

**ABBOTT SQUARE
COMMUNITY DEVELOPMENT DISTRICT**

**December 8, 2025
REVISED FINAL AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Abbott Square Community Development District

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

Board of Supervisors

Tanya Benton, Chairperson
Malinda Desruisseaux, Vice Chairperson
Lori Campagna, Assistant Secretary
Justin Barnett, Assistant Secretary
Kelly Evans, Assistant Secretary

District Staff

Alize Aninipot, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer
Jason Liggett, Field Manager
Welsey Elias, Senior District Manager
Nancy Hix, District Accountant
Crystal Yem, District Admin

Revised Final Meeting Agenda

Monday, December 8, 2025, at 6:30 p.m.

Meeting ID: 289 718 761 240 37 **Passcode:** H8o3U7fv

Call In Number: +1 646-838-1601 **Conference ID:** 645 878 616#

1. **Call to Order/Roll Call**
2. **Motion to Approve Agenda**
3. **Public Comments (Comments limited to three (3) minutes per speaker)**
4. **Business Administration**
 - A. Acceptance of the Financial Reports and Check Register (*October 2025*)..... Page 3
 - B. Consideration of Minutes of the Regular Meeting on November 10, 2025 Page 96
5. **Staff Report**
 - A. **District Accountant**
 - B. **Field Manager**
 1. Review of the November Field Inspection Report.....Page 99
 2. Consideration of ADA Playground Mulch Proposal.....Page 105
 - C. **District Engineer**
 1. Discussion of Engineer Services.....Page 106
 - D. **District Counsel**
 1. Discussion on Repairing the Damage on Smithfield and Pursuing Reimbursement
 2. Review of the Updated Hours for the Recreational Facilities
 3. Discussion of Public Hearing on the Rental Clubhouse Fees
 - E. **Onsite Manager**
 - F. **District Manager**
 1. Consideration of Pool Umbrellas Repair Proposal.....Page 123
6. **Business Items**
 - A. Discussion on Holiday Hours for the Clubhouse
 - B. Discussion of Trail Cameras
 - C. Discussion of Replacing Jimmy B and Pressure Washing Services.....Page 125
 - D. Consideration of Resolution 2026-02, Disbursement of Funds.....Page 130
 - E. Consideration of Resolution 2026-03, General Election
(*Under Separate Cover*)
7. **Board of Supervisors' Requests and Comments**
8. **Adjournment**

The next meeting scheduled is Monday, January 12, 2026, 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

Abbott Square CDD Clubhouse
6598 Bar S Bar Trail
Zephyrhills, FL 33541

Abbott Square Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND SERIES 2025	DEBT SERVICE FUND SERIES 2022	CAPITAL PROJECTS FUND SERIES 2025	CAPITAL PROJECTS FUND SERIES 2022	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 129,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,410
Investments:								
Acq. & Construction - Other	-	-	-	75,269	-	-	-	75,269
Acquisition & Construction Account	-	-	-	20,379	262	-	-	20,641
Construction Fund	-	-	-	176,245	-	-	-	176,245
Cost of Issuance Fund	-	-	-	3,327	-	-	-	3,327
Interest Account	-	47,758	-	-	-	-	-	47,758
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	-	331,747	-	-	-	-	331,747
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	\$ 129,410	\$ 219,419	\$ 650,110	\$ 275,220	\$ 262	\$ 9,611,294	\$ 8,980,000	\$ 19,865,715
<u>LIABILITIES</u>								
Accounts Payable	\$ 5,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,609
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	11,609	-	-	-	-	1,176,241	8,980,000	10,167,850
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	219,419	650,110	-	-	-	-	869,529
Capital Projects	-	-	-	275,220	262	-	-	275,482
Unassigned:	117,801	-	-	-	-	8,435,053	-	8,552,854
TOTAL FUND BALANCES	117,801	219,419	650,110	275,220	262	8,435,053	-	9,697,865
TOTAL LIABILITIES & FUND BALANCES	\$ 129,410	\$ 219,419	\$ 650,110	\$ 275,220	\$ 262	\$ 9,611,294	\$ 8,980,000	\$ 19,865,715

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 558	\$ 558	0.00%
Special Assmnts- Tax Collector	871,373	-	(871,373)	0.00%
TOTAL REVENUES	871,373	558	(870,815)	0.06%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	1,250	13,750	8.33%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	308	24,692	1.23%
District Engineer	10,000	-	10,000	0.00%
District Manager	49,440	4,120	45,320	8.33%
Auditing Services	5,000	-	5,000	0.00%
Postage	500	10	490	2.00%
Insurance - General Liability	3,311	3,120	191	94.23%
Public Officials Insurance	2,709	2,552	157	94.20%
Property and Casualty Insurance	16,424	25,405	(8,981)	154.68%
Printing and Binding	500	-	500	0.00%
Legal Advertising	1,500	-	1,500	0.00%
Tax Collector/Property Appraiser Fees	10,229	-	10,229	0.00%
Bank Fees	500	-	500	0.00%
Website Administration	1,553	-	1,553	0.00%
Dues, Licenses and Fees	175	-	175	0.00%
Total Administration	160,341	36,765	123,576	22.93%
<u>Electric Utility Services</u>				
Electric Utility Servces	3,600	-	3,600	0.00%
Street Lights	94,485	8,474	86,011	8.97%
Total Electric Utility Services	98,085	8,474	89,611	8.64%
<u>Landscape Services</u>				
Contracts Trash Removal	18,000	1,500	16,500	8.33%
Landscape Maintenance - Contract	148,464	25,363	123,101	17.08%
R&M-Well Maintenance	19,176	300	18,876	1.56%
Landscape - Annuals	5,000	583	4,417	11.66%
Mulch	20,000	-	20,000	0.00%
Landscaping - Plant Replacement Program	5,000	-	5,000	0.00%
Wetland Maintenance	7,500	-	7,500	0.00%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
R&M-Trail Maintenance	7,500	-	7,500	0.00%
Parks Maintenance	10,000	-	10,000	0.00%
Retention Pond Maintenance	8,600	300	8,300	3.49%
Irrigation Maintenance	2,500	2,898	(398)	115.92%
Aquatic Maintenance	22,900	-	22,900	0.00%
Misc-Contingency	20,000	1,948	18,052	9.74%
Total Landscape Services	294,640	32,892	261,748	11.16%
<u>Amenities</u>				
Onsite Payroll	88,500	-	88,500	0.00%
Payrol Taxes & Admin Fee	19,000	-	19,000	0.00%
Management Services	36,000	-	36,000	0.00%
Pressure Washing	5,000	-	5,000	0.00%
Pest Control	2,340	-	2,340	0.00%
Security Camera	500	-	500	0.00%
Landscape Maint Contract	26,787	-	26,787	0.00%
Furniture/Furnishings	2,000	-	2,000	0.00%
Pool Maintenance	21,000	1,244	19,756	5.92%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	-	1,500	0.00%
Janitorial Maintenance	26,787	1,950	24,837	7.28%
Phone & Internet	863	92	771	10.66%
Propane	1,000	-	1,000	0.00%
Electricity - Clubhouse/Pool	11,000	-	11,000	0.00%
Property and Causualty Insurance	15,000	15,000	-	100.00%
Pool Repairs	2,500	196	2,304	7.84%
General Maintenance	5,000	459	4,541	9.18%
Irrigation Repairs	1,300	-	1,300	0.00%
Well Pump Repairs	1,450	-	1,450	0.00%
Mulch	10,000	-	10,000	0.00%
Landscape Replacement	5,000	-	5,000	0.00%
Entrance Monuments, Gates, Walls R&M	5,000	1,587	3,413	31.74%
Fire Safety Alarm	700	-	700	0.00%
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	0.00%
Trash/Waste	6,500	-	6,500	0.00%
Building Maintenance	2,500	-	2,500	0.00%
Access Keys/Cards	300	4,845	(4,545)	1615.00%
Holiday Decorations	2,500	-	2,500	0.00%
Cleaning Supplies	3,000	-	3,000	0.00%
Water & Sewer - Clubhouse	5,500	-	5,500	0.00%
Pool Permits	280	-	280	0.00%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
Furniture/Furnishings	2,500	-	2,500	0.00%
Total Amenities	318,307	25,373	292,934	7.97%
TOTAL EXPENDITURES	871,373	103,504	767,869	11.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(102,946)	(102,946)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		220,747		
FUND BALANCE, ENDING		\$ 117,801		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Debt Service Fund Series 2025 (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 694	\$ 694	0.00%
TOTAL REVENUES	-	694	694	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	694	694	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(543)	(543)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(543)	(543)	0.00%
Net change in fund balance	\$ -	\$ 151	\$ 151	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		219,268		
FUND BALANCE, ENDING		\$ 219,419		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 2,049	\$ 2,049	0.00%
Special Assmnts- Tax Collector	639,163	-	(639,163)	0.00%
TOTAL REVENUES	639,163	2,049	(637,114)	0.32%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	489,163	-	489,163	0.00%
Total Debt Service	639,163	-	639,163	0.00%
TOTAL EXPENDITURES	639,163	-	639,163	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,049	2,049	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		648,061		
FUND BALANCE, ENDING		\$ 650,110		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Capital Projects Fund Series 2025 (300)
(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	\$ -	\$ 874	\$ 874	0.00%
TOTAL REVENUES	-	874	874	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	874	874	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	543	543	0.00%
TOTAL FINANCING SOURCES (USES)	-	543	543	0.00%
Net change in fund balance	\$ -	\$ 1,417	\$ 1,417	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		273,803		
FUND BALANCE, ENDING		\$ 275,220		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		261		
FUND BALANCE, ENDING		<u>\$ 262</u>		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	129,410.03	Statement Balance	138,073.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	129,410.03	Subtotal	138,073.23
Negative Adjustments	0.00	Outstanding Checks	-8,663.20
Ending G/L Balance	129,410.03	Ending Balance	129,410.03

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/31/2025		JE000550	Interest - Investments	Interest earned for 09/25	557.86	557.86	0.00
Total Deposits					557.86	557.86	0.00
Checks							
							0.00
09/19/2025	Payment	300016	DUKE ENERGY	Inv: 090825-8253-ACH	-162.16	-162.16	0.00
09/19/2025	Payment	300017	DUKE ENERGY	Inv: 090825-7996-ACH	-260.95	-260.95	0.00
09/25/2025	Payment	100119	SOUTHERN AUTOMATED ACCESS SVCS LLC	Inv: 16717	-115.00	-115.00	0.00
09/30/2025	Payment	1146	EGIS INSURANCE ADVISORS LLC	Check for Vendor V00017	-46,077.00	-46,077.00	0.00
10/01/2025	Payment	100121	STRALEY ROBIN VERICKER	Inv: 27214	-1,662.50	-1,662.50	0.00
10/01/2025	Payment	100122	BUSINESS OBSERVER INC	Inv: 25-02075P	-76.56	-76.56	0.00
10/03/2025	Payment	100123	TRUSTED PROPANE SERVICES LLC	Inv: INV51842	-1,990.00	-1,990.00	0.00
10/08/2025	Payment	100124	GIG FIBER, LLC	Inv: 5249	-7,776.50	-7,776.50	0.00
10/08/2025	Payment	100125	JAYMAN ENTERPRISES LLC	Inv: 4239	-1,500.00	-1,500.00	0.00
10/08/2025	Payment	100126	SITEX AQUATICS, LLC	Inv: 10331-b	-300.00	-300.00	0.00
10/08/2025	Payment	100127	STEADFAST MAINTENANCE	Inv: SA-15732, Inv: SA-14837	-24,744.00	-24,744.00	0.00
10/08/2025	Payment	100128	COMPLETE I.T	Inv: 17924	-67.80	-67.80	0.00
10/15/2025	Payment	100130	STEADFAST MAINTENANCE	Inv: SA-16107, Inv: SA-16105	-1,210.51	-1,210.51	0.00
10/15/2025	Payment	100131	MAHONEY LAW GROUP P.A	Inv: 23108	-308.00	-308.00	0.00
10/15/2025	Payment	100132	INFRAMARK LLC	Inv: 160707	-5,370.00	-5,370.00	0.00
10/17/2025	Payment	100133	BUSINESS OBSERVER INC	Inv: 100825	-796.26	-796.26	0.00
10/17/2025	Payment	300018	DUKE ENERGY	Inv: 100725-8253 ACH	-295.81	-295.81	0.00
10/17/2025	Payment	300019	DUKE ENERGY	Inv: 100725-7996 ACH	-220.65	-220.65	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No.

2901

Statement No.

10-25

Statement Date

10/31/2025

10/29/2025	Payment	100135	INFRAMARK LLC	Inv: 1163184, Inv: 161751	-1,754.90	-1,754.90	0.00
Total Checks					-94,688.60	-94,688.60	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/15/2025	Payment	100106	ADA SITE COMPLIANCE LLC	Inv: 1			-1.00
08/22/2025		JE000489	Bank Fees	Valley National Bank			-22.72
10/15/2025	Payment	100129	COMPLETE I.T	Inv: 16993, Inv: 17301			-135.60
10/29/2025	Payment	100134	STEADFAST MAINTENANCE	Inv: SA-16596			-300.00
10/01/2025	Payment	300020	DUKE ENERGY	Inv: 090825-1356 ACH			-181.12
10/29/2025	Payment	100136	STEADFAST MAINTENANCE	Inv: SA-14840, Inv: SA-14726			-2,889.66
10/29/2025	Payment	100137	DON HARRISON SOUTHERN	Inv: 3174			-195.90
10/29/2025	Payment	100138	AUTOMATED ACCESS SVCS LLC	Inv: 17172			-4,845.30
10/23/2025	Payment	300021	DOORKING, INC	Inv: 2614857 ACH			-91.90
Total Outstanding Checks							-8,663.20

Outstanding Deposits

Total Outstanding Deposits

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100121	10/01/25	V00004	STRALEY ROBIN VERICKER	27214	Services Through 083125	District Counsel	531146-51301	\$1,662.50
001	100122	10/01/25	V00044	BUSINESS OBSERVER INC	25-02075P	Legal Advertisement for FY 2026	Legal Advertising	548002-51301	\$76.56
001	100123	10/03/25	V00052	TRUSTED PROPANE SERVICES LLC	INV51842	Propane line repair at Garden Wall Way	Propane	543072-53908	\$1,990.00
001	100124	10/08/25	V00015	GIG FIBER, LLC	5249	OCT25 SOLAR EQUIPMENT LEASE	Street Lights	543057-53908	\$7,776.50
001	100125	10/08/25	V00048	JAYMAN ENTERPRISES LLC	4239	SEP 25 TRASH REMOVAL	Misc-Contingency	549900-53908	\$1,500.00
001	100126	10/08/25	V00005	SITEX AQUATICS, LLC	10331-B	OCT 25 AQUATIC MAINTENANCE	Wet Pond Maintenance	534299-53908	\$300.00
001	100127	10/08/25	V00008	STEADFAST MAINTENANCE	SA-15732	OCT 25 Landscape Maintenance	LANDSCAPE MAINT	546300-53908	\$11,789.00
001	100127	10/08/25	V00008	STEADFAST MAINTENANCE	SA-15732	OCT 25 Landscape Maintenance	IRR MODIFICATIONS	546930-53908	\$583.00
001	100127	10/08/25	V00008	STEADFAST MAINTENANCE	SA-14837	LANDSCAPE MAINT SEPT 25	LANDSCAPE MAINT	546300-53908	\$12,372.00
001	100128	10/08/25	V00040	COMPLETE I.T	17924	GOOGLE VAULT EMAIL SERVICE	Misc-Contingency	549900-51301	\$67.80
001	100129	10/15/25	V00040	COMPLETE I.T	17301	August 2025 Google Vault Email Service	Misc-Contingency	549900-53902	\$67.80
001	100129	10/15/25	V00040	COMPLETE I.T	16993	July 2025 Google Vault Email Service	Misc-Contingency	549900-53902	\$67.80
001	100130	10/15/25	V00008	STEADFAST MAINTENANCE	SA-16105	Sept IRR Inspection and 1st ROR Refill	Sept Inspection and 1st ROR Refill	546930-53902	\$712.68
001	100130	10/15/25	V00008	STEADFAST MAINTENANCE	SA-16107	Sept 2025 ROR 2nd refill	Irrigation Maintenance	546930-53902	\$497.83
001	100131	10/15/25	V00046	MAHONEY LAW GROUP P.A	23108	September 2025 District Counsel Clubhouse Purchase	District Counsel	531146-51301	\$308.00
001	100132	10/15/25	V00003	INFRAMARK LLC	160707	October Monthly Management Fees	October 2025 District Management Fees	531150-51301	\$4,120.00
001	100132	10/15/25	V00003	INFRAMARK LLC	160707	October Monthly Management Fees	October 2025 FIELD MGMT	531016-51301	\$1,250.00
001	100133	10/17/25	V00044	BUSINESS OBSERVER INC	100825	Legal Advertising for 7/8/25 Meeting	Legal Advertising	548002-51301	\$796.26
001	100134	10/29/25	V00008	STEADFAST MAINTENANCE	SA-16596	Replace Breaker Repair 50/50 split	Well 50/50 split	546117-53902	\$300.00
001	100135	10/29/25	V00003	INFRAMARK LLC	1163184	Pressure Wash \$250 & Grill Repair \$1495	Misc-Contingency	549900-53902	\$1,745.00
001	100135	10/29/25	V00003	INFRAMARK LLC	161751	POSTAGE	Postage	541010-51301	\$9.90
001	100136	10/29/25	V00008	STEADFAST MAINTENANCE	SA-14726	August 2025 Rid O Rust System Refill and Maintenance	Irrigation Maintenance	546930-53902	\$497.83
001	100136	10/29/25	V00008	STEADFAST MAINTENANCE	SA-14840	Landscape and Irrigation Maintenance September 2025	LANDSCAPE MAINT September 2025	534171-53902	\$1,202.00
001	100136	10/29/25	V00008	STEADFAST MAINTENANCE	SA-14840	Landscape and Irrigation Maintenance September 2025	Irrigation September 2025	546930-53902	\$1,189.83
001	100137	10/29/25	V00013	DON HARRISON	3174	Replacement of 2 GFCI Receptors pool equipment	Pool Repairs	546096-57217	\$195.90
001	100138	10/29/25	V00051	SOUTHERN AUTOMATED ACCESS SVCS LLC	17172	Clubhouse Access System	Gate - Repair Maint	534140-57217	\$4,845.30
001	300018	10/17/25	V00011	DUKE ENERGY	100725-8253 ACH	SVC PRD 09/05-10/03/2025	Street Lights	543057-53100	\$295.81
001	300019	10/17/25	V00011	DUKE ENERGY	100725-7996 ACH	SVC PRD 09/05-10/03/2025	Street Lights	543057-53100	\$220.65
001	300020	10/01/25	V00011	DUKE ENERGY	090825-1356 ACH	Duke Energy August 6 2025- September 4, 2025	Street Lights	543057-53100	\$181.12
001	300021	10/23/25	V00055	DOORKING, INC	2614857 ACH	October 23, 2025, CELL SUB	OCT 2025 CELL SUB	541016-57217	\$91.90
Fund Total									\$56,712.97

Total Checks Paid	\$56,712.97
--------------------------	--------------------

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 26, 2025
Client: 001583
Matter: 000001
Invoice #: 27214

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	VKB	REVISE DRAFT RECREATIONAL FACILITY POLICIES; DRAFT EMAIL TO BOARD RE: SAME.	0.8	\$300.00
8/5/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
8/6/2025	VKB	REVIEW AND REPLY TO EMAILS FROM T. BENTON RE: REVISED POLICIES; PREPARE FOR AND ATTEND BOARD MEETING.	2.5	\$937.50
8/13/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2022 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/14/2025	VKB	REVIEW AND REPLY TO EMAILS RE: POND 5 LANDSCAPING ISSUES; FOLLOW UP WITH M. VEGA RE: SAME.	0.5	\$187.50
8/22/2025	MS	REVIEW CERTIFIED MAILED LETTER RECEIVED FROM FLORIDA COMMERCE RE NONCOMPLIANCE FOR FAILURE TO FILE FY 2023-2024 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER AND FINANCIAL CORRESPONDENT RE STATUS OF SAME.	0.3	\$52.50
Total Professional Services			4.7	\$1,662.50

September 26, 2025
Client: 001583
Matter: 000001
Invoice #: 27214

Page: 2

Total Services	\$1,662.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,662.50
Previous Balance		\$2,960.00
Less Payments		(\$2,960.00)
PAY THIS AMOUNT		\$1,662.50

Please Include Invoice Number on all Correspondence

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02075P

Date 09/26/2025

Attn:
Abbott Square CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02075P Public Board Meetings RE: Published: 9/26/2025	\$76.56
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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, 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
September 26, 2025

25-02075P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



INVOICE TO:
Abbottsquare CDD
501 S. Falkenberg Rd Tampa, FL 33619
nmontagna@inframark.com

INV51842
Date: Sep 25, 2025

#	Item	Unit Price	Qty	Total
01	1/2" Poly Ethylene Gas Line	\$27.00	25	\$675.00
02	Parts And Fittings Timer, 2 flex risers, tracer wire	\$925.00	1	\$925.00
03	Labor	\$195.00	2	\$390.00
Subtotal				\$1,990.00
Tax (7%)				\$0.00
Grand Total				\$1,990.00
Paid				\$0.00
Due				\$1,990.00

Thank you!

Note:
Gas line installation and timer replacement at Abbot Square 36443 Garden Wall Way, Zephyrhills, FL 33541

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

INVOICE



Invoice #:	5249
Invoice Date:	10/01/25
Amount Due:	\$7,776.50

Bill To:

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

Due Date
10/31/25

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

Subtotal:	\$7,776.50
Sales Tax:	\$0.00
Total:	\$7,776.50
Payments:	\$0.00
Amount Due:	\$7,776.50

Make Payable to Gig Fiber LLC

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
10/1/2025	4239

Bill To
Abbott Square CDD 30435 Commerce Dr Ste 102 San Antonio, FL. 33576

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	September 2025 Maintenance 7 trash cans throughout community twice per week. Supplies paid for by vendor. 3 trash cans Areas of maintenance are Townhomes under 2 pavilions along with grill area. 2 trash can areas of maintenance are park area with grill across from pool amenity off Bar S Bar Trl 2 trash can areas of maintenance are grill area located on the outside of the villas and the pavilion along the trail. Price includes all labor and materials	1,500.00	1,500.00
All work is complete!		Total	\$1,500.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



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

Invoice details

Invoice no.: 10331-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-15732

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance @ Abbott Square CDD for the month dated on this invoice.				
1	Landscape Maintenance		9,554.00		9,554.00
1	Irrigation Maintenance		583.00		583.00
1	Fertilization and Pesticide		1,240.00		1,240.00
	Addendum #1 to the Maintenance Service Contract				
1	Walking Trail Maintenance		995.00		995.00
					0.00

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

Total	\$12,372.00
Payments/Credits	\$0.00
Balance Due	\$12,372.00



Steadfast Alliance

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

Invoice

Date	Invoice #
9/1/2025	SA-14837

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance @ Abbott Square CDD for the month dated on this invoice.				
1	Landscape Maintenance		9,554.00		9,554.00
1	Irrigation Maintenance		583.00		583.00
1	Fertilization and Pesticide		1,240.00		1,240.00
	Addendum #1 to the Maintenance Service Contract				
1	Walking Trail Maintenance		995.00		995.00

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

Total	\$12,372.00
Payments/Credits	\$0.00
Balance Due	\$12,372.00

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



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

Invoice #	17924
Invoice Date	10-01-25
Balance Due	\$67.80

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

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

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



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

Invoice #	17301
Invoice Date	08-01-25
Balance Due	\$67.80

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

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

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



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

Invoice #	16993
Invoice Date	07-01-25
Balance Due	\$67.80

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16105

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	5007			Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
0	Water Management Program- September inspection & 1st ROR Refill		0.00	9/3/2025	0.00
	During my irrigation inspection I found and fixed these issues				
	Villas common:				
	Zone19 1 drip cuts				
	Zone 23 1 broken rotor				
	Zone 25 - cut flex going to bubbler				
	CDD:				
	Zone 2 1 drip cut				
	Zone 6 3 drip cuts				
	Zone 7 clogged nozzle				
	TH D timer				
	1 drip cut				
	TH C timer				
	No issues everything ran as it should				

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

Total

Payments/Credits

Balance Due



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16105

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1096 Abbott Square 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	5007			Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Parts 4-drip coupling 1-nozzle 1-rotor 1-1/2 coupling 1-1/2 male threaded elbow 1-2foot flex line		87.35		87.35
1.5	Irrigation Labor		85.00		127.50
1	Rid O Rust System- 1st refill for the month of September		497.83	9/3/2025	497.83

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

Total	\$712.68
Payments/Credits	\$0.00
Balance Due	\$712.68



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16107

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Rid O Rust System- 2nd refill of September		497.83	9/23/2025	497.83

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

Total	\$497.83
Payments/Credits	\$0.00
Balance Due	\$497.83

Mahoney Law Group, P.A.

2240 Belleair Rd Ste 210
Clearwater, FL 33764 US

INVOICE

BILL TO
Abbott Square CDD (Club Purchase)

INVOICE 23108
DATE 10/07/2025
TERMS Net 10
DUE DATE 10/17/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
09/01/2025	RAI	Communications with Mr. Lamb, Ms. Burris, Ms. Evans and Ms. Blanco regarding completion of closing; update calendar.	57.00
09/03/2025	RAI	Communications with Ms. Escanio regarding completion of closing and enclosing documents.	38.00
09/09/2025	JPM	Review lien of record; attend to post-closing matters.	42.00
09/22/2025	RAI	Assemble digital closing binder and send to client; analysis of outstanding items and communication with Ms. Escanio regarding delivery of original closing documents and title policy.	171.00
SUBTOTAL			308.00
TAX			0.00
TOTAL			308.00
BALANCE DUE			\$308.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160707

CUSTOMER ID

C5085

PO#**DATE**

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,120.00		4,120.00
Field Management	1	Ea	1,250.00		1,250.00
Subtotal					5,370.00

Subtotal	\$5,370.00
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Tax	\$0.00
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Total Due	\$5,370.00
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

MONTHLY STATEMENT

Legal Advertising

10/8/2025

Inframark CDD Abbott Square
11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS, FL 33076

<u>Invoice Date</u>	<u>Serial Number</u>	<u>Case</u>	<u>Amount Due</u>
Pasco County			
06/27/2025	25-01268P	Abbott Square Board of Supervisors Meeting on July 8, 2025	\$796.26

Pasco Total: \$796.26

Important Message

Total: \$796.26

Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Payment Due Upon Receipt



Steadfast Alliance

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

Invoice

Date	Invoice #
10/24/2025	SA-16596

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1096 Abbott Square 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Service Request- Approval from Mark Vega to have our electrician come out and replace the breaker for our irrigation system on the Villa shared system. the breaker was going bad and that was the cause of why it kept shutting down.		300.00	10/22/2025	300.00

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

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1163184
Invoice Date	10/24/2025
Due Date	11/23/2025

**To: Abbott Square CDD
2654 Cypress Ridge Blvd Ste 101**

Wesley Chapel, FL 33544-6322

Service Description	Total
Maintenance Services	\$1,745.00

Please Pay This Amount

Subtotal	\$1,745.00
Sales Tax	\$0.00
Total	\$1,745.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

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

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

24 Oct 2025 07:31:23AM CST

DISTRICT : ABBOTT SQUARE CDD

Go Green! Think before you print.

INVOICE NO. 1163184 - DETAIL

INVOICE DATE: 10/24/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/23/2025	4330398	ABSCDD District Area	General Maintenance; Pressure wash Pergolas. Includes concrete, furniture and under side of roof.	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	N
	9/25/2025	4330427	ABSCDD District Area	General Maintenance; Grill Repair	\$0.00	\$0.00	\$1,495.00	\$0.00	\$1,495.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,745.00	\$0.00	\$1,745.00	
				BWO Total	\$0.00	\$0.00	\$1,745.00	\$0.00	\$1,745.00	
				Invoice Total	\$0.00	\$0.00	\$1,745.00	\$0.00	\$1,745.00	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161751

CUSTOMER ID

C5085

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	9	Ea	0.20		1.80
B/W Copies	54	Ea	0.15		8.10
Subtotal					9.90

Subtotal

\$9.90

Tax

\$0.00

Total Due

\$9.90

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/28/2025	SA-14726

Please make all Checks payable to:
Steadfast Alliance

Bill To
Abbott Square Amenity Center Abbott Square CDD

Ship To
SM1105 Abbot Square Amenity Center 36690 Garden Wall Way Zephyrhills, FL 33541 USA

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	SM1105 Abbott Square Amenity Center	
Quantity	Description			Rate		Serviced Date	Amount
1	Rid O Rust System- Refill & Maintenance			497.83		8/18/2025	497.83

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

Total	\$497.83
Payments/Credits	\$0.00
Balance Due	\$497.83

Total	\$2,391.83
Payments/Credits	\$0.00
Balance Due	\$2,391.83

[illegible]



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/24/2025	17172

Bill To
Abbott Square CDD

			Job Name	Terms
			CLUBHOUSE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Returned to replace the damaged main control board, four tracker boards, and four transformers at the clubhouse. Discovered the two pool gate card readers and exit buttons are damaged as well. I have ordered those parts and will return to replace once received. The gates are secured with combination pad locks currently.			
	The fitness center and two restrooms are currently working properly. Serial numbers as follows: 1838 SN45628 2358 SN131611 2358 SN132072 2358 SN131165 2358 SN131468			
1	1838-010 Door King circuit board.	2,089.30		2,089.30
4	Door King Tracker board.	586.50		2,346.00
4	Transformer	45.00		180.00
2	Hourly Tech Charge	115.00		230.00
	Sales Tax	6.00%		0.00
Estimate valid for 30 days.		Total \$4,845.30		
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>		Payments/Credits \$0.00		
		Balance Due \$4,845.30		

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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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
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Check utility rates

Check rates and charges	duke-energy.com/rates
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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: Nov 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>
8343853	Actual	Sep 5 - Oct 3
<u>Usage Values</u>		
Billed kWh		2,116.223 kWh
Billed Demand kW		5.990 kW
Load Factor		50.76 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 05 25 to Oct 03 25

Meter - 8343853

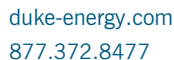
Customer Charge	\$17.85
Energy Charge 2,116.223 kWh @ 5.370c	113.64
Fuel Charge 2,116.223 kWh @ 3.925c	83.06
Demand Charge 5.990 kW @ \$11.65	69.78
Asset Securitization Charge 2,116.223 kWh @ 0.181c	3.83
Total Current Charges	\$288.16

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

Regulatory Assessment Fee	\$0.25
Gross Receipts Tax	7.40
Total Taxes	\$7.65



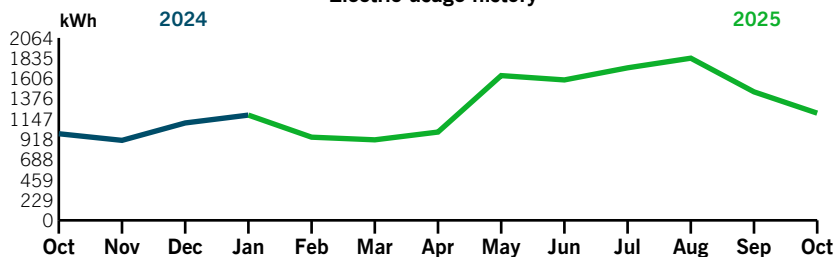
Bill date Oct 7, 2025
For service Sep 5 - Oct 3
 29 days

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Previous Amount Due	\$260.95
<i>Payment Received Sep 29</i>	-260.95
Current Electric Charges	214.94
Taxes	5.71
Total Amount Due Oct 28	\$220.65

Electric usage history



75° 71° 63° 56° 68° 67° 75° 79° 81° 83° 83° 81° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,213	980	15,504	1,292
Avg. Daily (kWh)	42	35	42	
12-month usage based on most recent history				

duke-energy.com/FindWays



DUKE
ENERGY®

Account number
9101 4031 7996

Amount of automatic draft

After 90 days from bill date, a late charge will apply.

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

8891014031799600066000000000000000002206500000220657

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

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Your usage snapshot - Continued

Current electric usage for meter number 8343958	
Actual reading on Oct 3	43908
Previous reading on Sep 5	- 42695
<hr/>	
Energy Used	1,213 kWh
Billed kWh	1,213.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 05 25 to Oct 03 25	
Meter - 8343958	
Customer Charge	\$17.32
Energy Charge	
1,213.000 kWh @ 12.173c	147.66
Fuel Charge	
1,213.000 kWh @ 3.925c	47.61
Asset Securitization Charge	
1,213.000 kWh @ 0.194c	2.35
<hr/>	
Total Current Charges	\$214.94

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.52
<hr/>	
Total Taxes	\$5.71

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8347795	Actual	Aug 6 - Sep 4
Usage Values		
Billed kWh		846.880 kWh
Billed Demand kW		5.610 kW
Load Factor		20.97 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 06 25 to Sep 04 25

Meter - 8347795

Customer Charge	\$17.85
Energy Charge	
846.880 kWh @ 5.370c	45.48
Fuel Charge	
846.880 kWh @ 3.925c	33.24
Demand Charge	
5.610 kW @ \$11.65	65.35
Asset Securitization Charge	
846.880 kWh @ 0.181c	1.53
Total Current Charges	\$163.45

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	\$11.66
Regulatory Assessment Fee	0.14
Gross Receipts Tax	4.19
County Optional Tax	1.68
Total Taxes	\$17.67

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2614857

STATEMENT DATE

October 23, 2025

SUBSCRIBER

Abbott Square
Clubhouse

12906 Tampa Oaks Blvd
Ste100
Temple Terrace, FL
33637

User ID: **abbottsquarech**

Period Starts: September 23, 2025
Period Ends: October 22, 2025

Previous Balance: \$45.95 ***Note: All \$ amounts are in US Dollars.***
Payment Received: \$0.00
New Charges: \$45.95
Total Amount Due: \$91.90 USD

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/23/2025	10/22/2025	Abbott Clubhouse	813 696 4579	9999	0	0	\$45.95

Summary

Total Amount Due

This amount will be charged to your credit card or echeck.

\$91.90 USD

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100121	10/01/25	V00004	STRALEY ROBIN VERICKER	27214	Services Through 083125	District Counsel	531146-51301	\$1,662.50
001	100122	10/01/25	V00044	BUSINESS OBSERVER INC	25-02075P	Legal Advertisement for FY 2026	Legal Advertising	548002-51301	\$76.56
001	100123	10/03/25	V00052	TRUSTED PROPANE SERVICES LLC	INV51842	Propane line repair at Garden Wall Way	Propane	543072-53908	\$1,990.00
001	100124	10/08/25	V00015	GIG FIBER, LLC	5249	OCT25 SOLAR EQUIPMENT LEASE	Street Lights	543057-53908	\$7,776.50
001	100125	10/08/25	V00048	JAYMAN ENTERPRISES LLC	4239	SEP 25 TRASH REMOVAL	Misc-Contingency	549900-53908	\$1,500.00
001	100126	10/08/25	V00005	SITEX AQUATICS, LLC	10331-B	OCT 25 AQUATIC MAINTENANCE	Wet Pond Maintenance	534299-53908	\$300.00
001	100127	10/08/25	V00008	STEADFAST MAINTENANCE	SA-15732	OCT 25 Landscape Maintenance	LANDSCAPE MAINT	546300-53908	\$11,789.00
001	100127	10/08/25	V00008	STEADFAST MAINTENANCE	SA-15732	OCT 25 Landscape Maintenance	IRR MODIFICATIONS	546930-53908	\$583.00
001	100127	10/08/25	V00008	STEADFAST MAINTENANCE	SA-14837	LANDSCAPE MAINT SEPT 25	LANDSCAPE MAINT	546300-53908	\$12,372.00
001	100128	10/08/25	V00040	COMPLETE I.T	17924	GOOGLE VAULT EMAIL SERVICE	Misc-Contingency	549900-51301	\$67.80
001	100129	10/15/25	V00040	COMPLETE I.T	17301	August 2025 Google Vault Email Service	Misc-Contingency	549900-53902	\$67.80
001	100129	10/15/25	V00040	COMPLETE I.T	16993	July 2025 Google Vault Email Service	Misc-Contingency	549900-53902	\$67.80
001	100130	10/15/25	V00008	STEADFAST MAINTENANCE	SA-16105	Sept IRR Inspection and 1st ROR Refill	Sept Inspection and 1st ROR Refill	546930-53902	\$712.68
001	100130	10/15/25	V00008	STEADFAST MAINTENANCE	SA-16107	Sept 2025 ROR 2nd refill	Irrigation Maintenance	546930-53902	\$497.83
001	100131	10/15/25	V00046	MAHONEY LAW GROUP P.A	23108	September 2025 District Counsel Clubhouse Purchase	District Counsel	531146-51301	\$308.00
001	100132	10/15/25	V00003	INFRAMARK LLC	160707	October Monthly Management Fees	October 2025 District Management Fees	531150-51301	\$4,120.00
001	100132	10/15/25	V00003	INFRAMARK LLC	160707	October Monthly Management Fees	October 2025 FIELD MGMT	531016-51301	\$1,250.00
001	100133	10/17/25	V00044	BUSINESS OBSERVER INC	100825	Legal Advertising for 7/8/25 Meeting	Legal Advertising	548002-51301	\$796.26
001	100134	10/29/25	V00008	STEADFAST MAINTENANCE	SA-16596	Replace Breaker Repair 50/50 split	Well 50/50 split	546117-53902	\$300.00
001	100135	10/29/25	V00003	INFRAMARK LLC	1163184	Pressure Wash \$250 & Grill Repair \$1495	Misc-Contingency	549900-53902	\$1,745.00
001	100135	10/29/25	V00003	INFRAMARK LLC	161751	POSTAGE	Postage	541010-51301	\$9.90
001	100136	10/29/25	V00008	STEADFAST MAINTENANCE	SA-14726	August 2025 Rid O Rust System Refill and Maintenance	Irrigation Maintenance	546930-53902	\$497.83
001	100136	10/29/25	V00008	STEADFAST MAINTENANCE	SA-14840	Landscape and Irrigation Maintenance September 2025	LANDSCAPE MAINT September 2025	534171-53902	\$1,202.00
001	100136	10/29/25	V00008	STEADFAST MAINTENANCE	SA-14840	Landscape and Irrigation Maintenance September 2025	Irrigation September 2025	546930-53902	\$1,189.83
001	100137	10/29/25	V00013	DON HARRISON	3174	Replacement of 2 GFCI Receptors pool equipment	Pool Repairs	546096-57217	\$195.90
001	100138	10/29/25	V00051	SOUTHERN AUTOMATED ACCESS SVCS LLC	17172	Clubhouse Access System	Gate - Repair Maint	534140-57217	\$4,845.30
001	300018	10/17/25	V00011	DUKE ENERGY	100725-8253 ACH	SVC PRD 09/05-10/03/2025	Street Lights	543057-53100	\$295.81
001	300019	10/17/25	V00011	DUKE ENERGY	100725-7996 ACH	SVC PRD 09/05-10/03/2025	Street Lights	543057-53100	\$220.65
001	300020	10/01/25	V00011	DUKE ENERGY	090825-1356 ACH	Duke Energy August 6 2025- September 4, 2025	Street Lights	543057-53100	\$181.12
001	300021	10/23/25	V00055	DOORKING, INC	2614857 ACH	October 23, 2025, CELL SUB	OCT 2025 CELL SUB	541016-57217	\$91.90
Fund Total									\$56,712.97

Total Checks Paid	\$56,712.97
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Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 26, 2025
Client: 001583
Matter: 000001
Invoice #: 27214

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	VKB	REVISE DRAFT RECREATIONAL FACILITY POLICIES; DRAFT EMAIL TO BOARD RE: SAME.	0.8	\$300.00
8/5/2025	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
8/6/2025	VKB	REVIEW AND REPLY TO EMAILS FROM T. BENTON RE: REVISED POLICIES; PREPARE FOR AND ATTEND BOARD MEETING.	2.5	\$937.50
8/13/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2022 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/14/2025	VKB	REVIEW AND REPLY TO EMAILS RE: POND 5 LANDSCAPING ISSUES; FOLLOW UP WITH M. VEGA RE: SAME.	0.5	\$187.50
8/22/2025	MS	REVIEW CERTIFIED MAILED LETTER RECEIVED FROM FLORIDA COMMERCE RE NONCOMPLIANCE FOR FAILURE TO FILE FY 2023-2024 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER AND FINANCIAL CORRESPONDENT RE STATUS OF SAME.	0.3	\$52.50
Total Professional Services			4.7	\$1,662.50

September 26, 2025
Client: 001583
Matter: 000001
Invoice #: 27214

Page: 2

Total Services	\$1,662.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,662.50
Previous Balance		\$2,960.00
Less Payments		(\$2,960.00)
PAY THIS AMOUNT		\$1,662.50

Please Include Invoice Number on all Correspondence

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02075P

Date 09/26/2025

Attn:
Abbott Square CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02075P Public Board Meetings RE: Published: 9/26/2025	\$76.56
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$76.56

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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, 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
September 26, 2025

25-02075P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



INVOICE TO:
Abbottsquare CDD
501 S. Falkenberg Rd Tampa, FL 33619
nmontagna@inframark.com

INV51842
Date: Sep 25, 2025

#	Item	Unit Price	Qty	Total
01	1/2" Poly Ethylene Gas Line	\$27.00	25	\$675.00
02	Parts And Fittings Timer, 2 flex risers, tracer wire	\$925.00	1	\$925.00
03	Labor	\$195.00	2	\$390.00
Subtotal				\$1,990.00
Tax (7%)				\$0.00
Grand Total				\$1,990.00
Paid				\$0.00
Due				\$1,990.00

Thank you!

Note:
Gas line installation and timer replacement at Abbot Square 36443 Garden Wall Way, Zephyrhills, FL 33541

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

INVOICE



Invoice #: 5249
Invoice Date: 10/01/25
Amount Due: \$7,776.50

Bill To:

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

Due Date
10/31/25

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

Subtotal:	\$7,776.50
Sales Tax:	\$0.00
Total:	\$7,776.50
Payments:	\$0.00
Amount Due:	\$7,776.50

Make Payable to Gig Fiber LLC

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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Invoice

Date	Invoice #
10/1/2025	4239

Bill To
Abbott Square CDD 30435 Commerce Dr Ste 102 San Antonio, FL. 33576

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	September 2025 Maintenance 7 trash cans throughout community twice per week. Supplies paid for by vendor. 3 trash cans Areas of maintenance are Townhomes under 2 pavilions along with grill area. 2 trash can areas of maintenance are park area with grill across from pool amenity off Bar S Bar Trl 2 trash can areas of maintenance are grill area located on the outside of the villas and the pavilion along the trail. Price includes all labor and materials	1,500.00	1,500.00
All work is complete!		Total	\$1,500.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



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

Invoice details

Invoice no.: 10331-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-15732

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance @ Abbott Square CDD for the month dated on this invoice.				
1	Landscape Maintenance		9,554.00		9,554.00
1	Irrigation Maintenance		583.00		583.00
1	Fertilization and Pesticide		1,240.00		1,240.00
	Addendum #1 to the Maintenance Service Contract				
1	Walking Trail Maintenance		995.00		995.00
					0.00

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

Total	\$12,372.00
Payments/Credits	\$0.00
Balance Due	\$12,372.00



Steadfast Alliance

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

Invoice

Date	Invoice #
9/1/2025	SA-14837

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance @ Abbott Square CDD for the month dated on this invoice.				
1	Landscape Maintenance		9,554.00		9,554.00
1	Irrigation Maintenance		583.00		583.00
1	Fertilization and Pesticide		1,240.00		1,240.00
	Addendum #1 to the Maintenance Service Contract				
1	Walking Trail Maintenance		995.00		995.00

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

Total	\$12,372.00
Payments/Credits	\$0.00
Balance Due	\$12,372.00

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



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

Invoice #	17924
Invoice Date	10-01-25
Balance Due	\$67.80

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

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

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



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

Invoice #	17301
Invoice Date	08-01-25
Balance Due	\$67.80

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

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

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



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

Invoice #	16993
Invoice Date	07-01-25
Balance Due	\$67.80

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16105

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	5007			Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
0	Water Management Program- September inspection & 1st ROR Refill		0.00	9/3/2025	0.00
	During my irrigation inspection I found and fixed these issues				
	Villas common:				
	Zone19 1 drip cuts				
	Zone 23 1 broken rotor				
	Zone 25 - cut flex going to bubbler				
	CDD:				
	Zone 2 1 drip cut				
	Zone 6 3 drip cuts				
	Zone 7 clogged nozzle				
	TH D timer				
	1 drip cut				
	TH C timer				
	No issues everything ran as it should				

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

Total

Payments/Credits

Balance Due



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16105

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1096 Abbott Square 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	5007			Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Parts 4-drip coupling 1-nozzle 1-rotor 1-1/2 coupling 1-1/2 male threaded elbow 1-2foot flex line		87.35		87.35
1.5	Irrigation Labor		85.00		127.50
1	Rid O Rust System- 1st refill for the month of September		497.83	9/3/2025	497.83

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

Total	\$712.68
Payments/Credits	\$0.00
Balance Due	\$712.68



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16107

Please make all Checks payable to:
Steadfast Alliance

Bill To

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

Ship To

SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Rid O Rust System- 2nd refill of September		497.83	9/23/2025	497.83

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

Total	\$497.83
Payments/Credits	\$0.00
Balance Due	\$497.83

Mahoney Law Group, P.A.

2240 Belleair Rd Ste 210
Clearwater, FL 33764 US

INVOICE

BILL TO
Abbott Square CDD (Club Purchase)

INVOICE 23108
DATE 10/07/2025
TERMS Net 10
DUE DATE 10/17/2025

DATE	ACTIVITY	DESCRIPTION	AMOUNT
09/01/2025	RAI	Communications with Mr. Lamb, Ms. Burris, Ms. Evans and Ms. Blanco regarding completion of closing; update calendar.	57.00
09/03/2025	RAI	Communications with Ms. Escanio regarding completion of closing and enclosing documents.	38.00
09/09/2025	JPM	Review lien of record; attend to post-closing matters.	42.00
09/22/2025	RAI	Assemble digital closing binder and send to client; analysis of outstanding items and communication with Ms. Escanio regarding delivery of original closing documents and title policy.	171.00
SUBTOTAL			308.00
TAX			0.00
TOTAL			308.00
BALANCE DUE			\$308.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160707

CUSTOMER ID

C5085

PO#**DATE**

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	4,120.00		4,120.00
Field Management	1	Ea	1,250.00		1,250.00
Subtotal					5,370.00

Subtotal \$5,370.00

Tax \$0.00

Total Due \$5,370.00

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

MONTHLY STATEMENT

Legal Advertising

10/8/2025

Inframark CDD Abbott Square
11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS, FL 33076

<u>Invoice Date</u>	<u>Serial Number</u>	<u>Case</u>	<u>Amount Due</u>
Pasco County			
06/27/2025	25-01268P	Abbott Square Board of Supervisors Meeting on July 8, 2025	\$796.26

Pasco Total: \$796.26

Important Message

Total: \$796.26

Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Payment Due Upon Receipt



Steadfast Alliance

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

Invoice

Date	Invoice #
10/24/2025	SA-16596

Please make all Checks payable to:
Steadfast Alliance

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

Ship To
SM1096 Abbott Square 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1096 Abbott Square CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Irrigation Service Request- Approval from Mark Vega to have our electrician come out and replace the breaker for our irrigation system on the Villa shared system. the breaker was going bad and that was the cause of why it kept shutting down.		300.00	10/22/2025	300.00

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

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1163184
Invoice Date	10/24/2025
Due Date	11/23/2025

**To: Abbott Square CDD
2654 Cypress Ridge Blvd Ste 101**

Wesley Chapel, FL 33544-6322

Service Description	Total
Maintenance Services	\$1,745.00

Please Pay This Amount

Subtotal	\$1,745.00
Sales Tax	\$0.00
Total	\$1,745.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

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

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

24 Oct 2025 07:31:23AM CST

DISTRICT : ABBOTT SQUARE CDD

Go Green! Think before you print.

INVOICE NO. 1163184 - DETAIL

INVOICE DATE: 10/24/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/23/2025	4330398	ABSCDD District Area	General Maintenance; Pressure wash Pergolas. Includes concrete, furniture and under side of roof.	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	N
	9/25/2025	4330427	ABSCDD District Area	General Maintenance; Grill Repair	\$0.00	\$0.00	\$1,495.00	\$0.00	\$1,495.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$1,745.00	\$0.00	\$1,745.00	
				BWO Total	\$0.00	\$0.00	\$1,745.00	\$0.00	\$1,745.00	
				Invoice Total	\$0.00	\$0.00	\$1,745.00	\$0.00	\$1,745.00	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161751

CUSTOMER ID

C5085

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	9	Ea	0.20		1.80
B/W Copies	54	Ea	0.15		8.10
Subtotal					9.90

Subtotal \$9.90

Tax \$0.00

Total Due \$9.90

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



Steadfast Alliance

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

Invoice

Date	Invoice #
8/28/2025	SA-14726

Please make all Checks payable to:
Steadfast Alliance

Bill To
Abbott Square Amenity Center Abbott Square CDD

Ship To
SM1105 Abbot Square Amenity Center 36690 Garden Wall Way Zephyrhills, FL 33541 USA

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1105 Abbott Square Amenity Center
Quantity	Description		Rate	Serviced Date	Amount
1	Rid O Rust System- Refill & Maintenance		497.83	8/18/2025	497.83

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

Total	\$497.83
Payments/Credits	\$0.00
Balance Due	\$497.83

Total	\$2,391.83
Payments/Credits	\$0.00
Balance Due	\$2,391.83

[illegible]



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
10/24/2025	17172

Bill To
Abbott Square CDD

			Job Name	Terms
			CLUBHOUSE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Returned to replace the damaged main control board, four tracker boards, and four transformers at the clubhouse. Discovered the two pool gate card readers and exit buttons are damaged as well. I have ordered those parts and will return to replace once received. The gates are secured with combination pad locks currently.			
	The fitness center and two restrooms are currently working properly. Serial numbers as follows: 1838 SN45628 2358 SN131611 2358 SN132072 2358 SN131165 2358 SN131468			
1	1838-010 Door King circuit board.	2,089.30		2,089.30
4	Door King Tracker board.	586.50		2,346.00
4	Transformer	45.00		180.00
2	Hourly Tech Charge	115.00		230.00
	Sales Tax	6.00%		0.00
Estimate valid for 30 days.		Total \$4,845.30		
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>		Payments/Credits \$0.00		
		Balance Due \$4,845.30		

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: Nov 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>
8343853	Actual	Sep 5 - Oct 3
<u>Usage Values</u>		
Billed kWh		2,116.223 kWh
Billed Demand kW		5.990 kW
Load Factor		50.76 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 05 25 to Oct 03 25

Meter - 8343853

Customer Charge	\$17.85
Energy Charge 2,116.223 kWh @ 5.370c	113.64
Fuel Charge 2,116.223 kWh @ 3.925c	83.06
Demand Charge 5.990 kW @ \$11.65	69.78
Asset Securitization Charge 2,116.223 kWh @ 0.181c	3.83
Total Current Charges	\$288.16

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

Regulatory Assessment Fee	\$0.25
Gross Receipts Tax	7.40
Total Taxes	\$7.65

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: Nov 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

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Your usage snapshot - Continued

Current electric usage for meter number 8343958	
Actual reading on Oct 3	43908
Previous reading on Sep 5	- 42695
<hr/>	
Energy Used	1,213 kWh
Billed kWh	1,213.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 05 25 to Oct 03 25	
Meter - 8343958	
Customer Charge	\$17.32
Energy Charge	
1,213.000 kWh @ 12.173c	147.66
Fuel Charge	
1,213.000 kWh @ 3.925c	47.61
Asset Securitization Charge	
1,213.000 kWh @ 0.194c	2.35
<hr/>	
Total Current Charges	\$214.94

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.19
Gross Receipts Tax	5.52
<hr/>	
Total Taxes	\$5.71

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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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
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Check utility rates

Check rates and charges	duke-energy.com/rates
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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: Oct 3

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.

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Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8347795	Actual	Aug 6 - Sep 4
Usage Values		
Billed kWh		846.880 kWh
Billed Demand kW		5.610 kW
Load Factor		20.97 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 06 25 to Sep 04 25

Meter - 8347795

Customer Charge	\$17.85
Energy Charge	
846.880 kWh @ 5.370c	45.48
Fuel Charge	
846.880 kWh @ 3.925c	33.24
Demand Charge	
5.610 kW @ \$11.65	65.35
Asset Securitization Charge	
846.880 kWh @ 0.181c	1.53
Total Current Charges	\$163.45

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	\$11.66
Regulatory Assessment Fee	0.14
Gross Receipts Tax	4.19
County Optional Tax	1.68
Total Taxes	\$17.67

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2614857

STATEMENT DATE

October 23, 2025

SUBSCRIBER

Abbott Square
Clubhouse

12906 Tampa Oaks Blvd
Ste100
Temple Terrace, FL
33637

User ID: **abbottsquarech**

Period Starts: September 23, 2025
Period Ends: October 22, 2025

Previous Balance: \$45.95 ***Note: All \$ amounts are in US Dollars.***
Payment Received: \$0.00
New Charges: \$45.95
Total Amount Due: \$91.90 USD

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/23/2025	10/22/2025	Abbott Clubhouse	813 696 4579	9999	0	0	\$45.95

Summary

Total Amount Due

This amount will be charged to your credit card or echeck.

\$91.90 USD

On MOTION by Mr. Barnett, seconded by Ms. Miller, with all in favor, the Meeting Minute from September 3, 2025, was approved.

3. October 13, 2025

On MOTION by Ms. Miller, seconded by Ms. Benton, with all in favor, the Meeting Minute from October 13, 2025, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Manger

i. Review of the Field Inspection Report

Mr. Combee noted that the proposal for Item 14 was missing and stated that he would complete this item at no cost. Regarding Item 12, the Board indicated that they are not interested in repairing or repainting the picnic tables at this time.

B. District Manager

Ms. Aninipot introduced herself as the new District Manager and informed the Board that the next CDD meeting is scheduled on Monday, December 8, 2025, at 6:30 p.m.

C. District Engineer

No updates.

D. District Counsel

1. Consideration of Amenity Management Proposals

i. Home Encounter

ii. Inframark

The Board requested an update regarding the proposed changes to the amenity center hours. The related amenity proposals were tabled for consideration at the January meeting.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion on Trail Camera

The Board tabled the Trail Camera proposals for the December meeting and requested that additional options be presented.

B. Consideration of Resolution 2025-01, Designating Officers

On MOTION by Mr. Barnett, seconded by Ms. Miller, with all in favor, the Board Adopted Resolution 2025-01, Designating Officers.

On MOTION by Ms. Miller, seconded by Ms. Benton, with all in favor, the Board approved to have the HOA send out an Eblast for the vacancy of Seat 1 and 2, both with terms November 2022-2026.

C. Consideration of Enhancement Proposal for Garden Wall Way

D. Consideration of Enhancement Proposal for the Villas Entrance

E. Consideration of Enhancement Proposal for the Bar S Bar Simons Entrance

On MOTION by Mr. Barnett, seconded by Ms. Benton, with all in favor, the Board approved to install Lantana and Purple Flowers, without sod, for \$6,495.

F. Consideration of Pressure Washing Proposals

The Board tabled the proposals for pressure washing the sidewalks, fences throughout the neighborhood, and the sides of the townhomes.

On MOTION by Mr. Barnett, seconded by Ms. Benton, with all in favor, the Board approved the proposal from Jimmy B, in the amount of \$3,175.

G. Consideration of Janitorial Services Proposal

The Board tabled the Janitorial Services proposal and requested that it be added to the agenda for the January meeting.

FIFTH ORDER OF BUSINESS

**Board of Supervisors' Requests
and Comments**

Ms. Benton requested several updates and reviews from District Management. She requested an update from Lennar regarding the final walkthrough for the turnover process. She also requested quotes for the installation of a bike rack within the community. Additionally, Ms. Benton requested a review of invoices related to the management contract to ensure accuracy and compliance. She asked for a review of Stantec invoices being coded to the District Counsel, as well as clarification on Southern Automated invoices to determine the specific services or items being billed. Ms. Benton further requested a follow-up with Lorri regarding the warranty on the pool umbrella. Finally, she requested that the pool cleaning schedule be adjusted to twice weekly, beginning December 1 and continuing through February.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Benton seconded by Ms. Miller, with all in favor, the meeting was adjourned at 8:12 p.m.

Secretary/Assistant Secretary



Abbott Square CDD

Monday, December 1, 2025

Prepared For Board Of Supervisors

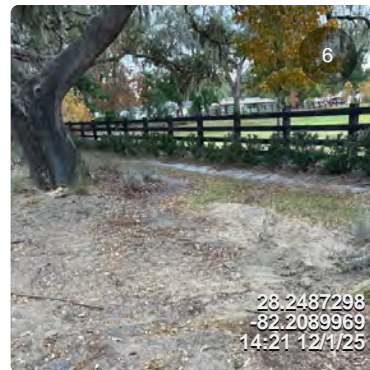
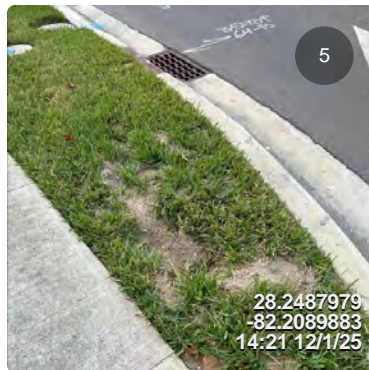
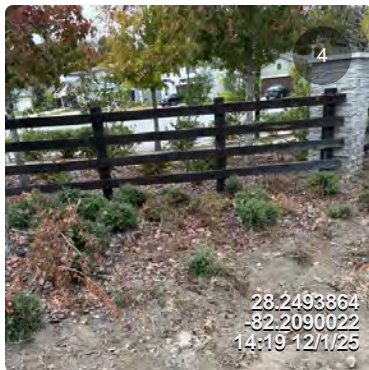
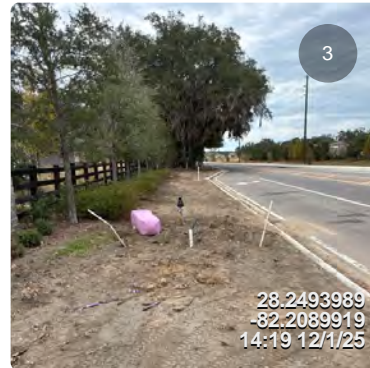
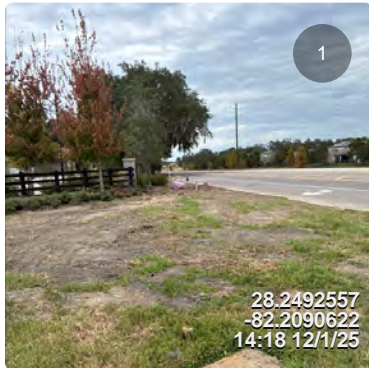
8 Item Identified

8 Item Incomplete

Item 1

Assigned To: Board

Damage done on Garden Wall way I want to make sure that we have documentation so that things are put back properly. On the south side of the Garden Wall entrance the drip irrigation has been pulled up and mangled.





Item 2

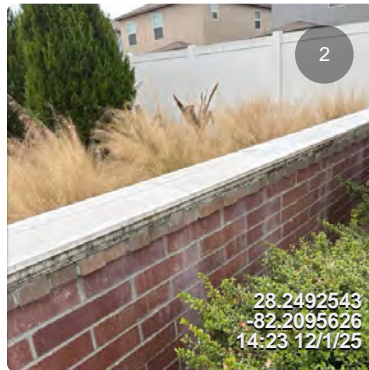
Assigned To: Steadfast

Provide the district a Mulch proposal.

Item 3

Assigned To: Board

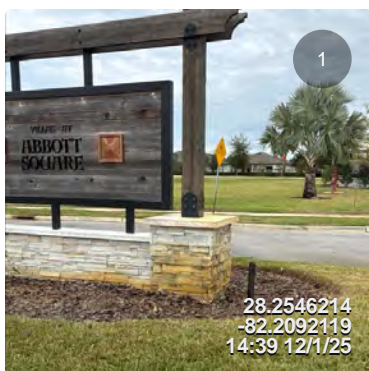
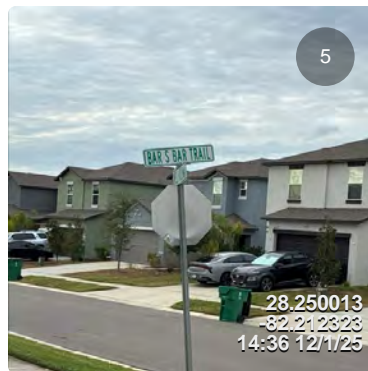
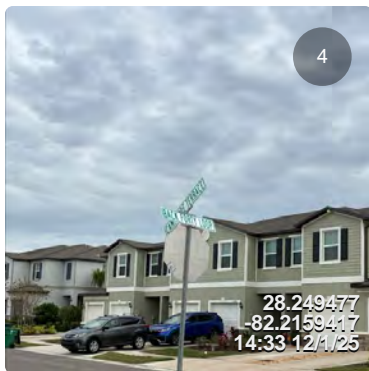
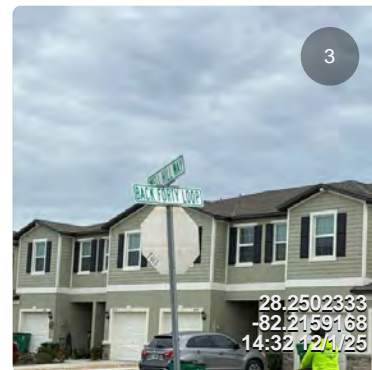
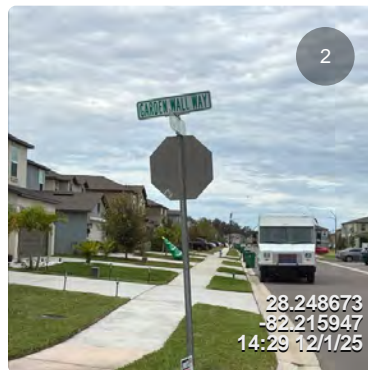
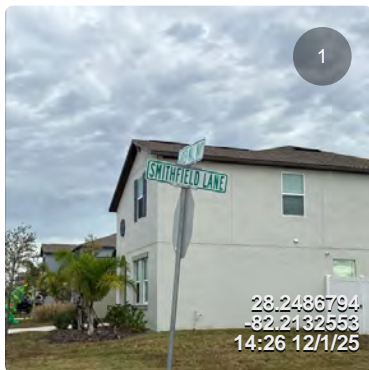
Pressure washing at the park on the inbound side of garden wall way needs to be done to the brick wall. Would the board like a proposal to have this done?



Item 4

Assigned To: District Manager

1. Stop sign at Smithfield lane and Garden Wall way is leaning a little bit.
2. Stop sign n Garden Wall way and Back forty loop is leaning.
3. Stop sign at well hill way and back forty loop needs to be straightened road signs are leaning.
4. Stop sign at Camp fire terrace and Back forty loop needs straightened road signs are leaning.
5. Stop sign at Bar s Bar trail and well hill way need to be straightened.



Item 5

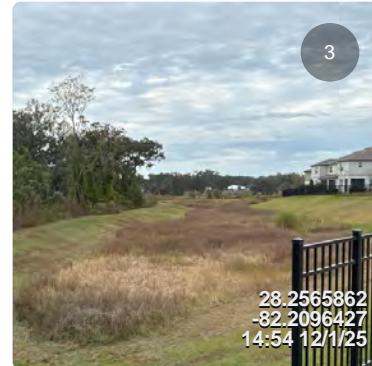
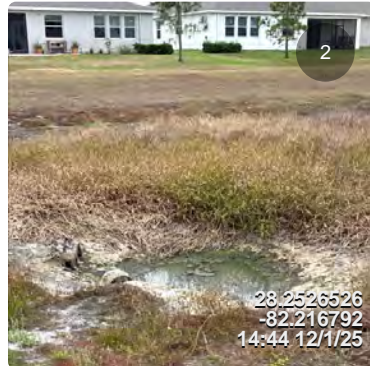
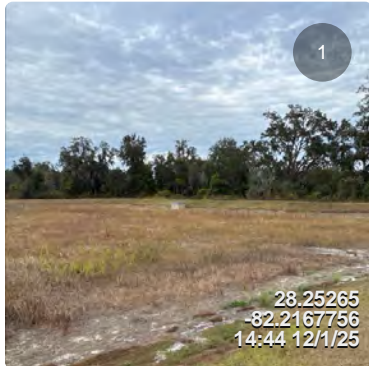
Assigned To: Board/ Steadfast

Villas at Abbott square sign is starting to develop rust spots from irrigation system. We need to make sure these are working properly.

Item 6

Assigned To: Board

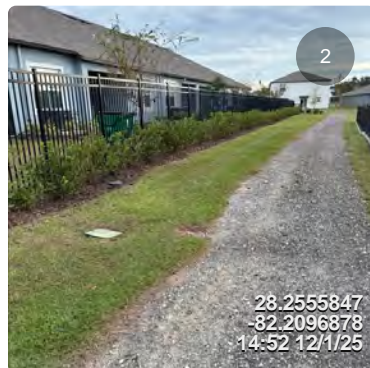
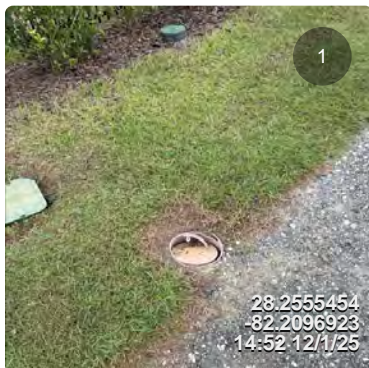
Ponds in the district are empty and outflows are being treated.



Item 7

Assigned To: Steadfast

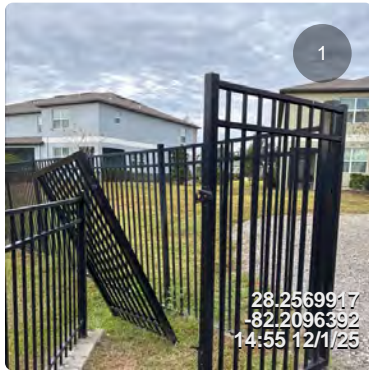
Fix the irrigation valve that has been ran over by a mowers to the west of the villas along the gravel walking path.



Item 8

Assigned To: Inframark Maintenance Services

The back gate in the villas at Abbott square has been bent and removed and needs to be repaired.





Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576 US

ESTIMATE

DATE	DUE	ESTIMATE #
12/1/2025	12/31/2025	EST-SCA2913

BILL TO
Abbott Square CDD
11555 Heron Bay Blvd, Ste 201
Coral Sprints FL 33076

SHIP TO
SM1096
Abbott Square
36690 Garden Wall Way
Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to touch up the ADA Mulch at the playground. price includes materials and labor.			
ADA Playground Chips - Per Cubic Yard	30.00	70.00	2,100.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

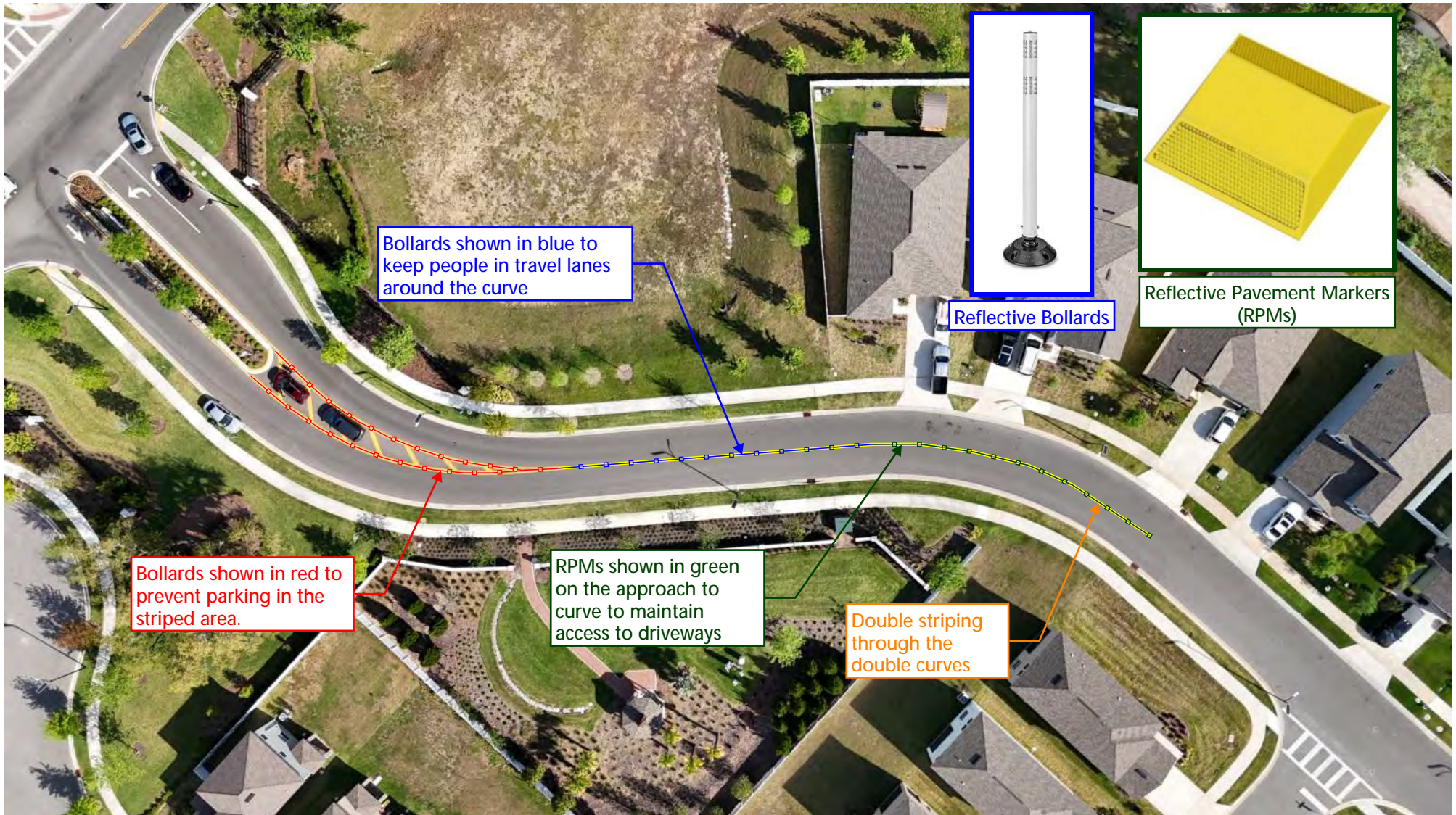
Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

TOTAL2,100.00



Issue: Cars exiting the neighborhood are driving at high speeds going downhill and are constantly cutting this curve and driving in the opposing lane. This curve is a safety hazard for drivers and pedestrians. Especially in the morning/afternoon when kids are going to/returning from school. Another issue that occurs every morning/afternoon is parents parking their cars in the yellow striped area. This causes kids to run across the street to get to the cars.

Solution: Adding additional striping through the curve is a **Traffic Calming** technique commonly used in municipalities throughout Florida to slow traffic. Extending the double striping through the curve is an inexpensive and effective way of guiding drivers to remain in their lanes. I would also suggest adding bollards as a physical barrier to prevent people from cutting the curve, and to prevent parents from parking in the restricted striped area. The bollards could be placed up until the first driveway on Garden Wall Way. Reflective Pavement Markers (RPMs) could be placed in the portion of the curve that is in front of the homes. These improvements would also help improve visibility at night with their reflective material.

Photo taken around 4 PM on Thursday, April 3rd.



Double striping through
the double curves

Issue: Car exiting the community is seen cutting the curve instead of slowing down and remaining in the travel lane.

Solution: Extending the double yellow striping through the double curve.

Photo taken around 4 PM on Thursday, April 3rd.



Issue: Car entering the community is seen cutting the curve instead of slowing down and remaining in the travel lane.

Solution: Extending the double yellow striping through the double curve.

Photo taken around 4 PM on Thursday, April 3rd.



Issue: Cars entering the community is seen cutting the curve instead of slowing down and remaining in the travel lane. Parents parked in the striped area and along the grass while waiting for kids at the bus stop.

Solution: Extending the double yellow striping through the double curve.

Photo taken around 4 PM on Thursday, April 3rd.



Photo taken around 7:30 AM on Friday, April 4th.



Photo taken around 7:30 AM on Friday, April 4th.



Photo taken around 7:30 AM on Friday, April 4th.



Photo taken around 7:30 AM on Friday, April 4th.



Photo taken around 7:30 AM on Friday, April 4th.



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Photo taken around 7:30 AM on Friday, April 4th.



Photo taken around 7:30 AM on Friday, April 4th.



Photo taken around 7:30 AM on Friday, April 4th.



Quotation

101B Domorah Drive
Montgomeryville, PA 18936
Phone (833)450.3035

DATE: December 4, 2025
Job # TBD
Account: Tuuci

Project Name & Address:

Abbott Square
6598 Bar S Bar Trl
Zephyrhills FL 33541

Quotation valid until: February 2, 2026
Prepared by: Danielle Miehlke

Comments/ SOW

Pure Install to arrive on-site during normal business hours to survey (5) Tuuci Umbrella -model unknown
Crew to survey Umbrella for additional damages or repair needs.
Crew of (2) Technicians to inspect and survey 5 umbrellas and provide a list of parts needed to order for repairs.
Crew to bring multi-meter to test any electrical components.
-100% of Survey cost required to schedule.
All Electrical work to be plug and play only.
*Stair Carry not quoted
**If site is not ready, a failed visit charge in the full labor and trip amount will be charged.
NOTE: Valid Mon-Fri (Normal Business Hours) Basic Tools Required
****Outside repairs, installations, and or survey's are weather permitting****

Description	AMOUNT
Labor: (2) Non Union Installers; 4 hour minimum included - Rate of \$75/hr Additional hours after (4) billed at \$75.00/hr per installer, as needed OT after (8) hours billed at \$112.50/hr per installer, as needed	\$ 600.00
Materials: All materials provided by Customer Additional materials billed at cost + 20%	
Debris Removal: Pricing assumes all debris is removed to facility dumpster	
Trip Charge:	\$ 140.00
TOTAL	\$ 740.00
DEPOSIT	\$ 740.00

Assumptions:

Installation pricing is based on prior confirmation of scheduled time and date
Non-union labor only
All permits, if applicable to be pulled by GC or site owner
On site contact and contact number is provided
Loading dock available for unload and staging, if applicable
All materials & hardware provided by customer - any additional materials billed at cost + 20%
Area for install is cleared, product is readily available unless noted otherwise in project scope
No demo or removal of existing fixtures/displays/graphics
No painting, plumbing, or electrical work involved
Dumpster is available for debris unless noted otherwise in project scope
Additional charges may result if installation is delayed by trucking or facility resulting in additional hours or visits
Cancellation fees may apply to any project cancelled or postponed within 24 hours of scheduled service date
Wait time due to situations outside of Pure Install's control is billed at \$75.00/hr per installer, after 15 min of inactivity, as needed
Normal business hours, Monday - Friday for above rates.
OT & Weekend rates billed at 1.5x or 2x (Sunday) as required
100% of estimated quote amount + materials will be charged on cancelled or postponed jobs within 24 hours of scheduled job date
Pure Install is not responsible for any missing or damaged product. A failed visit will be charged to the customer for 100% of the estimated hours on site plus trip
Any agreed-upon chargebacks resulting from deficiencies in Pure Install deliverables are not to exceed the total cost of the above quoted project

All prices quoted herein are US dollars.

Prices quoted herein for service(s), only valid for 60 days from emailed date. After 60 days, quote will need to be re-evaluated.

Any delays due to hidden or unknown field conditions, delays due to trucking, other trades, elevators, or other delays that are beyond our control may result in a change order.

A cancellation fee may apply to any project cancelled or postponed with less than 24 hours' notice.

No allowances have been made for waiting time, down time, de-merchandising, or retrofitting due to site conditions; a change order may result should any of these circumstances occur.

All quotes/change orders must have customer signature before Pure Install proceeds with scheduling and/or completing project.

We will not be responsible for any task as listed in the assumptions section above.

Deposit, if required, must be paid in full prior to start of project.

Any agreed-upon chargebacks resulting from deficiencies in Pure Install deliverables are not to exceed the total cost of the above quoted project

Customer Approval:

Print Name / Company

Signature

Date

Pure Install:

Danielle Miehke
Print Name

Danielle Miehke
Signature

12/4/2025
Date



JIMMY B'S PRESSURE WASHING
813-841-9249

QUOTE

Abbott Square CDD
Zephyrhills, FL 33541

11/05/2025
Quote #
000-1110

Quote valid until 12/31/2025

PRODUCT	PRICE	QTY	TOTAL
Amenity Center - Sidewalks, covered patio, grill area	\$2050	1	\$2050
Game Room - sidewalks, sitting area, turf permitter	\$425	1	\$425
Retention wall surrounding pool - Bar S Bar Trl	\$275	1	\$275
Pool Deck - Entire interior pool deck including pavers	\$300	1	\$300
Playground - Sidewalk surrounding play structure	\$125	1	\$125

TOTAL \$3175

PAYMENT TERMS: NET 60

The selection and application of cleaning agents are determined after an on-site inspection.
Jimmy B's Pressure Washing will use only those chemicals deemed necessary and suitable for the materials and environmental conditions present. Products may include: Sodium Hypochlorite, Muriatic Acid, Surfactants.
All products used comply with applicable safety and environmental standards.



Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 11/10/2025
Work Order # 101-001-4-25
Customer ID: **Abbott square CDD**

Phone: 656-247-3501

Quotation valid until
12/30/2025 Prepared by: **Nate**

Description		Unit Price	Quantity	Amount
Pressure washing- Amenity center		\$1,150.00	1	\$1,150.00
All sidewalks out front		\$500.00		\$500.00
All curb work		\$450.00		\$450.00
Covered patio		\$75.00		\$75.00
sitting area with grill				
All areas will be sprayed with a soft chem mixture before pressure washing				
Total	Labor and Materials			\$2,175.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna
Date: 11/10/25
Inframark

By: _____
Date: _____
Abbott square CDD

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Offices - Celebration - Tampa
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Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 11/10/2025
Work Order # 101-001-5-25
Customer ID: **Abbott square CDD**

Phone: 656-247-3501

Quotation valid until
12/30/2025 Prepared by: **Nate**

Description		Unit Price	Quantity	Amount
Pressure washing- Pool and park sidewalks only inside the gated areas Chem soft wash is include		\$410.00	1	\$410.00
Total	Labor and Materials			\$410.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna
Date: 11/10/25
Inframark

By: _____
Date: _____
Abbott square CDD

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Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 11/10/2025
Work Order # 101-001-6-25
Customer ID: **Abbott square CDD**

Phone: 656-247-3501

Quotation valid until
12/30/2025 Prepared by: **Nate**

Description		Unit Price	Quantity	Amount
Pressure washing- Turf area/sitting area all sidewalks and concrete around building structure Concrete edging around turf		\$450.00	1	\$450.00
Total	Labor and Materials			\$450.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

Date: 11/10/25
Inframark

By: _____

Date: _____
Abbott square CDD

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Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 11/10/2025
Work Order # 101-001-7-25
Customer ID: **Abbott square CDD**

Phone: 656-247-3501

Quotation valid until
12/30/2025 Prepared by: **Nate**

Description		Unit Price	Quantity	Amount
Pressure washing- Concrete wall on side of pool fence All three side with a soft chem wash		\$275.00	1	\$275.00
Total	Labor and Materials			\$275.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel
Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna
Date: 11/10/25
Inframark

By: _____
Date: _____
Abbott square CDD

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Abbott Square Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meet monthly to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board of Supervisors and to the District Manager, between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

Section 1. The Board hereby authorizes the District Manager to disburse District Funds payment of invoices which meet all the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.

2. The invoice must be for continuing goods or services pursuant to a contract or agreement authorized by the Board of Supervisors.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
4. The invoice amount will not cause payments to exceed the adopted budget of the District.

Section 2. The Board hereby authorizes the District Manager to enter into emergency contracts and disburse funds, without prior Board approval, when the amount does not exceed \$5,000, when, in the District Manager's discretion, such expenses:

1. Are required to provide for the health, safety, and welfare of the residents within the District; or
2. Are for the repair, control, or maintenance of a District facility or asset.

Section 3. The Board hereby authorizes the Chair of the Board or Vice-Chair of the Board to enter into contracts not exceeding \$10,000, without prior Board approval, if:

1. The contract is required to provide for the health, safety, and welfare of the residents within the District; or
2. The contract is required to remedy an unforeseen disruption in the development or maintenance of the District's facilities or assets, and such disruption would result in significantly higher expenses unless the contract is entered into by the Chair of the Board.

Section 4. For critical or emergency repair expenses exceeding the authorization in Section 2 and Section 3 above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rules and Florida law, the Board hereby authorizes the disbursement of funds, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson. For purposes of this Resolution, the term "critical or emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the operational readiness and interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property or infrastructure, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 5. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

Section 6. Resolution 2022-20, adopted on February, 2022, is hereby repealed and superseded by this Resolution.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 8th DAY OF DECEMBER, 2025.

Attest:

**Abbott Square
Community Development District**

By: _____
Name: _____
Secretary / Assistant Secretary

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