check for Vendor V00045	-182.71	-182.71	0.00
07/11/2025	Payment	1129	U.S. BANK VICTOR ROBERT	Check for Vendor V00029	-4,031.25	-4,031.25	0.00
07/14/2025	Payment	100092	TROUY BLACKBURN	Inv: 051825	-683.00	-683.00	0.00
07/14/2025	Payment	100093	WRATHELL HUNT & ASSOCIATES LLCP	Inv: 2023-2803, Inv: 2023- 2507, Inv: 2023-2506, Inv: 2023-2482, Inv: 2023-2249,	-1,683.00	-1,683.00	0.00
07/14/2025	Payment	100094	BUSINESS OBSERVER INC	Inv: 25-01353P	-70.00	-70.00	0.00
07/14/2025	Payment	100095	JAYMAN ENTERPRISES LLC	Inv: 4066	-1,500.00	-1,500.00	0.00
07/14/2025	Payment	1130	KELLY A. EVANS	Check for Vendor V00026	-400.00	-400.00	0.00
07/14/2025	Payment	1131	LORI ANN CAMPAGNA	Check for Vendor V00028	-200.00	-200.00	0.00
07/14/2025	Payment	1132	MALINDA MILLER	Check for Vendor V00036	-200.00	-200.00	0.00
07/21/2025	Payment	DD142	TANYA K BENTON- EFT	Payment of Invoice 000421	-200.00	-200.00	0.00
07/23/2025	Payment	100096	INFRAMARK LLC	Inv: 154267	-1,292.27	-1,292.27	0.00
07/29/2025	Payment	300012	DUKE ENERGY	Inv: 070825-7996 ACH	-305.47	-305.47	0.00
07/29/2025	Payment	300013	DUKE ENERGY	Inv: 070825-8253 ACH	-221.45	-221.45	0.00
07/01/2025		JE000470	Street Lights	Rev the Rev JE to clear	-492.57	-492.57	0.00
07/01/2025		JE000471	Supervisor Fees	Rev the Rev JE to clear	-1,400.00	-1,400.00	0.00
07/01/2025		JE000472	Utility - Electric	Rev the Rev JE to clear	-323.44	-323.44	0.00
Total Checks					-50,808.54	-50,808.54	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/29/2025	Payment	1119	TRACIE PFENNING	Check for Vendor V00042		-200.00
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
06/12/2025	Payment	DD141	TANYA K BENTON- EFT	Payment of Invoice 000383		-400.00
07/23/2025	Payment	1133	ABBOTT SQUARE CDD	Check for Vendor V00035		-34,943.00
07/28/2025	Payment	100097	MAHONEY LAW GROUP P.A	Inv: 22907		-2,211.00
07/29/2025	Payment	100098	STEADFAST MAINTENANCE	Inv: SA-13509, Inv: SA- 13723		-2,256.32
Total Outstanding Checks						-40,333.76

Outstanding Deposits

Total Outstanding Deposits



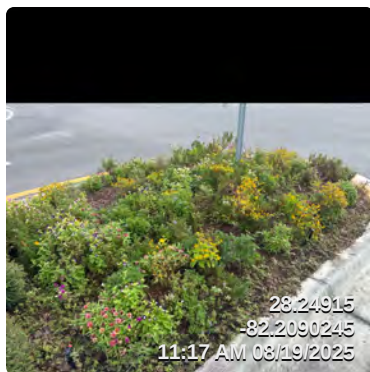
Abbott Square CDD

Tuesday, 19 August 2025

Prepared For Board Of Supervisors

28 Issues Identified

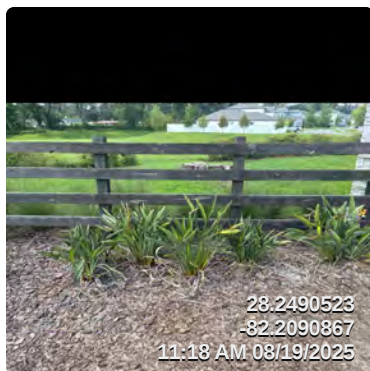
28 Issues Incomplete



Issue 1

Assigned To: [Steadfast](#)

Remove weeds from annuals during weekly service visits.
When is the next annual rotation for the district?



Issue 2

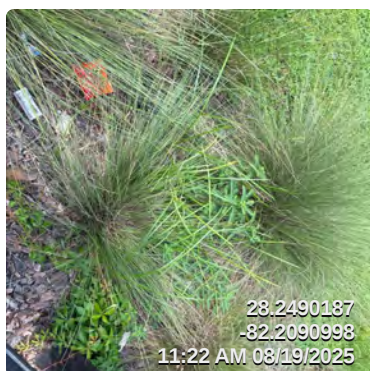
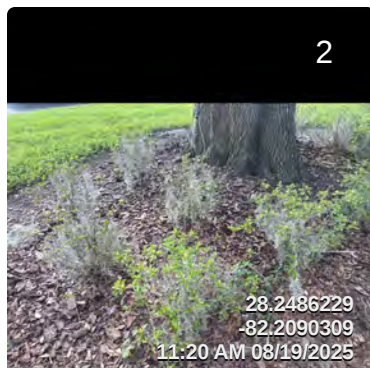
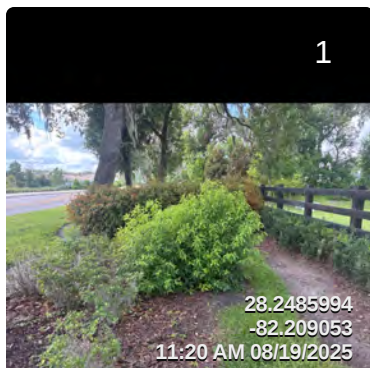
Assigned To: [Steadfast](#)

Remove the dead from the Bird of Paradise on the outbound side of the Garden Wall way entrance.

Issue 3

Assigned To: [Steadfast](#)

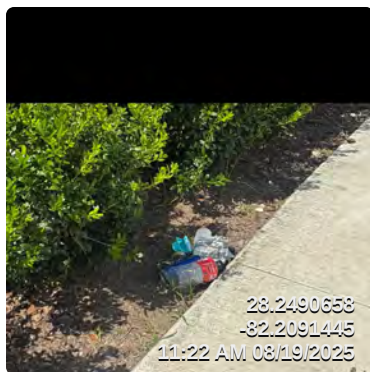
Remove the sucker growth and make sure we are detailing the beds along Simmons road.
Remove the moss from the Azaleas.



Issue 4

Assigned To: [Steadfast](#)

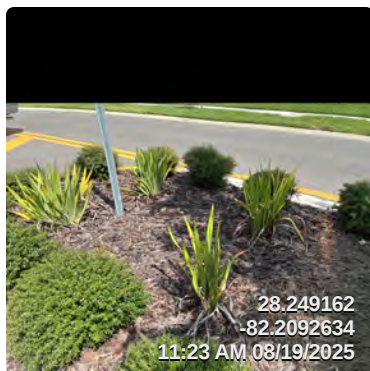
Remove the vines and weeds from the beds on the backside of the fence at the Garden Wall way entrance.



Issue 5

Assigned To: [Steadfast](#)

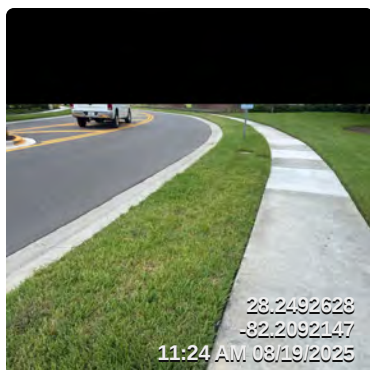
Make sure we are policing the property for trash during weekly visits.



Issue 6

Assigned To: [Steadfast](#)

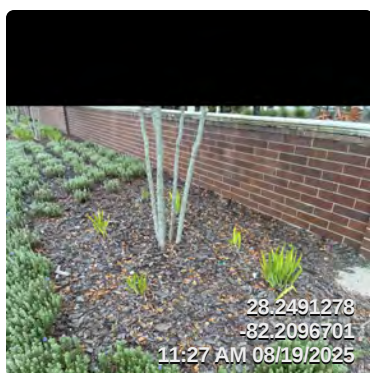
Remove the dead from the African Iris in the center island at the Garden Wall way entrance.



Issue 7

Assigned To: [Steadfast](#)

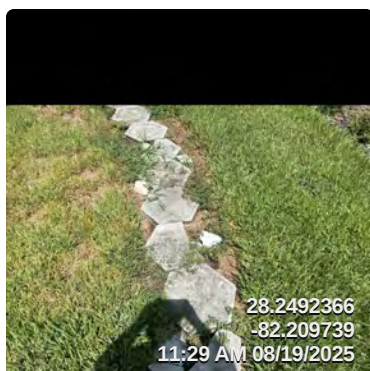
Throughout the Saint Augustine at the Garden Wall way entrance make sure we are staying on top of weed treatments. We will need to be more aggressive as we start to cool down.



Issue 8

Assigned To: [Steadfast](#)

Improve the vigor in the African Iris at the first park on the inbound side of Garden Wall Way.



Issue 9

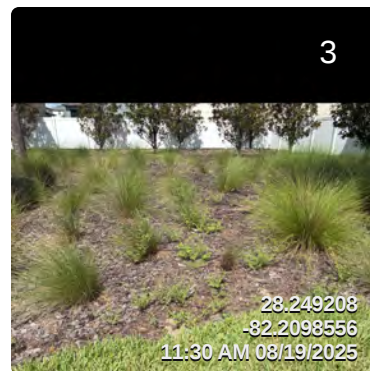
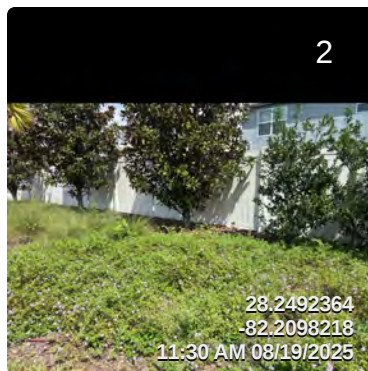
Assigned To: [District Manager](#)

Throughout the first park on Garden Wall Way the walking stones are broken up and can be a trip hazard. Does the board want us to get proposal to replace these. In my opinion I would have these removed and turfed in.

Issue 10

Assigned To: [Steadfast](#)

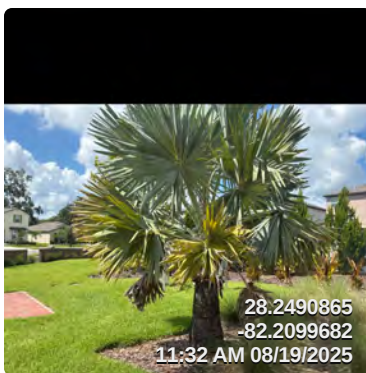
Hand pull tall weeds in the first park on Garden Wall Way this park has weeds that are as tall as my knees.



Issue 11

Assigned To: [Steadfast](#)

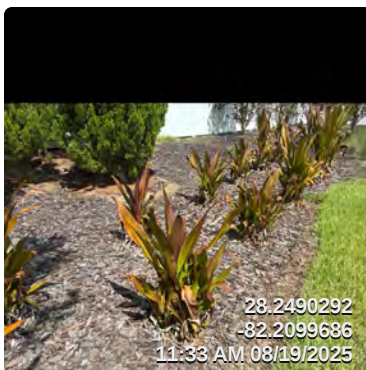
Trim the Bismarck Palms at the first park on Garden Wall way.



Issue 12

Assigned To: [Steadfast](#)

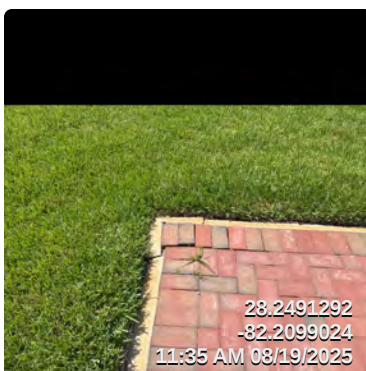
Remove the dead from the base of the Cranium Lily's at the first park on Garden Wall Way.

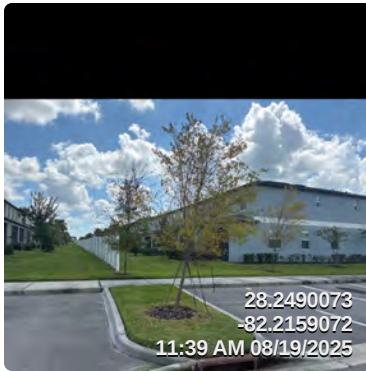


Issue 13

Assigned To: [Board Of supervisors](#)

The brick pavers are collapsing at the fire pit at the first park on Garden Will way. Does the board want proposals to address this?

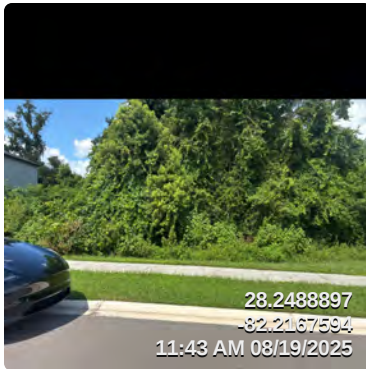




Issue 14

Assigned To: [Steadfast](#)

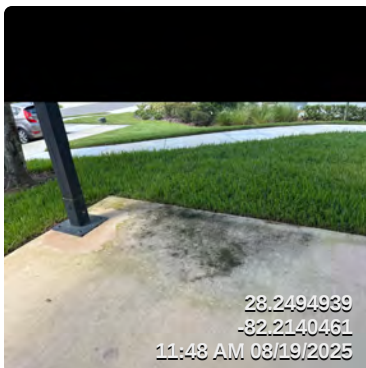
There is a leaning Oak Tree on Back Forty Loop in the thumbnail island across from 6802 Back Forty Loop. It currently has straps but needs to be reset.



Issue 15

Assigned To: [Steadfast](#)

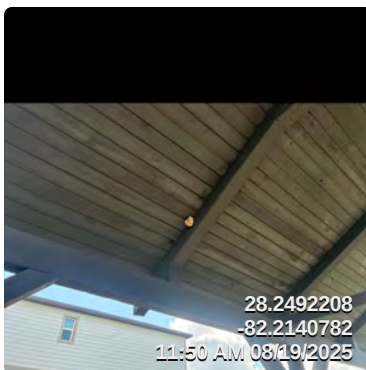
Make sure the conservation area near the lift station on Back Forty Loop is not taking over the turf areas.



Issue 16

Assigned To: [District Manager](#)

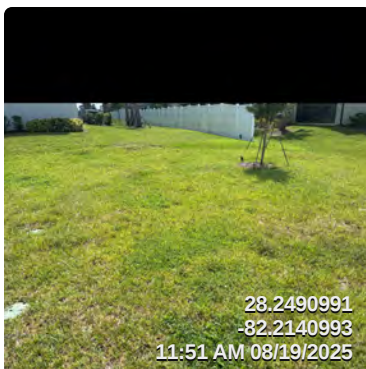
The covered seating area next to address 36437 Camp Fire Terrace is starting collect milder on the concrete slab.



Issue 17

Assigned To: [District Manager](#)

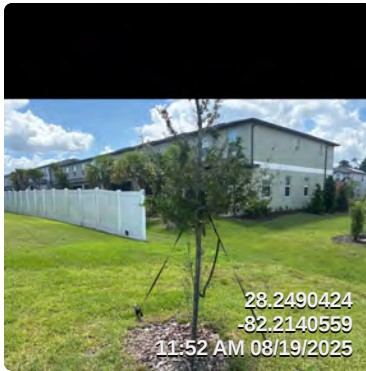
During my inspection there were wasp nest under the sitting area next to address 36432 Camp Fire Terrace.



Issue 18

Assigned To: [Steadfast](#)

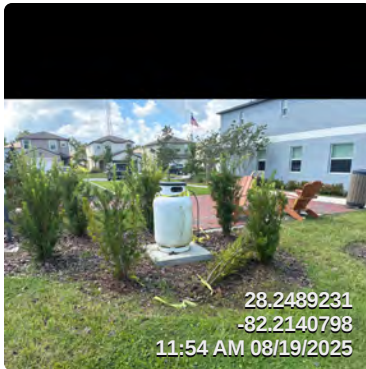
Treat the turf and improve the vigor in the same areas as the last item next to the seating area.



Issue 19

Assigned To: [Steadfast](#)

Remove the sucker growth in the oak tree next to 36432 Camp Fire terrace.



Issue 20

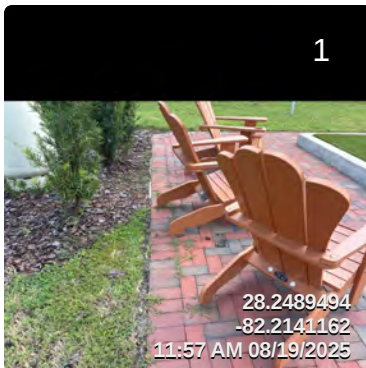
Assigned To: [Steadfast](#)

Reset the fallen Podocarpus in the park area next to address 36443 Olde Homestead drive.

Issue 21

Assigned To: [Steadfast](#)

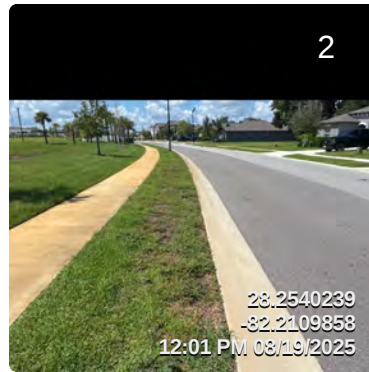
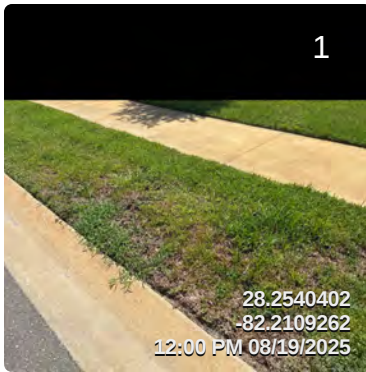
Treat the pavers for crack weeds and the tree rings throughout the park next to 36443 Olde Homestead Drive.



Issue 22

Assigned To: [Steadfast](#)

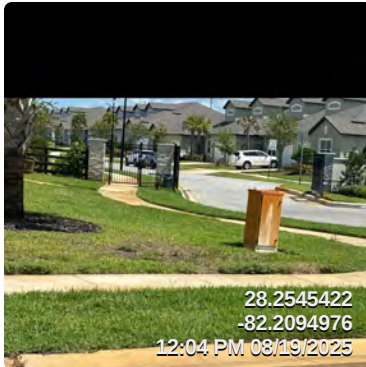
On the inbound side of Bar S Bar Trail before the amenity center treat the Saint Augustine with both fungicides and insecticides. To me it looks like mole cricket damage.



Issue 23

Assigned To: [Steadfast](#)

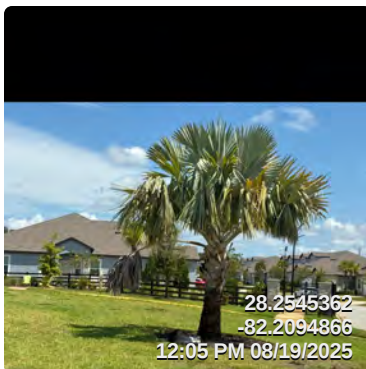
On the outbound side of the Villas at Abbott Creek diagnose and treat the decline in the Saint Augustine.



Issue 24

Assigned To: [Steadfast](#)

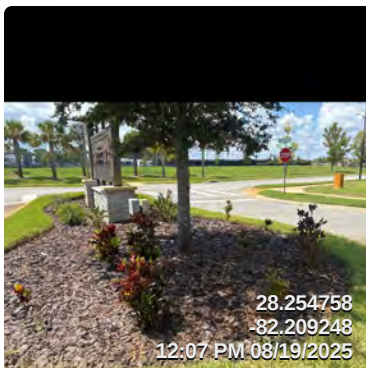
Trim the brown frond in the Bismarck Palm on the outbound side of the Villas At Abbott creek.



Issue 25

Assigned To: [Steadfast](#)

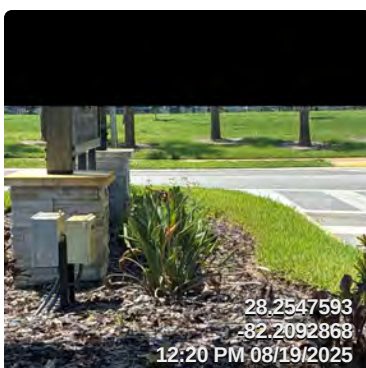
Provide the district a proposal to refill the beds at the entrance to the Villas At Abbott Square.



Issue 26

Assigned To: [Steadfast](#)

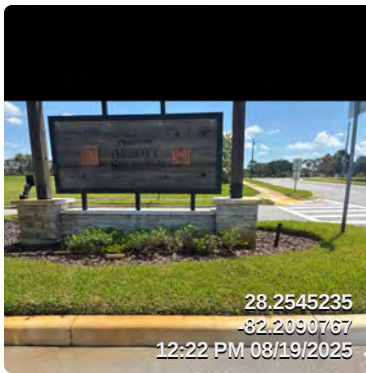
Remove the dead from the Bird of Paradise in the center island at the entrances to the Villa community.



Issue 27

Assigned To: [Steadfast](#)

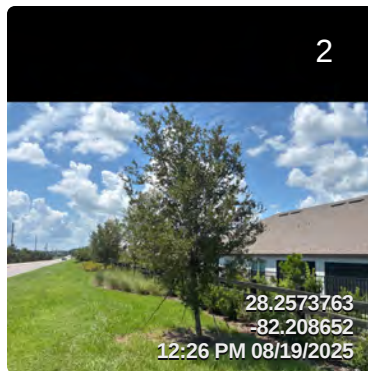
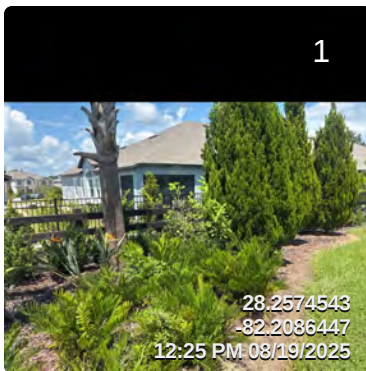
Remove the weeds from the Lantana at the center island entrance to the Villas at Abbott Square.



Issue 28

Assigned To: [Steadfast](#)

Steadfast to address the tall weeds and lifting of the oaks trees along the Simmons Road frontage.



RESOLUTION 2025-11**A RESOLUTION OF THE ABBOTT SQUARE
COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL
YEAR 2025/2026**

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF SEPTEMBER 2025.

ATTEST:

**ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chair / Vice Chair

Notice of Fiscal Year 2026 Meetings
Abbott Square
Community Development District

The Board of Supervisors of the Abbott Square Community Development District will hold the meetings for Fiscal Year 2026 at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541 on the second Monday of every month at 6:30 p.m. as follows:

October 13, 2025
November 10, 2025
December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued to a date, time, and place to be specified on the record at the meetings without additional publication of notice.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega
District Manager