

*Abbott Square
Community Development
District*

March 9, 2026

Revised Final Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 289 718 761 240 37 PASSCODE: H8o3U7fv

[Join the meeting now](#)

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



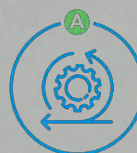
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Abbott Square Community Development District

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

Board of Supervisors

Tanya Benton, Chairperson
Malinda Desruisseaux, Vice Chairperson
Lori Campagna, Assistant Secretary
Mark Monelli, 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, March 9, 2026, at 5:30 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 (*November 2025-January 2026*).....Page 3
 - B. Consideration of Minutes of the Regular Meeting on February 9, 2026..... Page 42
 5. Staff Report
 - A. District Engineer
 1. Discussion of Speed Hump Sign Proposal
 2. Presentation of New Parking Map.....Page 48
 - B. Field Manager
 1. Review of the Field Inspection Report.....Page 49
 2. Discussion of Sprinkler Zone Schedule
 3. Consideration of Community Pressure Washing Proposals
(*Under Separate Cover*)
 - C. Landscape Update Report
 1. Consideration of Tree Removal Proposals on Garden Wall Way.....Page 56
 2. Consideration of Ant Pile Removal Proposal.....Page 85
 3. Consideration of Rock Installation Along the Walkway Proposal.....Page 86
 4. Discussion of Next Steps for Frost Damage
 - D. District Counsel
 1. Discussion of the Proposed Scope of District Management Services.....Page 87
 - E. Onsite Manager Report.....Page 99
 1. Consideration of Additional Cleaning Services of Yale Harbour.....Page 101
 2. Consideration of Sink Repair Proposal.....Page 105
 3. Consideration of Refrigerator Proposal.....Page 108
 4. Consideration of Pool Umbrellas Proposal.....Page 111
 5. Consideration of Ceiling Fan Repair Proposals.....Page 113
 6. Consideration of Card Readers, Magnetic Locks, and Exit Buttons
for the Restroom Proposal.....Page 115
 7. Consideration of Additional Cameras in the Fitness Center and Restroom Doors.....Page 116
 - F. District Manager
 6. Business Items
 - A. Public Hearing on the Rates and Fee Schedule for the Recreational Policies
 - B. Consideration of Resolution 2026-05, Setting the Final Terms for the
Recreational Amenity Bonds.....Page 117
 7. Public Comments (Comments limited to three (3) minutes per speaker)
 8. Board of Supervisors' Requests and Comments
 9. Adjournment

The next meeting scheduled is Monday, April 13, 2026, at 5:30 PM.

District Office:
210 N. University Drive, Suite 702
Coral Springs, FL 33071
954-603-0033

Meeting Room
Inframark Wesley Chapel Office
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL. 33544

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001									
001	100139	11/04/25	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2071	Amenities Grill Cleaning	Grill Cleaning	546300-57217	\$150.00
001	100139	11/04/25	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2070	Amenities Rust Treatment	Landscape Maintenance	546300-57217	\$1,436.94
001	100140	11/04/25	V00040	COMPLETE I.T	18220	Google Email Service NOV25	Misc-Contingency	549900-51301	\$67.80
001	100141	11/07/25	V00008	STEADFAST MAINTENANCE	SA-17102	Nov 2025 Landscape Maintenance	LANDSCAPE MAINT	534171-53902	\$11,789.00
001	100141	11/07/25	V00008	STEADFAST MAINTENANCE	SA-17102	Nov 2025 Landscape Maintenance	IRR maintenance	546930-53902	\$583.00
001	100141	11/07/25	V00008	STEADFAST MAINTENANCE	SA-17028	Nov 2025 LANDSCAPE MAINT and Wet check, fertilization and pesticide, rust prevention	Nov 2025 LANDSCAPE MAINT	534171-53902	\$1,202.00
001	100141	11/07/25	V00008	STEADFAST MAINTENANCE	SA-17028	Nov 2025 LANDSCAPE MAINT and Wet check, fertilization and pesticide, rust prevention	November 2025 Wet check, fertilization and pesticide, rust prevention	546930-53902	\$1,189.83
001	100141	11/07/25	V00008	STEADFAST MAINTENANCE	SA-17254	October 2025 Rid O Rust System	Irrigation Maintenance	546930-53902	\$497.83
001	100141	11/07/25	V00008	STEADFAST MAINTENANCE	SA-17259	10/23/25 Irrigation Parts and Labor	10/23/25 Irr parts and labor	546930-53902	\$100.00
001	100142	11/07/25	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2072	Amenities Monthly Service NOV 25	Janitorial Maintenance	53800-57217	\$1,950.00
001	100143	11/07/25	V00015	GIG FIBER, LLC	5491	November 2025 Solar Equipment Lease	NOV 2025 SOLAR EQUIPMNT LEASE	543057-53100	\$7,776.50
001	100144	11/07/25	V00048	JAYMAN ENTERPRISES LLC	4288	TRASH REMOVAL & WASP TREATMENT	Trash/Waste	546914-57217	\$1,750.00
001	100145	11/07/25	V00054	FITNESSMITH	091525-4840	GYM Equipment Repair	FITNESS EQMNT MAINT	546176-57217	\$208.65
001	100146	11/10/25	V00008	STEADFAST MAINTENANCE	SA-17267	October 2025 Rid O Rust System- Refill and Maintenance	Irrigation Maintenance	546930-53902	\$497.83
001	100147	11/13/25	V00056	GLUSTEN POOL SERVICE LLC	5229	October 2025 Stenner pump- Chemical dosing pump	Pool Maintenance	534078-57217	\$1,243.92
001	100148	11/14/25	V00054	FITNESSMITH	INV1095594	Amenities Gym Equipment Repair	General Maintenance	546176-57217	\$250.00
001	100149	11/14/25	V00056	GLUSTEN POOL SERVICE LLC	5285	NOV 2025 COMMERCIAL POOL SVC	COMMERCIAL POOL SVCS	534078-57217	\$2,000.00
001	100150	11/14/25	V00003	INFRAMARK LLC	163587	November 2025 District Management and Field Management Services	DISTRICT MGMT	531150-51301	\$4,120.00
001	100150	11/14/25	V00003	INFRAMARK LLC	163587	November 2025 District Management and Field Management Services	FIELD MGMT	531016-51301	\$1,250.00
001	100151	11/20/25	V00054	FITNESSMITH	INV1097013	Multi Station BATCA CABLE ASSLY	General Maintenance	546176-57217	\$352.28
001	100152	11/20/25	V00056	GLUSTEN POOL SERVICE LLC	5162	OCT 25 POOL MAINT	POOL MAINT	534078-57217	\$2,000.00
001	100153	11/20/25	V00005	SITEX AQUATICS, LLC	10349-B	NOV 25 Aquatic Maintenance	AQUATIC MAINT	546995-53902	\$300.00
001	100154	11/20/25	V00008	STEADFAST MAINTENANCE	SA-15832	OCT 25 Landscape Maint., Wet check, fertilization and pesticide, rust prevention	OCT 25 LANDSCAPE MAINT	534171-53902	\$1,202.00
001	100154	11/20/25	V00008	STEADFAST MAINTENANCE	SA-15832	OCT 25 Landscape Maint., Wet check, fertilization and pesticide, rust prevention	IRR MODIFICATIONS	546930-53902	\$1,189.83
001	100155	11/20/25	V00057	FIRST CHOICE PEST CONTROL INC	233687	PEST CONTROL SEP 25	PEST CONTROL	531170-57217	\$195.00
001	100155	11/20/25	V00057	FIRST CHOICE PEST CONTROL INC	234582	PEST CONTROL OCT 25	Pest Control	531170-57217	\$195.00
001	1149	11/12/25	V00037	JUSTIN BARNETT	JB-111025	BOARD 11/10/25	Supervisor Fees	511100-51101	\$200.00
001	1151	11/12/25	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2072-OCT	CLEANING SVC OCT 25	CLEANING SVCS OCT 25	53800-57217	\$1,950.00
001	1152	11/18/25	V00037	JUSTIN BARNETT	JB-101325	BOARD 10/13/25	Supervisor Fees	511100-51101	\$200.00
001	1152	11/18/25	V00037	JUSTIN BARNETT	JB-090325	BOARD 9/3/25	Supervisor Fees	511100-51101	\$200.00
001	1153	11/18/25	V00026	KELLY A. EVANS	KE-090325	BOARD 9/3/25	Supervisor Fees	511100-51101	\$200.00
001	1154	11/18/25	V00028	LORI ANN CAMPAGNA	LC-090325	BOARD 9/3/25	Supervisor Fees	511100-51101	\$200.00
001	1155	11/18/25	V00036	MALINDA DESUISSEAU	MM-111025	BOARD 11/10/25	Supervisor Fees	511100-51301	\$200.00
001	1155	11/18/25	V00036	MALINDA DESUISSEAU	MM-101325	BOARD 10/13/25	Supervisor Fees	511100-51101	\$200.00
001	1155	11/18/25	V00036	MALINDA DESUISSEAU	MM-090325	BOARD 9/3/25	Supervisor Fees	511100-51101	\$200.00
001	1158	11/25/25	V00024	FLORIDA COMMERCE	93585	DISTRICT FILLING FEE FY26	DISTRICT FILLING FEE 2026	554020-51301	\$175.00
001	300022	11/14/25	V00055	DOORKING, INC	2593627	SEP 23, 2025, CELL SUB	Phone & Internet	541016-57217	\$45.95
001	300023	11/14/25	V00058	CITY OF ZEPHYRHILLS	242346 ACH	Water Bill 9/3/25- 10/3/25	Water & Sewer - Clubhouse	552015-57217	\$22.76
001	300024	11/14/25	V00058	CITY OF ZEPHYRHILLS	255071 ACH	Water Bill 10/3/25- 11/3/25	Water & Sewer - Clubhouse	552015-57217	\$1,041.22
001	300025	11/14/25	V00058	CITY OF ZEPHYRHILLS	111425-8928 ACH	DEPOSIT AND CONNECTION FEE	deposit	552015-57217	\$614.12
001	300026	11/28/25	V00011	DUKE ENERGY	110725-8253 ACH	SVC PRD 10/04-11/05/25	Street Lights	543057-53100	\$161.20
001	300027	11/28/25	V00011	DUKE ENERGY	110525-7996 ACH	SVC PRD 10/04-11/05/25	Street Lights	543057-53100	\$175.31
001	300028	11/28/25	V00011	DUKE ENERGY	110725-0590 ACH	Duke Energy Oct 4, 2025- Nov 6, 2025	Service for Oct 4, 2025- Nov 5, 2025	543057-53100	\$2,507.54
001	300030	11/25/25	V00055	DOORKING, INC	2636129	10/23/25 DKS Cellular Subscription (Doorking)	10/23/25 Door king Cellular Subscription	541016-57217	\$45.95
001	DD145	11/12/25	V00038	TANYA K BENTON- EFT	TB-111025-EFT	BOARD 11/10/25	Supervisor Fees	511100-51101	\$200.00
001	DD146	11/18/25	V00038	TANYA K BENTON- EFT	TB-101325-EFT	BOARD 10/13/25	Supervisor Fees	511100-51101	\$200.00
001	DD147	11/18/25	V00038	TANYA K BENTON- EFT	TB-090325-EFT	BOARD 9/3/25	Supervisor Fees	511100-51101	\$200.00
Fund Total									\$52,436.46

DEBT SERVICE FUND SERIES 2025 - 200

200	1156	11/18/25	V00035	ABBOTT SQUARE CDD	11142025 - 01	SERIES 2022 & SERIES 2025 FY26 DS 11.14.25	SERIES 2025 FY26 TAX DIST ID 11.14.25	103200	\$9,231.25
Fund Total									\$9,231.25

DEBT SERVICE FUND SERIES 2022 - 201

201	1148	11/11/25	V00035	ABBOTT SQUARE CDD	11062025 - 01	FY26 TAX DIST ID 11.05.25	SERIES 2022 FY26 TAX DIST ID 11.05	103200	\$1,876.03
201	1148	11/11/25	V00035	ABBOTT SQUARE CDD	11062025 - 01	FY26 TAX DIST ID 11.05.25	SERIES 2025 FY26 TAX DIST ID 11.05	103200	\$1,011.57
201	1148	11/11/25	V00035	ABBOTT SQUARE CDD	11052025 - 01	FY26 TAX DIST ID 11.05.25	SERIES 2022 FY25 TAX DIST 11.05.25	103200	\$2,818.61
201	1148	11/11/25	V00035	ABBOTT SQUARE CDD	11052025 - 01	FY26 TAX DIST ID 11.05.25	SERIES 2025 FY26 TAX DIST ID 11.05	103200	\$1,519.80
201	1156	11/18/25	V00035	ABBOTT SQUARE CDD	11142025 - 01	SERIES 2022 & SERIES 2025 FY26 DS 11.14.25	SERIES 2022 FY26 TAX DIST 11.14.25	103200	\$17,120.18
Fund Total									\$24,346.19

Total Checks Paid \$86,013.90

Abbott Square Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



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

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES 2025	FUND SERIES 2022	PROJECTS FUND SERIES 2025	PROJECTS FUND SERIES 2022	FIXED ASSETS FUND	LONG TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 142,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,791
Cash in Transit	-	1,657	10,300	-	-	-	-	11,957
Due From Other Funds	-	9,085	9,622	-	-	-	-	18,707
Investments:								
Acq. & Construction - Other	-	-	-	75,509	-	-	-	75,509
Acquisition & Construction Account	-	-	-	20,444	263	-	-	20,707
Construction Fund	-	-	-	177,350	-	-	-	177,350
Cost of Issuance Fund	-	-	-	3,338	-	-	-	3,338
Interest Account	-	323	-	-	-	-	-	323
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	11,763	355,628	-	-	-	-	367,391
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	\$ 142,791	\$ 194,489	\$ 693,913	\$ 276,641	\$ 263	\$ 9,611,294	\$ 8,980,000	\$ 19,899,391
LIABILITIES								
Accounts Payable	\$ 24,223	\$ 4,189	\$ 7,768	\$ -	\$ -	\$ -	\$ -	\$ 36,180
Due To Developer	6,000	-	-	-	-	-	-	6,000
Bonds Payable	-	-	-	-	-	-	8,980,000	8,980,000
Due To Other Funds	18,707	-	-	-	-	-	-	18,707
Other Long-Term Liabilities	-	-	-	-	-	1,176,241	-	1,176,241
TOTAL LIABILITIES	48,930	4,189	7,768	-	-	1,176,241	8,980,000	10,217,128
FUND BALANCES								
Restricted for:								
Debt Service	-	190,300	686,145	-	-	-	-	876,445
Capital Projects	-	-	-	276,641	263	-	-	276,904
Unassigned:	93,861	-	-	-	-	8,435,053	-	8,528,914
TOTAL FUND BALANCES	93,861	190,300	686,145	276,641	263	8,435,053	-	9,682,263
TOTAL LIABILITIES & FUND BALANCES	\$ 142,791	\$ 194,489	\$ 693,913	\$ 276,641	\$ 263	\$ 9,611,294	\$ 8,980,000	\$ 19,899,391

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,027	\$ 1,027	0.00%
Special Assmnts- Tax Collector	871,373	46,487	(824,886)	5.33%
TOTAL REVENUES	871,373	47,514	(823,859)	5.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,200	9,800	18.33%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	3,750	11,250	25.00%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	2,422	22,578	9.69%
District Engineer	10,000	-	10,000	0.00%
District Manager	49,440	12,360	37,080	25.00%
Auditing Services	5,000	-	5,000	0.00%
Postage	500	10	490	2.00%
Insurance - General Liability	3,311	6,347	(3,036)	191.69%
Public Officials Insurance	2,709	5,786	(3,077)	213.58%
Property and Casualty Insurance	16,424	18,944	(2,520)	115.34%
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	-	100.00%
Total Administration	160,341	51,994	108,347	32.43%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electric Utility Services	3,600	853	2,747	23.69%
Street Lights	94,485	17,363	77,122	18.38%
Total Electric Utility Services	98,085	18,216	79,869	18.57%
<u>Landscape Services</u>				
Contracts Trash Removal	18,000	1,500	16,500	8.33%
Landscape Maintenance - Contract	148,464	27,184	121,280	18.31%
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%
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	4,556	(2,056)	182.24%
Aquatic Maintenance	22,900	300	22,600	1.31%
Misc-Contingency	20,000	2,016	17,984	10.08%
Total Landscape Services	294,640	36,739	257,901	12.47%
<u>Other Physical Environment</u>				
Waterway Management	-	463	(463)	0.00%
Total Other Physical Environment	-	463	(463)	0.00%
<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	195	2,145	8.33%
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	5,244	15,756	24.97%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	769	731	51.27%
Janitorial Maintenance	26,787	6,220	20,567	23.22%
Phone & Internet	863	184	679	21.32%
Propane	1,000	-	1,000	0.00%
Electricity - Clubhouse/Pool	11,000	-	11,000	0.00%
Property and Casualty Insurance	15,000	15,000	-	100.00%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Pool Repairs	2,500	646	1,854	25.84%
General Maintenance	5,000	811	4,189	16.22%
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	5,526	974	85.02%
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	1,800	3,700	32.73%
Pool Permits	280	-	280	0.00%
Furniture/Furnishings	2,500	-	2,500	0.00%
Total Amenities	318,307	42,827	275,480	13.45%
TOTAL EXPENDITURES	871,373	150,239	721,134	17.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(102,725)	(102,725)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		196,586		
FUND BALANCE, ENDING		\$ 93,861		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 1,391	\$ 1,391	0.00%
Special Assmnts- Tax Collector	-	18,316	18,316	0.00%
TOTAL REVENUES	-	19,707	19,707	0.00%
EXPENDITURES				
Debt Service				
Interest Expense	-	47,587	(47,587)	0.00%
Total Debt Service	-	47,587	(47,587)	0.00%
TOTAL EXPENDITURES	-	47,587	(47,587)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(27,880)	(27,880)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(1,088)	(1,088)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1,088)	(1,088)	0.00%
Net change in fund balance	\$ -	\$ (28,968)	\$ (28,968)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		219,268		
FUND BALANCE, ENDING		\$ 190,300		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Debt Service Fund Series 2022 (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4,115	\$ 4,115	0.00%
Special Assmnts- Tax Collector	639,163	33,969	(605,194)	5.31%
TOTAL REVENUES	639,163	38,084	(601,079)	5.96%
EXPENDITURES				
Debt Service				
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	-	38,084	38,084	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		648,061		
FUND BALANCE, ENDING		\$ 686,145		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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
REVENUES				
Interest - Investments	\$ -	\$ 1,750	\$ 1,750	0.00%
TOTAL REVENUES	-	1,750	1,750	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,750	1,750	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1,088	1,088	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,088	1,088	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 2,838</u>	<u>\$ 2,838</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		273,803		
FUND BALANCE, ENDING		<u>\$ 276,641</u>		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2025
Capital Projects Fund Series 2022 (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		261		
FUND BALANCE, ENDING		\$ 263		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101001 Balance	142,790.96	Statement Balance	150,109.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	150,109.23
Subtotal	142,790.96	Outstanding Checks	-7,318.27
Negative Adjustments	0.00	Ending Balance	142,790.96
Ending G/L Balance	142,790.96		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/05/2025		JE000547	Special Assmnts-Tax Collector	Valley National Bank	8,195.76	8,195.76	0.00
11/06/2025		JE000548	Special Assmnts-Tax Collector	Valley National Bank	5,455.00	5,455.00	0.00
11/14/2025		JE000549	Special Assmnts-Tax Collector	Valley National Bank	49,780.89	49,780.89	0.00
11/20/2025		JE000550	Special Assmnts-Tax Collector	Valley National Bank	22,588.67	22,588.67	0.00
11/25/2025		JE000574	Special Assmnts-Tax Collector	Valley National Bank	12,751.28	12,751.28	0.00
11/30/2025		JE000603	Interest - Investments	Interest Earned	467.97	467.97	0.00
Total Deposits					99,239.57	99,239.57	0.00
Checks							
							0.00
10/15/2025	Payment	100129	COMPLETE I.T	Inv: 16993, Inv: 17301	-135.60	-135.60	0.00
10/29/2025	Payment	100134	STEADFAST MAINTENANCE	Inv: SA-16596	-300.00	-300.00	0.00
10/29/2025	Payment	100136	STEADFAST MAINTENANCE SOUTHERN	Inv: SA-14840, Inv: SA-14726	-2,889.66	-2,889.66	0.00
10/29/2025	Payment	100138	AUTOMATED ACCESS SVCS LLC YALE HARBOR	Inv: 17172	-4,845.30	-4,845.30	0.00
11/04/2025	Payment	100139	COMMUNITY MAINTENANCE INC	Inv: 2070, Inv: 2071	-1,586.94	-1,586.94	0.00
11/04/2025	Payment	100140	COMPLETE I.T	Inv: 18220	-67.80	-67.80	0.00
11/07/2025	Payment	100141	STEADFAST MAINTENANCE YALE HARBOR	Inv: SA-17102, Inv: SA-17028, Inv: SA-17254, Inv: S	-15,361.66	-15,361.66	0.00
11/07/2025	Payment	100142	COMMUNITY MAINTENANCE INC	Inv: 2072	-1,950.00	-1,950.00	0.00
11/07/2025	Payment	100143	GIG FIBER, LLC	Inv: 5491	-7,776.50	-7,776.50	0.00
11/07/2025	Payment	100144	JAYMAN ENTERPRISES LLC	Inv: 4288	-1,750.00	-1,750.00	0.00
11/07/2025	Payment	100145	FITNESSMITH	Inv: 091525-4840	-208.65	-208.65	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 11-25

Statement Date 11/30/2025

Date	Type	Check No.	Payee	Account	Debit	Credit	Balance
10/23/2025	Payment	300021	DOORKING, INC	Inv: 2614857 ACH	-91.90	-91.90	0.00
11/10/2025	Payment	100146	STEADFAST MAINTENANCE	Inv: SA-17267	-497.83	-497.83	0.00
11/11/2025	Payment	1148	ABBOTT SQUARE CDD	Check for Vendor V00035	-7,226.01	-7,226.01	0.00
11/12/2025	Payment	1149	JUSTIN BARNETT YALE HARBOR	Check for Vendor V00037	-200.00	-200.00	0.00
11/12/2025	Payment	1151	COMMUNITY MAINTENANCE INC	Check for Vendor V00053	-1,950.00	-1,950.00	0.00
11/12/2025	Payment	DD145	TANYA K BENTON-EFT	Payment of Invoice 000513	-200.00	-200.00	0.00
11/18/2025	Payment	1152	JUSTIN BARNETT	Check for Vendor V00037	-400.00	-400.00	0.00
11/18/2025	Payment	1153	KELLY A. EVANS	Check for Vendor V00026	-200.00	-200.00	0.00
11/18/2025	Payment	1155	MALINDA DESUISSEAU	Check for Vendor V00036	-600.00	-600.00	0.00
11/18/2025	Payment	1156	ABBOTT SQUARE CDD	Check for Vendor V00035	-26,351.43	-26,351.43	0.00
11/14/2025	Payment	100148	FITNESSMITH	Inv: INV1095594	-250.00	-250.00	0.00
11/14/2025	Payment	100150	INFRAMARK LLC	Inv: 163587	-5,370.00	-5,370.00	0.00
11/20/2025	Payment	100154	STEADFAST MAINTENANCE	Inv: SA-15832	-2,391.83	-2,391.83	0.00
11/20/2025	Payment	100155	FIRST CHOICE PEST CONTROL INC	Inv: 234582, Inv: 233687	-390.00	-390.00	0.00
11/14/2025	Payment	300024	CITY OF ZEPHYRHILLS	Inv: 255071 ACH	-1,041.22	-1,041.22	0.00
11/14/2025	Payment	300025	CITY OF ZEPHYRHILLS	Inv: 111425-8928 ACH	-614.12	-614.12	0.00
11/28/2025	Payment	300028	DUKE ENERGY	Inv: 110725-0590 ACH	-2,507.54	-2,507.54	0.00
11/13/2025		JE000602	Water & Sewer - Clubhouse	Bank Recon ADJE City of Zephyrhills	-49.58	-49.58	0.00
Total Checks					-87,203.57	-87,203.57	0.00

Adjustments

Total Adjustments

Outstanding Checks

10/29/2025	Payment	100137	DON HARRISON	Inv: 3174		-195.90
11/18/2025	Payment	DD146	TANYA K BENTON-EFT	Payment of Invoice 000524		-200.00
11/18/2025	Payment	DD147	TANYA K BENTON-EFT	Payment of Invoice 000529		-200.00
11/18/2025	Payment	1154	LORI ANN CAMPAGNA	Check for Vendor V00028		-200.00
11/25/2025	Payment	1158	FLORIDA COMMERECE	Check for Vendor V00024		-175.00
11/13/2025	Payment	100147	GLISTEN POOL SERVICE LLC	Inv: 5229		-1,243.92
11/14/2025	Payment	100149	GLISTEN POOL SERVICE LLC	Inv: 5285		-2,000.00
11/20/2025	Payment	100151	FITNESSMITH	Inv: INV1097013		-352.28
11/20/2025	Payment	100152	GLISTEN POOL SERVICE LLC	Inv: 5162		-2,000.00
11/20/2025	Payment	100153	SITEX AQUATICS, LLC	Inv: 10349-B		-300.00
11/14/2025	Payment	300022	DOORKING, INC	Inv: 2593627		-45.95

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901

Statement No. 11-25

Statement Date

11/30/2025

11/14/2025	Payment	300023	CITY OF ZEPHYRHILLS	Inv: 242346 ACH	-22.76
11/28/2025	Payment	300026	DUKE ENERGY	Inv: 110725-8253 ACH	-161.20
11/28/2025	Payment	300027	DUKE ENERGY	Inv: 110525-7996 ACH	-175.31
11/25/2025	Payment	300030	DOORKING, INC	Inv: 2636129	-45.95
Total Outstanding Checks					-7,318.27

Outstanding Deposits

Total Outstanding Deposits

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	100157	12/02/25	V00008	STEADFAST MAINTENANCE	SA-16231	WATER MGMNT - OCT INSPECTION	OCT 25 IRR MAINTENANCE	546930-53902	\$462.50
001	100157	12/02/25	V00008	STEADFAST MAINTENANCE	SA-16110	Rid of Rust System 2nd fill of Sept 2025	Rid of Rust System Sept 2025 2nd fill	546930-53902	\$497.83
001	100158	12/02/25	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2073	11/21/25 Monthly Service and Supplies	Monthly Janitorial Service and Supplies	53800-57217	\$2,319.52
001	100159	12/02/25	V00004	STRALEY ROBIN VERICKER	27546	October 2025 District Counsel	October 2025 DC	531146-51301	\$2,247.50
001	100160	12/16/25	V00005	SITEX AQUATICS, LLC	10543-B	Retention pond 1 Maint	Retention pond 1 Maint	534299-51301	\$300.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17916	Landscape Maintenance, Irr Wet check, rid o rust	12/2025 LANDSCAPE MAINT Amenity Center	534171-53902	\$1,202.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17916	Landscape Maintenance, Irr Wet check, rid o rust	12/2025 Wet check and service app of fertilization and pesticide	546995-53902	\$692.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17916	Landscape Maintenance, Irr Wet check, rid o rust	12/2025 Rid o Rust Prevention	546930-53902	\$497.83
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17913	Landscape, Irrigation, and Walking trail maintenance, Fertilization and Pesticide	LANDSCAPE MAINT 12/2025	534171-53902	\$9,554.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17913	Landscape, Irrigation, and Walking trail maintenance, Fertilization and Pesticide	12/2025 IRR MAINT	546930-53902	\$583.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17913	Landscape, Irrigation, and Walking trail maintenance, Fertilization and Pesticide	Fertilization and Pesticide 12/2025	549900-53902	\$1,240.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-17913	Landscape, Irrigation, and Walking trail maintenance, Fertilization and Pesticide	Walking trail maintenance 12/2025	546480-53902	\$995.00
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-18214	Dec 2025 Irrigation labor and parts	Misc-Contingency	549900-53902	\$833.78
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-18215	November 2025 Rid o Rust System	Irrigation Repairs	546179-57217	\$497.83
001	100161	12/16/25	V00008	STEADFAST MAINTENANCE	SA-18213	December2025 Irr parts and Labor couplings, bubblers, jet nozzle	December2025 Irr parts and Labor	546179-57217	\$242.75
001	100162	12/16/25	V00048	JAYMAN ENTERPRISES LLC	4331	12/2025 TRASH REMOVAL	Trash Removal Dec 2025	546914-57217	\$1,500.00
001	100163	12/16/25	V00051	SOUTHERN AUTOMATED ACCESS SVCS LLC	17318	11/24/25 Replacement of gates and 2 Card Readers	Gate and Card Reader replacement	534140-57217	\$768.75
001	100164	12/16/25	V00003	INFRAMARK LLC	165714	12/2025 District Management and Field Management	12/2025 DISTRICT MGMT	531150-51301	\$4,120.00
001	100164	12/16/25	V00003	INFRAMARK LLC	165714	12/2025 District Management and Field Management	12/2025 FIELD MGMT	531016-51301	\$1,250.00
001	100165	12/16/25	V00046	MAHONEY LAW GROUP P.A	112525-	District Counsel 9/19/25 and 11/24/25	DC 9/19/25 and 11/24/25	531146-51301	\$7,887.87
001	100166	12/30/25	V00003	INFRAMARK LLC	166649	November 2025 Printing and Postage	Postage	541010-51301	\$3.70
001	100166	12/30/25	V00003	INFRAMARK LLC	166649	November 2025 Printing and Postage	BW and Color Copies	547006-51301	\$14.75
001	1159	12/02/25	V00013	DON HARRISON	3174- A	POOL REPAIRS	Pool Repairs	546096-57217	\$450.00
001	1160	12/02/25	V00045	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	25240472	2025 Solid Waste Assessment	Trash/Waste	546914-57217	\$2,276.34
001	1162	12/10/25	V00037	JUSTIN BARNETT	JB-120825	BOARD 12/08/25	Supervisor Fees	511100-51101	\$200.00
001	1163	12/10/25	V00028	LORI ANN CAMPAGNA	LC-120825	BOARD 12/08/25	Supervisor Fees	511100-51101	\$200.00
001	1164	12/10/25	V00036	MALINDA DESUISSEAU	MD-120825	BOARD 12/08/25	Supervisor Fees	511100-51101	\$200.00
001	300031	12/26/25	V00011	DUKE ENERGY	120525-8253-ACH	SVC PRD 11/06-12/03/25	Street Lights	543057-53100	\$114.97
001	300032	12/26/25	V00011	DUKE ENERGY	120525-7996-ACH	SVC PRD 11/06-12/03/25	Street Lights	543057-53100	\$242.56
001	300033	12/26/25	V00011	DUKE ENERGY	120525-0417-ACH	11/12/25-12/03/25	Electric Utility Services	543041-53100	\$2,877.06
001	300034	12/26/25	V00011	DUKE ENERGY	120525-4247-ACH	11/12/25-12/03/25	Electric Utility Services	543041-53100	\$438.99
001	300035	12/26/25	V00011	DUKE ENERGY	120525-5230-ACH	11/12/25-12/03/25	Electric Utility Services	543041-53100	\$384.27
001	300036	12/19/25	V00055	DOORKING, INC	2657426- ACH	11/23/25-12/22/25 Clubhouse phone and internet	Phone & Internet	541016-57217	\$103.90
001	DD148	12/12/25	V00038	TANYA K BENTON- EFT	TB-120825-EFT	BOARD 12/08/25	Supervisor Fees	511100-51101	\$200.00
Fund Total									\$45,398.70
DEBT SERVICE FUND SERIES 2025 - 200									
200	1161	12/03/25	V00035	ABBOTT SQUARE CDD	11142025 - 02	SERIES 2022 AND SERIES 2025 FY26 TAX DIST	SERIES 2025 FY26 TAX DIST ID 11.20	103200	\$4,188.79
200	1161	12/03/25	V00035	ABBOTT SQUARE CDD	11202025 - 01	SERIES 2022 & SERIES 2025 FY26 DS 20	SERIES 2025 FY26 TAX DIST ID 11.20	103200	\$2,364.57
200	1165	12/10/25	V00035	ABBOTT SQUARE CDD	12052025-1205	SERIES 2022 AND SERIES 2025 FY26 TAX DIST 12.05.25	SERIES 2025 FY26 TAX DIST ID 12.05.25	103200	\$293,695.52
200	1166	12/16/25	V00035	ABBOTT SQUARE CDD	12102025-1210	SERIES 2022 & 2025 FY26 TAX DIST ID 12.10.25	SERIES 2025 FY26 TAX DIST ID 12.10.25	103200	\$14,845.99
200	1167	12/19/25	V00035	ABBOTT SQUARE CDD	12172025-1217	SERIES 2022 AND 2025 FY26 TAX DIST ID 12.17	SERIES 2025 FY26 TAX DIST ID 12.17	103200	\$1,109.48
Fund Total									\$316,204.35
DEBT SERVICE FUND SERIES 2022 - 201									
201	1161	12/03/25	V00035	ABBOTT SQUARE CDD	11142025 - 02	SERIES 2022 AND SERIES 2025 FY26 TAX DIST	SERIES 2022 FY26 TAX DIST ID 11.20	103200	\$7,768.48
201	1161	12/03/25	V00035	ABBOTT SQUARE CDD	11202025 - 01	SERIES 2022 & SERIES 2025 FY26 DS 20	SERIES 2022 FY26 TAX DIST ID 11.20	103200	\$4,385.50
201	1165	12/10/25	V00035	ABBOTT SQUARE CDD	12052025-1205	SERIES 2022 AND SERIES 2025 FY26 TAX DIST 12.05.25	SERIES 2022 FY26 TAX DIST ID 12.05.25	103200	\$544,684.44
201	1166	12/16/25	V00035	ABBOTT SQUARE CDD	12102025-1210	SERIES 2022 & 2025 FY26 TAX DIST ID 12.10.25	SERIES 2022 FY26 TAX DIST ID 12.10.25	103200	\$27,533.20
201	1167	12/19/25	V00035	ABBOTT SQUARE CDD	12172025-1217	SERIES 2022 AND 2025 FY26 TAX DIST ID 12.17	SERIES 2022 FY26 TAX DIST ID 12.17	103200	\$2,057.63
Fund Total									\$586,429.25
Total Checks Paid									\$948,032.30

*Abbott Square
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES 2025	FUND SERIES 2022	PROJECTS FUND SERIES 2025	PROJECTS FUND SERIES 2022	FIXED ASSETS FUND	LONG TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 869,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 869,043
Investments:								
Acq. & Construction - Other	-	-	-	75,731	-	-	-	75,731
Acquisition & Construction Account	-	-	-	20,504	264	-	-	20,768
Construction Fund	-	-	-	178,379	-	-	-	178,379
Cost of Issuance Fund	-	-	-	3,348	-	-	-	3,348
Interest Account	-	333	-	-	-	-	-	333
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	327,975	702,788	-	-	-	-	1,030,763
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	\$ 869,043	\$ 499,969	\$ 1,021,151	\$ 277,962	\$ 264	\$ 9,611,294	\$ 8,980,000	\$ 21,259,683
LIABILITIES								
Accounts Payable	\$ 46,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,150
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	52,150	-	-	-	-	1,176,241	8,980,000	10,208,391

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES 2025	FUND SERIES 2022	PROJECTS FUND SERIES 2025	PROJECTS FUND SERIES 2022	FIXED ASSETS FUND	LONG TERM DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	499,969	1,021,151	-	-	-	-	1,521,120
Capital Projects	-	-	-	277,962	264	-	-	278,226
Unassigned:	816,893	-	-	-	-	8,435,053	-	9,251,946
TOTAL FUND BALANCES	816,893	499,969	1,021,151	277,962	264	8,435,053	-	11,051,292
TOTAL LIABILITIES & FUND BALANCES	\$ 869,043	\$ 499,969	\$ 1,021,151	\$ 277,962	\$ 264	\$ 9,611,294	\$ 8,980,000	\$ 21,259,683

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 4,537	\$ 4,537	0.00%
Rental Income	-	622	622	0.00%
Special Assmnts- Tax Collector	871,373	832,399	(38,974)	95.53%
TOTAL REVENUES	871,373	837,558	(33,815)	96.12%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,800	9,200	23.33%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	3,750	11,250	25.00%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	3,020	21,980	12.08%
District Engineer	10,000	-	10,000	0.00%
District Manager	49,440	12,360	37,080	25.00%
Auditing Services	5,000	-	5,000	0.00%
Postage	500	14	486	2.80%
Insurance - General Liability	3,311	6,347	(3,036)	191.69%
Public Officials Insurance	2,709	5,786	(3,077)	213.58%
Property and Casualty Insurance	16,424	18,944	(2,520)	115.34%
Printing and Binding	500	15	485	3.00%
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	-	100.00%
Total Administration	160,341	53,211	107,130	33.19%
Electric Utility Services				
Electric Utility Services	3,600	4,911	(1,311)	136.42%
Street Lights	94,485	25,139	69,346	26.61%
Total Electric Utility Services	98,085	30,050	68,035	30.64%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Landscape Services</u>				
Contracts Trash Removal	18,000	1,500	16,500	8.33%
Landscape Maintenance - Contract	148,464	37,940	110,524	25.56%
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%
R&M-Trail Maintenance	7,500	995	6,505	13.27%
Parks Maintenance	10,000	-	10,000	0.00%
Retention Pond Maintenance	8,600	300	8,300	3.49%
Irrigation Maintenance	2,500	6,713	(4,213)	268.52%
Aquatic Maintenance	22,900	600	22,300	2.62%
Misc-Contingency	20,000	5,456	14,544	27.28%
Total Landscape Services	294,640	54,387	240,253	18.46%
<u>Other Physical Environment</u>				
Waterway Management	-	463	(463)	0.00%
Total Other Physical Environment	-	463	(463)	0.00%
<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	27,851	8,149	77.36%
Pressure Washing	5,000	-	5,000	0.00%
Pest Control	2,340	1,170	1,170	50.00%
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	5,244	15,756	24.97%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	769	731	51.27%
Janitorial Maintenance	26,787	8,170	18,617	30.50%
Phone & Internet	863	196	667	22.71%
Propane	1,000	-	1,000	0.00%
Electricity - Clubhouse/Pool	11,000	-	11,000	0.00%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
Property and Casualty Insurance	15,000	15,000	-	100.00%
Pool Repairs	2,500	646	1,854	25.84%
General Maintenance	5,000	811	4,189	16.22%
Irrigation Repairs	1,300	1,628	(328)	125.23%
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	2,922	2,078	58.44%
Fire Safety Alarm	700	-	700	0.00%
Sidewalk, Pavement, Signage R&M	5,000	-	5,000	0.00%
Trash/Waste	6,500	5,526	974	85.02%
Building Maintenance	2,500	85	2,415	3.40%
Access Keys/Cards	300	4,845	(4,545)	1615.00%
Holiday Decorations	2,500	2,500	-	100.00%
Cleaning Supplies	3,000	-	3,000	0.00%
Water & Sewer - Clubhouse	5,500	1,777	3,723	32.31%
Pool Permits	280	-	280	0.00%
Furniture/Furnishings	2,500	-	2,500	0.00%
Total Amenities	318,307	79,140	239,167	24.86%
TOTAL EXPENDITURES	871,373	217,251	654,122	24.93%
Excess (deficiency) of revenues				
Over (under) expenditures	-	620,307	620,307	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		196,586		
FUND BALANCE, ENDING		\$ 816,893		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,916	\$ 1,916	0.00%
Special Assmnts- Tax Collector	-	327,967	327,967	0.00%
TOTAL REVENUES	-	329,883	329,883	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	47,587	(47,587)	0.00%
Total Debt Service	-	47,587	(47,587)	0.00%
TOTAL EXPENDITURES	-	47,587	(47,587)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	282,296	282,296	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1,595)	(1,595)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1,595)	(1,595)	0.00%
Net change in fund balance	\$ -	\$ 280,701	\$ 280,701	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		219,268		
FUND BALANCE, ENDING		\$ 499,969		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 6,052	\$ 6,052	0.00%
Special Assmnts- Tax Collector	639,163	608,244	(30,919)	95.16%
TOTAL REVENUES	639,163	614,296	(24,867)	96.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	489,163	241,206	247,957	49.31%
Total Debt Service	639,163	241,206	397,957	37.74%
TOTAL EXPENDITURES	639,163	241,206	397,957	37.74%
Excess (deficiency) of revenues Over (under) expenditures	-	373,090	373,090	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		648,061		
FUND BALANCE, ENDING		\$ 1,021,151		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 2,564	\$ 2,564	0.00%
TOTAL REVENUES	-	2,564	2,564	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,564	2,564	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,595	1,595	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,595	1,595	0.00%
Net change in fund balance	\$ -	\$ 4,159	\$ 4,159	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		273,803		
FUND BALANCE, ENDING		\$ 277,962		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		261		
FUND BALANCE, ENDING		\$ 264		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101001 Balance	869,042.83	Statement Balance	872,575.05
		Outstanding Deposits	472.00
Positive Adjustments	0.00		
Subtotal	869,042.83	Subtotal	873,047.05
Negative Adjustments	0.00	Outstanding Checks	-4,004.22
Ending G/L Balance	869,042.83	Ending Balance	869,042.83

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
12/05/2025		JE000575	Special Assmnts-Tax Collector	Valley National Bank	1,583,796.36	1,583,796.36	0.00
12/10/2025		JE000578	Special Assmnts-Tax Collector	Valley National Bank	80,059.17	80,059.17	0.00
12/17/2025		JE000579	Special Assmnts-Tax Collector	Valley National Bank	5,983.05	5,983.05	0.00
12/29/2025		JE000610	Rental Income	Valley National Bank	150.00	150.00	0.00
12/31/2025		JE000611	Interest - Investments	Interest Income	3,508.93	3,508.93	0.00
Total Deposits					1,673,497.51	1,673,497.51	0.00
Checks							0.00
10/29/2025	Payment	100137	DON HARRISON	Inv: 3174	-195.90	-195.90	0.00
11/18/2025	Payment	DD146	TANYA K BENTON-EFT	Payment of Invoice 000524	-200.00	-200.00	0.00
11/18/2025	Payment	1154	LORI ANN CAMPAGNA	Check for Vendor V00028	-200.00	-200.00	0.00
11/25/2025	Payment	1158	FLORIDA COMMERECE	Check for Vendor V00024	-175.00	-175.00	0.00
11/13/2025	Payment	100147	GLISTEN POOL SERVICE LLC	Inv: 5229	-1,243.92	-1,243.92	0.00
11/14/2025	Payment	100149	GLISTEN POOL SERVICE LLC	Inv: 5285	-2,000.00	-2,000.00	0.00
11/20/2025	Payment	100151	FITNESSMITH	Inv: INV1097013	-352.28	-352.28	0.00
11/20/2025	Payment	100152	GLISTEN POOL SERVICE LLC	Inv: 5162	-2,000.00	-2,000.00	0.00
11/20/2025	Payment	100153	SITEX AQUATICS, LLC	Inv: 10349-B	-300.00	-300.00	0.00
11/28/2025	Payment	300026	DUKE ENERGY	Inv: 110725-8253 ACH	-161.20	-161.20	0.00
11/28/2025	Payment	300027	DUKE ENERGY	Inv: 110525-7996 ACH	-175.31	-175.31	0.00
12/02/2025	Payment	1159	DON HARRISON	Check for Vendor V00013	-450.00	-450.00	0.00
12/02/2025	Payment	1160	MIKE FASANO, PASCO COUNTY TAX COLLECTOR	Check for Vendor V00045	-2,276.34	-2,276.34	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 12-25

Statement Date 12/31/2025

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
12/02/2025	Payment	100157	STEADFAST MAINTENANCE	Inv: SA-16231, Inv: SA-16110	-960.33	-960.33	0.00
12/02/2025	Payment	100158	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2073	-2,319.52	-2,319.52	0.00
12/02/2025	Payment	100159	STRALEY ROBIN VERICKER	Inv: 27546	-2,247.50	-2,247.50	0.00
12/03/2025	Payment	1161	ABBOTT SQUARE CDD	Check for Vendor V00035	-18,707.34	-18,707.34	0.00
12/10/2025	Payment	1162	JUSTIN BARNETT	Check for Vendor V00037	-200.00	-200.00	0.00
12/10/2025	Payment	1163	LORI ANN CAMPAGNA	Check for Vendor V00028	-200.00	-200.00	0.00
12/10/2025	Payment	1164	MALINDA DESUISSEAU	Check for Vendor V00036	-200.00	-200.00	0.00
12/10/2025	Payment	1165	ABBOTT SQUARE CDD	Check for Vendor V00035	-838,379.96	-838,379.96	0.00
12/16/2025	Payment	1166	ABBOTT SQUARE CDD	Check for Vendor V00035	-42,379.19	-42,379.19	0.00
12/19/2025	Payment	1167	ABBOTT SQUARE CDD	Check for Vendor V00035	-3,167.11	-3,167.11	0.00
12/16/2025	Payment	100160	SITEX AQUATICS, LLC	Inv: 10543-b	-300.00	-300.00	0.00
12/16/2025	Payment	100161	STEADFAST MAINTENANCE	Inv: SA-17913, Inv: SA-17916, Inv: SA-18214, Inv: S	-16,338.19	-16,338.19	0.00
12/16/2025	Payment	100162	JAYMAN ENTERPRISES LLC	Inv: 4331	-1,500.00	-1,500.00	0.00
12/16/2025	Payment	100163	SOUTHERN AUTOMATED ACCESS SVCS LLC	Inv: 17318	-768.75	-768.75	0.00
12/16/2025	Payment	100164	INFRAMARK LLC	Inv: 165714	-5,370.00	-5,370.00	0.00
12/16/2025	Payment	100165	MAHONEY LAW GROUP P.A	Inv: 112525-	-7,887.87	-7,887.87	0.00
12/30/2025	Payment	100166	INFRAMARK LLC	Inv: 166649	-18.45	-18.45	0.00
12/26/2025	Payment	300031	DUKE ENERGY	Inv: 120525-8253-ACH	-114.97	-114.97	0.00
12/26/2025	Payment	300032	DUKE ENERGY	Inv: 120525-7996-ACH	-242.56	-242.56	0.00
Total Checks					-951,031.69	-951,031.69	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/12/2025	Payment	DD148	TANYA K BENTON-EFT	Payment of Invoice 000617			-200.00
12/26/2025	Payment	300033	DUKE ENERGY	Inv: 120525-0417-ACH			-2,877.06
12/26/2025	Payment	300034	DUKE ENERGY	Inv: 120525-4247-ACH			-438.99
12/26/2025	Payment	300035	DUKE ENERGY	Inv: 120525-5230-ACH			-384.27
12/19/2025	Payment	300036	DOORKING, INC	Inv: 2657426- ACH			-103.90
Total Outstanding Checks							-4,004.22

Outstanding Deposits

12/29/2025		JE000608		Valley National Bank			472.00
Total Outstanding Deposits							472.00

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 01/01/2026 to 01/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001									
001	100167	01/06/26	V00008	STEADFAST MAINTENANCE	SA-18582	ACC2 Module Replacement for Irrigation System	Irrigation Repairs	546179-57217	\$887.47
001	100168	01/06/26	V00057	FIRST CHOICE PEST CONTROL INC	121725-4481	November 2025 Pest Control	Nov 2025 Pest Control	531170-57217	\$195.00
001	100168	01/06/26	V00057	FIRST CHOICE PEST CONTROL INC	112825-4481	PEST CONTROL	Pest Control	531170-57217	\$780.00
001	100169	01/06/26	V00061	JR NATIONAL PROFESSIONAL SERVICES	120725-	12/7/25 Bench Repair	Building Maintenance	546925-57217	\$85.00
001	100170	01/06/26	V00015	GIG FIBER, LLC	5700	SOLAR EQMNT DEC 25	Street Lights	543057-53100	\$7,776.50
001	100171	01/06/26	V00051	SOUTHERN AUTOMATED ACCESS SVCS LLC	17260	Replaced Cellular Board Door King and install of Cork Bulletin Board	Replaced Cellular Board- Door King	546413-57217	\$1,335.00
001	100172	01/06/26	V00004	STRALEY ROBIN VERICKER	27720	November 2025, District Counsel	District Counsel	531146-51301	\$597.50
001	100173	01/06/26	V00059	BLUE WAVE LIGHTNING LLC	191125	12/2025 Holiday Decorations	Holiday Decorations	549027-57217	\$2,500.00
001	100173	01/06/26	V00059	BLUE WAVE LIGHTNING LLC	191125	12/2025 Holiday Decorations	Holiday lighting 2025 remaining	549900-53902	\$1,750.00
001	100174	01/06/26	V00060	HOME ENCOUNTER LLC	121625-1LAS	Sept 2025, Oct 2025, Nov 2025, Dec 2025 Management Fee and Payroll Reimbursement for Oct and Nov. 20	Management Services	531093-57217	\$27,850.56
001	100175	01/14/26	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2074	January 2026 Janitorial Service	Jan 2026 Janitorial Service	53800-57217	\$1,950.00
001	100176	01/14/26	V00005	SITEX AQUATICS, LLC	10649-B	1/1/26 Aquatics Maintenance	JAN 2026 AQUATIC MAINT	546995-53902	\$300.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18791	1/5/2026 Annual Subscription n for Centralus(Remote Irrigation Monitoring) for the timers below	n for Centralus(Remote Irrigation Monitoring) for the timers below	549900-53902	\$480.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18840	n for Centralus(Remote Irrigation Monitoring) for the amenity center	n for Centralus(Remote Irrigation Monitoring) for amenity center	546179-57217	\$120.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18751	1/5/26 Landscape Maintenance, Irr Maintenance, Fertilization and Pesticide, Walking trail maintenanc	1/5/26 LANDSCAPE MAINT	534050-57217	\$9,554.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18751	1/5/26 Landscape Maintenance, Irr Maintenance, Fertilization and Pesticide, Walking trail maintenanc	IRR maintenance	546930-53902	\$583.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18751	1/5/26 Landscape Maintenance, Irr Maintenance, Fertilization and Pesticide, Walking trail maintenanc	1/5/26 Trail Services	546480-53902	\$995.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18751	1/5/26 Landscape Maintenance, Irr Maintenance, Fertilization and Pesticide, Walking trail maintenanc	Fertilization and Pesticide	549900-53902	\$1,240.00
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18756	1/5/26 Landscape Maintenance, Irr Wet check, rid o rust	1/5/26 Landscape Maintenance	534050-57217	\$2,391.83
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18905	Rid O Rust System- 2nd refill of December	R&M-Well Maintenance	546117-53902	\$497.83
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18906	Rid O Rust System- 3rd refill of December	Rid O Rust System- 3rd refill of December	546117-53902	\$497.83
001	100177	01/14/26	V00008	STEADFAST MAINTENANCE	SA-18953	Jan 2026 rid o rust system villa side	Irrigation Maintenance	546930-53902	\$497.83
001	100178	01/14/26	V00057	FIRST CHOICE PEST CONTROL INC	2364470	12/29/25 Pest Control	12/26/25 Pest Control	531170-57217	\$195.00
001	100179	01/14/26	V00003	INFRAMARK LLC	167837	January 2026 District Management and Field Management Service	Jan 2026 DISTRICT MGMT	531150-51301	\$4,120.00
001	100179	01/14/26	V00003	INFRAMARK LLC	167837	January 2026 District Management and Field Management Service	JAN 2026 FIELD MGMT	531016-51301	\$1,250.00
001	100180	01/14/26	V00054	FITNESSMITH	INV108948	Jan 2026 Gym quarterly maintenance	Building Maintenance	546925-57217	\$250.00
001	100181	01/14/26	V00015	GIG FIBER, LLC	5899	1/1/26 Ph 1 and Ph 2 street lighting	JAN 2026 SOLAR EQUIPMNT LEASE	543057-53100	\$7,776.50
001	100182	01/14/26	V00056	GLISTEN POOL SERVICE LLC	5449	December 2025 COMMERCIAL POOL SVC	Dec 2025 COMMERCIAL POOL SVC	534078-57217	\$2,000.00
001	100183	01/29/26	V00004	STRALEY ROBIN VERICKER	27785	Dec 2025 District Counsel	District Counsel	531146-51301	\$675.00
001	100184	01/29/26	V00048	JAYMAN ENTERPRISES LLC	4367	1/1/26 Trash removal	Contracts Trash Removal	534038-53902	\$1,500.00
001	100185	01/29/26	V00008	STEADFAST MAINTENANCE	SA-19150	1/9/26 Damaged mainline repair	Irrigation Maintenance	546930-53902	\$815.98
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	090125-1LAS	9/1/25 Follo Monthly Management Fee	Management Services	531093-57217	\$3,000.00
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	120125-1LAS	12/1/25 Follo Management Services	Management Services	531093-57217	\$3,000.00
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	010126-1LAS	1/1/26 Follo Management Services	Management Services	531093-57217	\$3,000.00
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	100125-1LAS	10/1/25 Follo Monthly Management Fee	Management Services	531093-57217	\$3,000.00
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	103125-1LAS	10/31/25 Follo Payroll Reimbursement	Onsite Payroll	512002-57217	\$7,878.81
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	110125-1LAS	11/1/25 Follo Monthly Fee	Management Services	531093-57217	\$3,000.00
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	113025-1LAS	11/30/25 Follo Management Services	Management Services	531093-57217	\$7,971.75
001	100186	01/29/26	V00060	HOME ENCOUNTER LLC	123025-1LAS	12/30/25 PAYROLL_REIMBURSEMENT	Management Services	531093-57217	\$8,796.70
001	100187	01/29/26	V00053	YALE HARBOR COMMUNITY MAINTENANCE INC	2075	FEB 2026 JANITORIAL SVCS	JANITORIAL SVCS FEB 26	53800-57217	\$2,064.99
001	1169	01/23/26	V00063	CHRISTOPHER BENEDICT	ABBOTTSQUARE 122025	PRESSURE WASHING	Pressure Washing	531114-57217	\$3,100.00
001	1171	01/23/26	V00062	ROTO-ROOTER SERVICES COMPANY	186-24765943	Dec 2025 toilet repair	Building Maintenance	546925-57217	\$667.39
001	300037	01/02/26	V00058	CITY OF ZEPHYRHILLS	255347 ACH	Water Service 10/3/25-11/3/25	Water & Sewer - Clubhouse	552015-57217	\$49.58
001	300038	01/22/26	V00055	DOORKING, INC	2657426-A ACH	DOORKING SVCS	Phone & Internet	541016-57217	\$103.90
001	300039	01/29/26	V00011	DUKE ENERGY	010826-5230- ACH	12/4/25-1/6/26 Street Lights Duke Energy	Street Lights	543057-53100	\$519.37
001	300040	01/29/26	V00011	DUKE ENERGY	010826-4247- ACH	12/4/25-1/6/26 Street Lights Duke Energy	Electric Utility Services	543041-53100	\$608.69
001	300041	01/29/26	V00011	DUKE ENERGY	010826-0417- ACH	12/4/25-1/6/26 Street Lights Duke Energy	Street Lights	543057-53100	\$4,389.44
001	300042	01/29/26	V00011	DUKE ENERGY	010826-7996- ACH	12-4-25 - 1-6-26 Duke Energy	Electric Utility Services	543041-53100	\$163.33
001	300043	01/29/26	V00011	DUKE ENERGY	010926-8253- ACH	1/9/26 Duke Energy	Electric Utility Services	543041-53100	\$30.49
001	300044	01/23/26	V00055	DOORKING, INC	2678919- ACH	1/22/26 Amenities Cellular Subscription	Phone & Internet	541016-57217	\$62.95
001	300045	01/02/26	V00058	CITY OF ZEPHYRHILLS	268623- ACH	DEC WATER AND SEWER	DEC 2025 WATER AND SEWER	552015-57217	\$23.39
001	DD149	01/22/26	V00058	CITY OF ZEPHYRHILLS	269844 ONLINE PAY	SERVICE 11/14/25 - 12/03/25	Water & Sewer - Clubhouse	552015-57217	\$394.24
001	DD150	01/22/26	V00058	CITY OF ZEPHYRHILLS	012226 ONLINE PAY	DISCONNECT AND LATE FEE	DISCONNECT FEE	552015-57217	\$65.00
001	DD150	01/22/26	V00058	CITY OF ZEPHYRHILLS	012226 ONLINE PAY	DISCONNECT AND LATE FEE	LATE FEE	552015-57217	\$5.91
001	DD151	01/22/26	V00058	CITY OF ZEPHYRHILLS	283179 ONLINE PAY	SERVICE 12/03/25 - 01/02/26	Water & Sewer - Clubhouse	552015-57217	\$440.87
Fund Total									\$133,783.63
DEBT SERVICE FUND SERIES 2025 - 200									
200	1168	01/12/26	V00035	ABBOTT SQUARE CDD	01082026-0108	SERIES 2022 AND SERIES 2025 FY26 DS 01.08.26	SERIES 2025 FY26 DS 01.08.26	103200	\$4,903.38
Fund Total									\$4,903.38
DEBT SERVICE FUND SERIES 2022 - 201									
201	1168	01/12/26	V00035	ABBOTT SQUARE CDD	01082026-0108	SERIES 2022 AND SERIES 2025 FY26 DS 01.08.26	SERIES 2022 FY26 DS 01.08.26	103200	\$9,093.76
Fund Total									\$9,093.76
Total Checks Paid									\$147,780.77

*Abbott Square
Community
Development District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



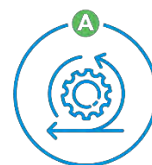
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	FUND SERIES	FUND SERIES	FUND SERIES	FUND SERIES	FIXED ASSETS	LONG TERM	
		2025	2022	2025	2022	FUND	DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 753,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 753,711
Investments:								
Acq. & Construction - Other	-	-	-	75,951	-	-	-	75,951
Acquisition & Construction Account	-	-	-	20,564	264	-	-	20,828
Construction Fund	-	-	-	179,394	-	-	-	179,394
Cost of Issuance Fund	-	-	-	3,357	-	-	-	3,357
Interest Account	-	334	-	-	-	-	-	334
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	333,369	714,312	-	-	-	-	1,047,681
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	\$ 753,711	\$ 505,364	\$ 1,032,675	\$ 279,266	\$ 264	\$ 9,611,294	\$ 8,980,000	\$ 21,162,574
LIABILITIES								
Accounts Payable	\$ 13,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,791
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	19,791	-	-	-	-	1,176,241	8,980,000	10,176,032

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES 2025	FUND SERIES 2022	PROJECTS FUND SERIES 2025	PROJECTS FUND SERIES 2022	FIXED ASSETS FUND	LONG TERM DEBT FUND	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	505,364	1,032,675	-	-	-	-	1,538,039
Capital Projects	-	-	-	279,266	264	-	-	279,530
Unassigned:	733,920	-	-	-	-	8,435,053	-	9,168,973
TOTAL FUND BALANCES	733,920	505,364	1,032,675	279,266	264	8,435,053	-	10,986,542
TOTAL LIABILITIES & FUND BALANCES	\$ 753,711	\$ 505,364	\$ 1,032,675	\$ 279,266	\$ 264	\$ 9,611,294	\$ 8,980,000	\$ 21,162,574

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 7,113	\$ 7,113	0.00%
Rental Income	-	150	150	0.00%
Special Assmnts- Tax Collector	871,373	844,844	(26,529)	96.96%
TOTAL REVENUES	871,373	852,107	(19,266)	97.79%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	6,250	8,750	41.67%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	3,695	21,305	14.78%
District Engineer	10,000	-	10,000	0.00%
District Manager	49,440	20,600	28,840	41.67%
Auditing Services	5,000	-	5,000	0.00%
Postage	500	83	417	16.60%
Insurance - General Liability	3,311	6,347	(3,036)	191.69%
Public Officials Insurance	2,709	5,786	(3,077)	213.58%
Property and Casualty Insurance	16,424	18,944	(2,520)	115.34%
Printing and Binding	500	15	485	3.00%
Legal Advertising	1,500	70	1,430	4.67%
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	-	100.00%
Total Administration	160,341	64,565	95,776	40.27%
<u>Electric Utility Services</u>				
Electric Utility Services	3,600	6,922	(3,322)	192.28%
Street Lights	94,485	32,916	61,569	34.84%
Total Electric Utility Services	98,085	39,838	58,247	40.62%
<u>Landscape Services</u>				
Contracts Trash Removal	18,000	4,500	13,500	25.00%
Landscape Maintenance - Contract	148,464	39,106	109,358	26.34%
R&M-Well Maintenance	19,176	1,296	17,880	6.76%
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%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
Program	5,000	-	5,000	0.00%
Wetland Maintenance	7,500	-	7,500	0.00%
R&M-Trail Maintenance	7,500	1,990	5,510	26.53%
Parks Maintenance	10,000	-	10,000	0.00%
Retention Pond Maintenance	8,600	300	8,300	3.49%
Irrigation Maintenance	2,500	(1,349)	3,849	-53.96%
Aquatic Maintenance	22,900	900	22,000	3.93%
Misc-Contingency	20,000	7,176	12,824	35.88%
Total Landscape Services	294,640	54,502	240,138	18.50%
<u>Other Physical Environment</u>				
Waterway Management	-	463	(463)	0.00%
Total Other Physical Environment	-	463	(463)	0.00%
<u>Amenities</u>				
Onsite Payroll	88,500	32,526	55,974	36.75%
Payrol Taxes & Admin Fee	19,000	-	19,000	0.00%
Management Services	36,000	34,972	1,028	97.14%
Pressure Washing	5,000	3,100	1,900	62.00%
Pest Control	2,340	1,365	975	58.33%
Security Camera	500	-	500	0.00%
Landscape Maint Contract	26,787	15,262	11,525	56.98%
Furniture/Furnishings	2,000	-	2,000	0.00%
Pool Maintenance	21,000	7,244	13,756	34.50%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	769	731	51.27%
Janitorial Maintenance	26,787	10,235	16,552	38.21%
Phone & Internet	863	361	502	41.83%
Propane	1,000	-	1,000	0.00%
Electricity - Clubhouse/Pool	11,000	-	11,000	0.00%
Property and Casualty Insurance	15,000	15,000	-	100.00%
Pool Repairs	2,500	646	1,854	25.84%
General Maintenance	5,000	811	4,189	16.22%
Irrigation Repairs	1,300	1,748	(448)	134.46%
Well Pump Repairs	1,450	5,476	(4,026)	377.66%
Mulch	10,000	-	10,000	0.00%
Landscape Replacement	5,000	-	5,000	0.00%
Entrance Monuments, Gates, Walls R&M	5,000	2,922	2,078	58.44%
Fire Safety Alarm	700	-	700	0.00%
Sidewalk, Pavement, Signage R&M	5,000	5,803	(803)	116.06%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
Access Keys/Cards	300	5,205	(4,905)	1735.00%
Holiday Decorations	2,500	2,500	-	100.00%
Cleaning Supplies	3,000	-	3,000	0.00%
Water & Sewer - Clubhouse	5,500	2,707	2,793	49.22%
Pool Permits	280	-	280	0.00%
Furniture/Furnishings	2,500	-	2,500	0.00%
Total Amenities	318,307	155,405	162,902	48.82%
TOTAL EXPENDITURES	871,373	314,773	556,600	36.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	537,334	537,334	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		196,586		
FUND BALANCE, ENDING		\$ 733,920		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,905	\$ 2,905	0.00%
Special Assmnts- Tax Collector	-	332,870	332,870	0.00%
TOTAL REVENUES	-	335,775	335,775	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	47,587	(47,587)	0.00%
Total Debt Service	-	47,587	(47,587)	0.00%
TOTAL EXPENDITURES	-	47,587	(47,587)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	288,188	288,188	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,092)	(2,092)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,092)	(2,092)	0.00%
Net change in fund balance	\$ -	\$ 286,096	\$ 286,096	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		219,268		
FUND BALANCE, ENDING		\$ 505,364		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 8,482	\$ 8,482	0.00%
Special Assmnts- Tax Collector	639,163	617,338	(21,825)	96.59%
TOTAL REVENUES	639,163	625,820	(13,343)	97.91%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	489,163	241,206	247,957	49.31%
Total Debt Service	639,163	241,206	397,957	37.74%
TOTAL EXPENDITURES	639,163	241,206	397,957	37.74%
Excess (deficiency) of revenues Over (under) expenditures	-	384,614	384,614	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		648,061		
FUND BALANCE, ENDING		\$ 1,032,675		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 3,371	\$ 3,371	0.00%
TOTAL REVENUES	-	3,371	3,371	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	3,371	3,371	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,092	2,092	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,092	2,092	0.00%
Net change in fund balance	\$ -	\$ 5,463	\$ 5,463	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		273,803		
FUND BALANCE, ENDING		\$ 279,266		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		261		
FUND BALANCE, ENDING		\$ 264		

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 26-01

Statement Date 01/31/2026

G/L Account No. 101001 Balance	753,710.63	Statement Balance	824,295.74
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	753,710.63	Subtotal	824,295.74
Negative Adjustments	0.00	Outstanding Checks	-70,585.11
Ending G/L Balance	753,710.63	Ending Balance	753,710.63

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/08/2026		JE000609	Special Assmnts-Tax Collector	Valley National Bank	26,442.22	26,442.22	0.00
01/31/2026		JE000653	Phone & Internet	ADJE Doorking Invoice	2.00	2.00	0.00
01/31/2026		JE000654	Interest - Investments	Interest Earned for 12.25	2,576.03	2,576.03	0.00
Total Deposits					29,020.25	29,020.25	0.00
Checks							
							0.00
01/06/2026	Payment	100167	STEADFAST MAINTENANCE	Inv: SA-18582	-887.47	-887.47	0.00
01/06/2026	Payment	100168	FIRST CHOICE PEST CONTROL INC	Inv: 121725-4481, Inv: 112825-4481	-975.00	-975.00	0.00
01/06/2026	Payment	100169	JR NATIONAL PROFESSIONAL SERVICES	Inv: 120725-	-85.00	-85.00	0.00
01/06/2026	Payment	100170	GIG FIBER, LLC	Inv: 5700	-7,776.50	-7,776.50	0.00
01/06/2026	Payment	100171	SOUTHERN AUTOMATED ACCESS SVCS LLC	Inv: 17260	-1,335.00	-1,335.00	0.00
01/06/2026	Payment	100172	STRALEY ROBIN VERICKER	Inv: 27720	-597.50	-597.50	0.00
01/06/2026	Payment	100173	BLUE WAVE LIGHTNING LLC	Inv: 191125	-4,250.00	-4,250.00	0.00
12/19/2025	Payment	300036	DOORKING, INC	Inv: 2657426- ACH	-103.90	-103.90	0.00
01/12/2026	Payment	1168	ABBOTT SQUARE CDD	Check for Vendor V00035	-13,997.14	-13,997.14	0.00
01/14/2026	Payment	100175	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2074	-1,950.00	-1,950.00	0.00
01/14/2026	Payment	100176	SITEX AQUATICS, LLC	Inv: 10648-b	-300.00	-300.00	0.00
01/14/2026	Payment	100177	STEADFAST MAINTENANCE	Inv: SA-18751, Inv: SA-18756, Inv: SA-18791, Inv: S	-16,857.32	-16,857.32	0.00
01/14/2026	Payment	100178	FIRST CHOICE PEST CONTROL INC	Inv: 2364470	-195.00	-195.00	0.00
01/14/2026	Payment	100179	INFRAMARK LLC	Inv: 167837	-5,370.00	-5,370.00	0.00

Bank Account Statement

ABBOTT SQUARE CDD

Bank Account No. 2901
Statement No. 26-01

Statement Date 01/31/2026

Date	Type	Account No.	Description	Reference	Debit	Credit	Balance
01/14/2026	Payment	100180	FITNESSMITH	Inv: INV1098948	-250.00	-250.00	0.00
01/14/2026	Payment	100181	GIG FIBER, LLC	Inv: 5899	-7,776.50	-7,776.50	0.00
01/14/2026	Payment	100182	GLISTEN POOL SERVICE LLC	Inv: 5449	-2,000.00	-2,000.00	0.00
01/23/2026	Payment	1169	CHRISTOPHER BENEDICT ROTO-ROOTER	Check for Vendor V00063	-3,100.00	-3,100.00	0.00
01/23/2026	Payment	1171	SERVICES COMPANY	Check for Vendor V00062	-667.39	-667.39	0.00
01/29/2026	Payment	100184	JAYMAN ENTERPRISES LLC	Inv: 4367	-1,500.00	-1,500.00	0.00
01/29/2026	Payment	100185	STEADFAST MAINTENANCE	Inv: SA-19150	-815.98	-815.98	0.00
01/29/2026	Payment	300039	DUKE ENERGY	Inv: 010826-5230- ACH	-519.37	-519.37	0.00
01/29/2026	Payment	300040	DUKE ENERGY	Inv: 010826-4247- ACH	-608.69	-608.69	0.00
01/29/2026	Payment	300041	DUKE ENERGY	Inv: 010826-0417- ACH	-4,389.44	-4,389.44	0.00
01/23/2026	Payment	300044	DOORKING, INC	Inv: 2678918- ACH	-62.95	-62.95	0.00
01/22/2026	Payment	DD149	CITY OF ZEPHYRHILLS	Payment of Invoice 000667	-394.24	-394.24	0.00
01/22/2026	Payment	DD150	CITY OF ZEPHYRHILLS	Payment of Invoice 000668	-70.91	-70.91	0.00
01/22/2026	Payment	DD151	CITY OF ZEPHYRHILLS	Payment of Invoice 000669	-440.87	-440.87	0.00
01/02/2026	Payment	300045	CITY OF ZEPHYRHILLS	Inv: 268623- ACH	-23.39	-23.39	0.00
Total Checks					-77,299.56	-77,299.56	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/06/2026	Payment	100174	HOME ENCOUNTER LLC	Inv: 121625-1LAS			-27,850.56
01/02/2026	Payment	300037	CITY OF ZEPHYRHILLS	Inv: 255347 ACH			-49.58
01/22/2026	Payment	300038	DOORKING, INC	Inv: 2657426-A ACH			-103.90
01/29/2026	Payment	100183	STRALEY ROBIN VERICKER	Inv: 27785			-675.00
01/29/2026	Payment	100186	HOME ENCOUNTER LLC	Inv: 090125-1LAS, Inv: 100125-1LAS, Inv: 103125-			-39,647.26
01/29/2026	Payment	100187	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2075			-2,064.99
01/29/2026	Payment	300042	DUKE ENERGY	Inv: 010826-7996- ACH			-163.33
01/29/2026	Payment	300043	DUKE ENERGY	Inv: 010926-8253- ACH			-30.49

Total Outstanding Checks

-70,585.11

Outstanding Deposits

Total Outstanding Deposits

On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with all in favor, the Board accepted Justin Barnett, Seat 3, resignation.

B. Consideration of Board Resumes

The Board requested that each candidate provide a brief introduction. One nomination was received for Gabriel Bradley, and one nomination was received for Gina Pierre. The subsequent vote did not pass. A discussion ensued for approximately 60 minutes. Upon conclusion of the discussion, the Board directed that this agenda item be moved to the end of the meeting. District Counsel then provided an overview of the June 16 election process for the benefit of members of the public in attendance.

C. Consideration of Resolution 2026-04, Designation of Officers

Tabled to the end of the meeting.

D. Oath of Office

Tabled to the end of the meeting.

FIFTH ORDER OF BUSINESS

Staff Report

A. District Engineer

Mr. Waag presented his report to the Board. Discussion ensued regarding parking and safety matters. Mr. Waag advised that he is working with ACPLN to develop an updated parking map to be presented at the next meeting and noted that resident parking will be reduced to designated areas. Additional discussion followed concerning the installation of stop signs, and the Board requested that ACPLN provide a proposal for speed humps for consideration at the next meeting.

Discussion then ensued regarding pressure washing. Mr. Liggett addressed the results of the pressure washing and noted the presence of staining. A representative from Steadfast advised that the use of boric acid may be costly. Mr. Liggett inquired about recommendations to improve sign stability, and Mr. Waag indicated that he would provide options. The Board directed that communication be coordinated among Steadfast, the HOA, and the District Engineer. Mr. Waag also explained the high points of the pool deck and the reasons water entered the clubhouse during a heavy windstorm and provided recommendations to mitigate the issue.

On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with all in favor, the Board opened the floor for Public Comments at 6:50 p.m.

On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with all in favor, the Board closed the floor for Public Comments at 7:01 p.m.

SIXTH ORDER OF BUSINESS

Special Business Items Continued

A. Consideration of Amenity Management Proposals

90 Home Encounter presented its amenity management proposal to the Board,
91 followed by a presentation from Inframark. Discussion ensued.

92 The Board noted that, moving forward, the District will initiate a solicitation for
93 proposals for District Management services. All proposals will be reviewed
94 through District Counsel, with Malinda serving as the liaison. The proposed scope
95 of services will be presented at the March meeting for approval or modification
96 prior to the solicitation being issued following the March meeting.

97 On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with
98 all in favor, the Board accepted the Folio proposal as the Amenity
99 Management Services for \$116,000 annually.

100
101 **SEVENTH ORDER OF BUSINESS** **Business Administration**

102 **A. Acceptance of the Financial Reports and Check Register (November-December**
103 **2025)**
104 Tabled.

105
106 **B. Consideration of Minutes of the Regular Meeting on December 8, 2025**
107

108 On MOTION by Ms. Desruisseaux, seconded by Ms. Benton, with all
109 in favor, the Board approved the Minutes of the Regular Meeting held
110 on December 8, 2025.

111
112 **EIGHTH ORDER OF BUSINESS** **Staff Reports – Continued**

113 **A. Field Manager**

114 **1. Review of the December and January Field Inspection Report**

115 The Board requested that Mr. Liggett present the January report, which he
116 subsequently presented to the Board. Mr. Liggett advised that construction had left
117 a pipe protruding from the ground and noted that he contacted Steadfast to have the
118 pipe flush-cut at no cost to the District. Mr. Liggett also requested that irrigation
119 controller boxes be locked after use throughout the District, specifically referencing
120 the park located on Wonder Wall Way.

121 The Board requested that Steadfast provide a proposal, not to exceed \$600, for
122 the installation of 2–3 inch river rock along a brick paver walkway at the park on
123 Garden Wall Way.

124 Additionally, the Board requested that the proposal for ant pile removal by
125 Steadfast, submitted on February 9, 2026, be placed on the agenda for the next
126 meeting. The Board also requested proposals for additional pool shading and a
127 pool umbrella to be included on the next meeting agenda.

128

129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board allowed Ms. Benton to be the liaison to work with Ms. Aninipot to receive a proposal for a brick paver walkway not-to-exceed \$600.

2. Consideration of Pool Maintenance Proposal

Cooper Pools reported that the chlorine tank was completely empty, descaling was observed on the pool deck, and alkalinity levels were found to be low. The Board directed Ms. Aninipot to contact Glisten Pools to resume service at three (3) times per week. The Board further noted that, should service levels not be satisfactorily met, the pool maintenance services will be put out to bid. The Board tabled this proposal.

3. Ratification of Mainline Repair Proposal

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board ratified the Mainline Repair Proposal.

4. Discussion of the Amenity Center Pressure Washing Report

Tabled.

5. Consideration of Community Pressure Washing Proposals

Tabled.

B. Landscape Update Report

Mr. Combee presented his report to the Board. He mentioned irrigation is off due to reclaim construction, the Board requested a proposal for plant repair at the next meeting.

1. Consideration of Stump Grind Proposal

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board approved the Stump Grind Proposal in the amount of \$1,000.

2. Ratification of Replacement of Controller Module Proposal

On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux, with all in favor, the Board ratified the Replacement of the Controller Module Proposal in the amount of \$888.47.

C. District Counsel

There were no updates.

174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217

D. Onsite Manager Report

Ms. Colon presented her report to the Board. The Quotes for the new refrigerator were tabled.

On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux, with all in favor, the Board approved the ADA Mulch Proposal in the amount of \$2,100.

1. Ratification of Gym Equipment Repair Proposal

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board ratified the Gym Equipment Repair Proposal.

2. Ratification of Key Fob Proposal

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board ratified the Key Fob Proposal.

3. Consideration of Sink Repair Proposal

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board approved the Sink Repair Proposal with a not-to-exceed amount of \$500.

E. District Manager

Ms. Aninipot informed the Board that the next CDD meeting is scheduled for Monday, March 9, 2026, at 6:00 p.m. The Board reports no conflicts for the next scheduled meeting.

NINTH ORDER OF BUSINESS Business Items

A. Discussion Regarding Resetting the Public Hearing on the Rates and Fee Schedule for the Recreational Policies

The Board requested to Reset Public Hearing for the March Meeting.

B. Consideration of Mike Signs Proposal

On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with all in favor, the Board approved the Mike Signs Proposal in the amount of \$500.

C. Ratification of Resolution 2026-03, General Election

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, Ratified Resolution 2026-03, General Election.

218 **TENTH ORDER OF BUSINESS** **Special Business Items- Continued**

219 **B. Consideration of Board Resumes**

220

221 On MOTION by Ms. Desruisseaux, seconded by Ms. Benton, with
222 all in favor, the Board nominated Mark Monelli to Seat 3 of the
223 Abbott Square Community Development District.

224

225 **C. Consideration of Resolution 2026-04, Designation of Officers**

226 Everything is the same, with just adding Mark Monelli as an Assistant Secretary to
227 Seat 3.

228

229 On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux,
230 with all in favor, the Board adopted Resolution 2026-04,
231 Designating Officers.

232

233 **D. Oath of Office**

234 Discussion ensued.

235

236 **ELEVENTH ORDER OF BUSINESS** **Public Comments**

237 There were no audience comments.

238

239 **TWELFTH ORDER OF BUSINESS** **Board of Supervisors' Requests
240 and Comments**

241 There were no supervisor requests.

242

243 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

244

245 On MOTION by Ms. Campagna, seconded by Ms. Benton, with all
246 in favor, the meeting was adjourned at 8:42 p.m.

247

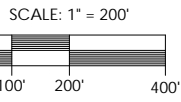
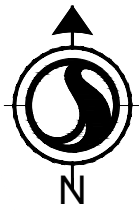
248

249

250

251

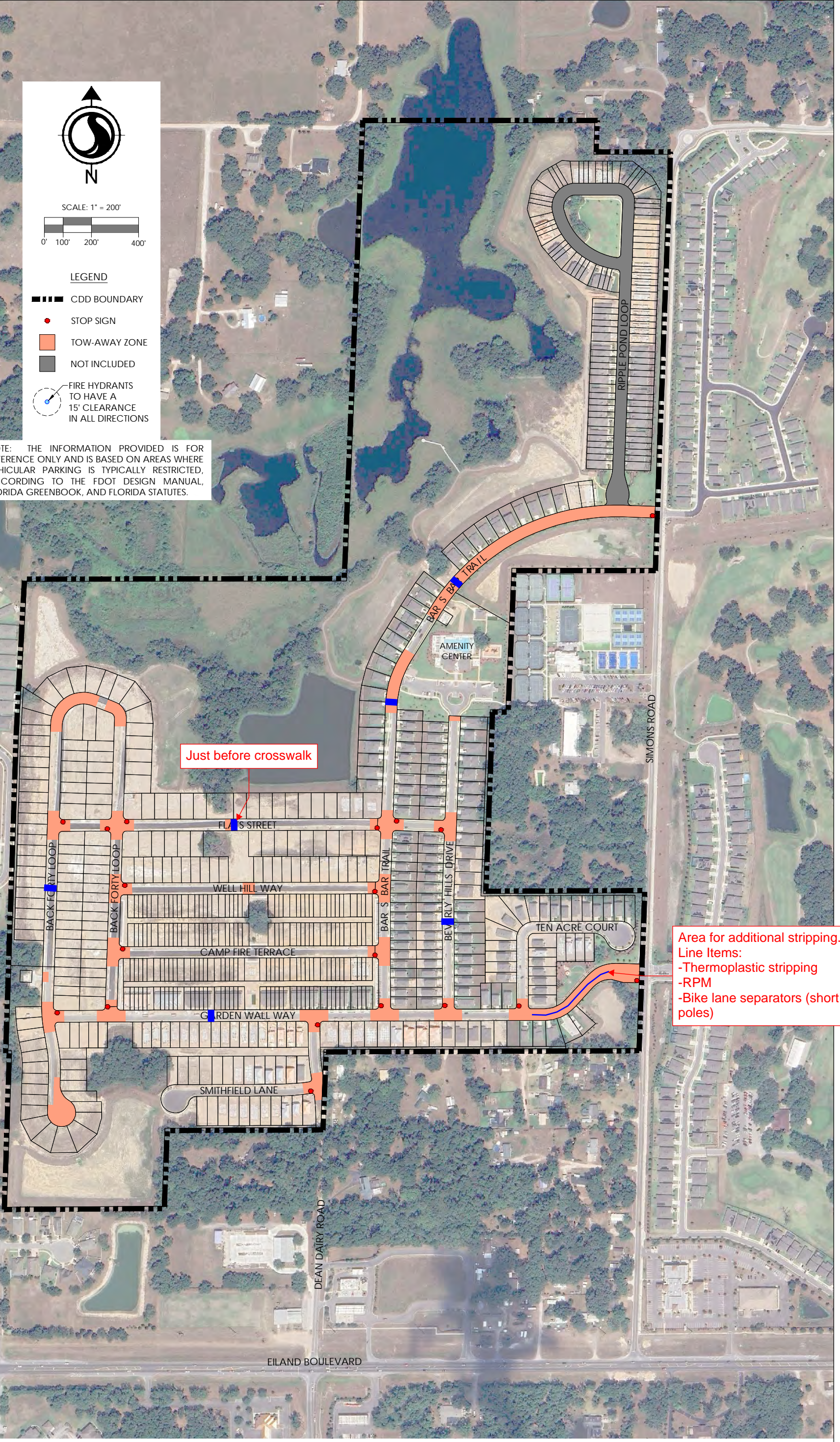
Secretary/Assistant Secretary



LEGEND

- CDD BOUNDARY
- STOP SIGN
- TOW-AWAY ZONE
- NOT INCLUDED
- FIRE HYDRANTS TO HAVE A 15' CLEARANCE IN ALL DIRECTIONS

NOTE: THE INFORMATION PROVIDED IS FOR REFERENCE ONLY AND IS BASED ON AREAS WHERE VEHICULAR PARKING IS TYPICALLY RESTRICTED, ACCORDING TO THE FDOT DESIGN MANUAL, FLORIDA GREENBOOK, AND FLORIDA STATUTES.



Just before crosswalk

Area for additional stripping.
 Line Items:
 -Thermoplastic stripping
 -RPM
 -Bike lane separators (short poles)

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

Client/Project
ABBOTT SQUARE CDD

PARKING EXHIBIT

Pasco County, Florida

Revision	By	Appd.	YY.MM.DD	Issued	By	Appd.	YY.MM.DD

Project Number: 215617126			
File Name: 215617126-X04-PARKING EXHIBIT			
	TLS		25.06.12
	Chad		YY.MM.DD
Drawing No. X04		Revision Sheet	

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



Abbott Square CDD

Monday, March 2, 2026

Prepared For Board Of Supervisors

13 Item Identified

13 Item Incomplete

Jason Liggett

Department Manger- Field Services

Item 1

Assigned To: Steadfast

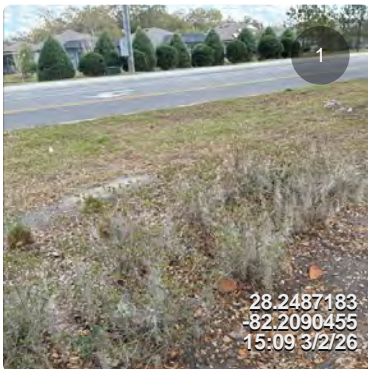
Throughout the district let's get a plan to start getting material rejuvenated. With the condition of some the material we will need to get pretty aggressive with the cutbacks.



Item 2

Assigned To: Steadfast

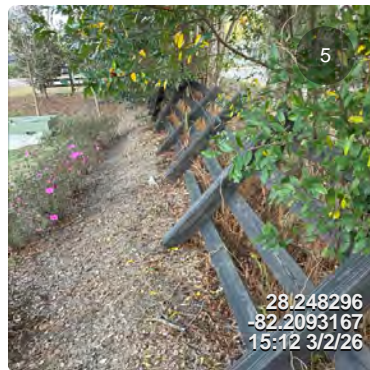
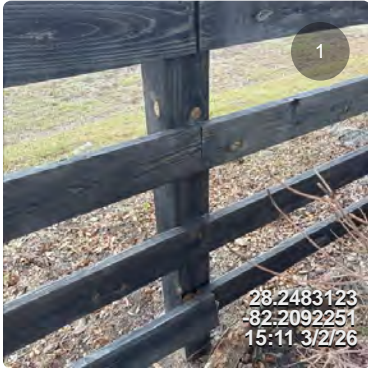
Clean the moss from the azaleas to the south of the Garden Wall Way entrance.



Item 3

Assigned To: Board District Manager

The wooden fence along the outside of the property has fallen over and is almost lying on the ground.



Item 4

Assigned To: Steadfast

Remove the trash from the overflow in the pond area south of the Garden Wall Way entrance.

Item 5

Assigned To: Steadfast

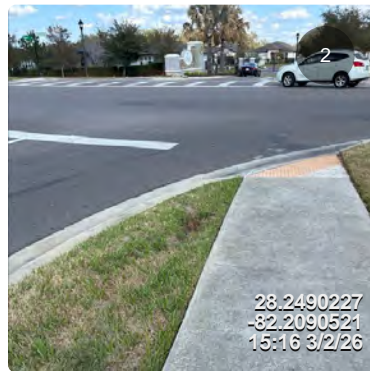
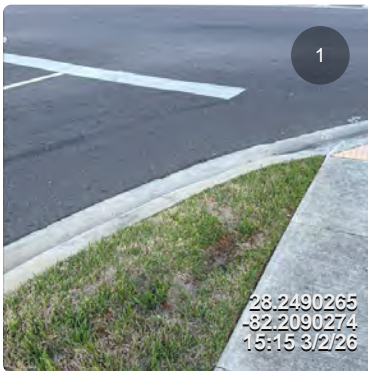
Remove the trash from the fire bush to the south of the Garden Wall Way entrance along Simon's road.



Item 6

Assigned To: Steadfast

Fill in the hole with fill dirt on the outbound side of the Garden Wall way entrance. It's near the stop sign.



Item 7

Assigned To: District Manager

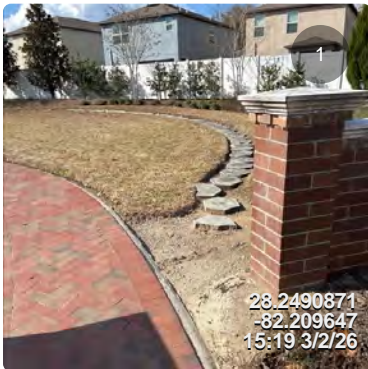
Follow up with the forty to determine when they will be out to clean up the damage at the Garden Wall way entrance. They have installed Bahia but there is areas of Saint Augustine that need to be done.



Item 8

Assigned To: Steadfast

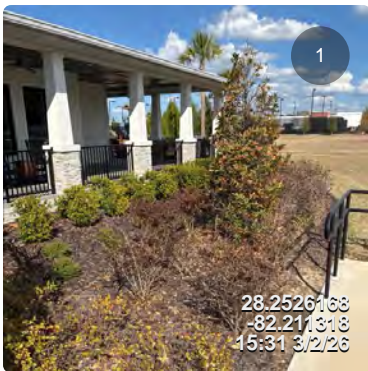
When will steadfast have the river rock installed at the park area at the entrance on Garden Wall Way.



Item 9

Assigned To: Board

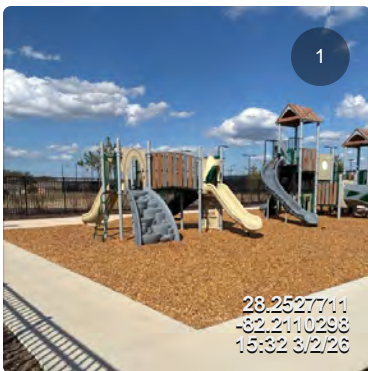
Rebellion at center island at the clubhouse does not look good we will continue to wait to see if it responds.



Item 10

Assigned To: Steadfast

Let's start rejuvenating the plant material around the clubhouse.



Item 11

Assigned To: Board

Ada mulch at the playground is complete.



Item 12

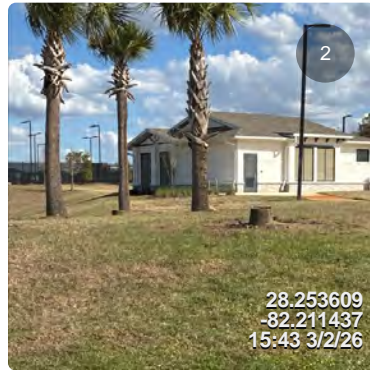
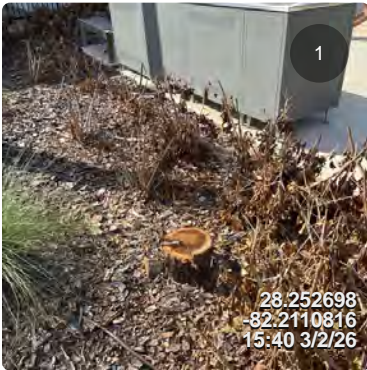
Assigned To: District Manager/ Board

Bike rack is complete. I will be having the maintenance team fill in the trip hazards from the concrete pour.

Item 13

Assigned To: Steadfast

When will the stump grinding take place in the district?

























Proposal #8101

Abbott Square CDD Enhancement Proposal 3/2026

Date 3/5/2026
Customer Alize Aninipot | Inframark | 11404 Carlton Fields Drive | Riverview, FL 33579
Property Abbott Square CDD | 6598 Bar S Bar Trail | Zephyrhills, FL 33541

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove 6 Fallen Trees from a deep Retention pond on Garden Wall Wy
Remove 1 Tree is dying 36382 Ftats St

Demo and Prep

Remove Fallen Trees

Items	Quantity	Unit
Remove Fallen Trees	1.00	EA
Remove Fallen Trees :		\$25,311.00
PROJECT TOTAL:		\$25,311.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

void all warranties provided by the Contractor

– void all warranties provided by the Contractor



2MB



FIELDSTONE
TREE CARE

Abbot Square tree cleanup

Tree Quantity: 1

Proposal Value: \$5,800

March 2, 2026

Proposal #: 1251960

Tree Care Service Address/Location

Abbot Square
Garden Wall Way
Zephyrhills, Florida 33541
Swumkes@fieldstonels.com

Tree Care Service Billing Address

Inframark
,
Alize Aninipot
aaninipot@inframark.com
tel:656-207-2410

Fieldstone Tree Care

4801 122nd Avenue North
Clearwater, Florida 33762
Zayne Taber
Ztaber@fieldstonels.com
tel:727-643-1281

	Species	Qty	Height	Service	Price
■	Laurel Oak	1	16'-30'	Tree Removal	\$5,800
				Total	\$5,800

Additional Information

This proposal is to remove and stump grind several fallen trees.

March 2, 2026

Proposal #: 1251960



General Tree Care Objective Definitions

Tree Removal

Stump Grinding Included

Abbot Square



Legend (1)

 Laurel Oak (1)

Abbot Square

Abbot Square tree cleanup



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



Tree Removal

Remove and stump grind



Tree Removal

Remove and stump grind



Tree Removal

Remove and stump grind



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



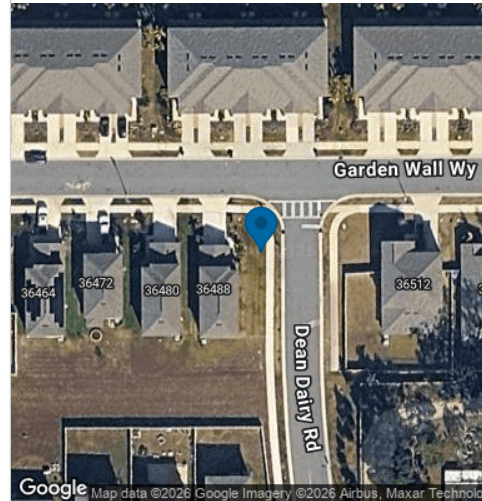
Tree Removal

Remove and stump grind



Tree Removal

Remove and stump grind



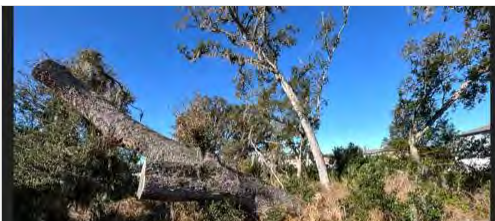
Tree Removal

Remove and stump grind



Abbot Square

Abbot Square tree cleanup





March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



Tree Removal

Remove and stump grind



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



Tree Removal

Remove and stump grind



March 2, 2026

Quercus laurifolia ID# 1
Laurel Oak
Height: 16'-30'
Health: 0% - Dead



Tree Removal

Remove and stump grind



Abbot Square

Abbot Square tree cleanup



March 2, 2026

Quercus laurifolia

ID# 1

Laurel Oak

Height: 16'-30'

Health: 0% - Dead



Tree Removal

Remove and stump grind



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/26/2026 3/28/2026

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

SHIP TO
 SM1096 / 401
 Abbott Square CDD
 36690 Garden Wall Way
 Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

This proposal is for various tree work in the community. Price includes materials, labor, dump fees, and permit fees.

Tree Removal

Retention/Conservation area South of Garden Wall Way - Up to Back Forty Lp & Smithfield Ln Remove (8-10) failed trees and large downed debris from area

All failed trees are uprooted and dead Includes uprooted stump removal, except the (4) largest ones, which will be pushed down as best we can with an excavator	1.00	20,000.00	20,000.00
--	------	-----------	-----------

*The area is currently dry and accessible and our quote is contingent on these conditions

Debris Removal

Clean and haul all generated debris to an approved disposal facility	1.00	6,000.00	6,000.00
--	------	----------	----------

Mowing Service

Forestry Mulch entire conservation area for a cleaner appearance	1.00	3,000.00	3,000.00
--	------	----------	----------

Only protected trees will remain



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/26/2026 3/28/2026

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

SHIP TO
 SM1096 / 401
 Abbott Square CDD
 36690 Garden Wall Way
 Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
Tree Removal			
36382 Flats St: Remove dead top from Camphor tree	1.00	0.00	0.00

No charge if completed with the services listed above

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.

TOTAL **29,000.00**

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): _____

ESTIMATE

SALVA TREE CUTTING SERVICE

36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	<p>Location 1: End of Smithfield Ln St. (Conservation Area)</p> <p>Work to Be Performed:</p> <ul style="list-style-type: none">• Removal of all fallen trees.• Removal of broken branches.• Extraction of lifted or exposed roots.• General site cleanup to ensure the area is left clear and the completed work is evident. <p>Equipment to Be Used:</p> <ul style="list-style-type: none">• Excavator• Bobcat• Grapple truck <p>Note:</p> <p>No trees in good condition will be cut. Only trees that are damaged, broken, or already on the ground will be removed.</p> <hr/>	1	\$28,950.00	\$28,950.00
		<p>Location 2: Flats St</p> <p>Work to Be Performed:</p> <ul style="list-style-type: none">• Cutting of four (4) trees.• Stump grinding.• Debris removal.• Complete cleanup of the work area. <hr/>			

Terms and Conditions

- When the total estimate exceeds \$10,000.00, a deposit equal to forty percent (40%) of the total amount will be required prior to the commencement of work.
- The remaining balance shall be paid in accordance with the terms agreed upon by both parties.

Total

\$28,950.00

Accepted date

Accepted by



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/6/2026 3/8/2026

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

SHIP TO
 SM1096 / 401
 Abbott Square CDD
 36690 Garden Wall Way
 Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Top Choice pesticide treatment at the Amenity Center. Price includes materials and labor.			
Top Choice Application	1.00	2,786.00	2,786.00

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.

TOTAL **2,786.00**

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): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
 3/2/2026 4/1/2026

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

SHIP TO
 SM1096 / 401
 Abbott Square CDD
 36690 Garden Wall Way
 Zephyrhills FL 33541

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to install rock along the walkway at the Garden Wall Way pocket park. Price includes materials and labor.			
Brown River Rock - 1 1/2" - Per Cubic Yard	1.00	600.00	600.00

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.

TOTAL 600.00

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): _____

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

All services required for the management of a community development district under Chapter 189, Florida Statutes, Chapter 190, Florida Statutes and all other applicable Federal, Florida, and local laws (including the ordinance(s) and resolution(s) relating to the District and any interlocal agreements). All services should be completed on a timely basis.

I. District Management Services

A. Meetings, Workshops, and Hearings

1. Organize, attend, conduct, and provide minutes for all meetings, workshops, and hearings of the District.
2. Schedule such meetings, workshops, and hearings.
3. Coordinate the time, location, and all other necessary logistics (including providing conference call numbers or telephonic or virtual meeting technology).
4. Send or publish notices for meeting, workshop, hearing, and election pursuant to Florida law.
5. Provide agenda packages and meeting materials in the form requested by the Board.

B. District Operations

1. Act as the primary point of contact for District-related matters.
2. Maintain an action item list of tasks and follow ups from meetings.
3. Coordinate with the District's ADA document remediation vendor (and website vendor) to ensure the District's website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.
4. Consult with and advise the Board on policies, services, and responsibilities of the District and implement the Board's policies and direction.
5. Make recommendations and assist in matters relating to solicitation (competitive bidding, request for proposals, request for qualifications, etc...), approval, rejection, amendment, expiration, renewal, and termination of contracts for services, goods, supplies, or materials in accordance with the District's rules and Florida law.
6. Provide contract administration services. Such services include:
 - i. ensuring District vendors comply with the terms and conditions of a contract
 - ii. coordinating any changes to the contract that might occur over the course of the contract
 - iii. coordination with the District Engineer, District Counsel, or construction/project manager with respect to the work performed or contractual obligations
 - iv. coordinating the closeout/final payment after the vendor performed their services
7. Perform regular on-site visits to District grounds to generally evaluate and inspect the condition of the property and infrastructure and meet with District vendors and staff. Observe and report concerns or questions relating to District grounds.
8. Monitor certificates of insurance as needed per contracts.
9. Prepare and follow risk management policies and procedures.
10. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance for all District assets and maintenance responsibilities are included and procure and renew all applicable insurance, including but not limited to, General Liability Insurance and Directors and Officers Liability Insurance.
11. Process and assist in investigation of insurance claims, in coordination with District Counsel.
12. Negotiate on behalf of the District (when specifically authorized by the Board) with governmental entities, vendors, contractors, residents, insurance representatives, and other parties.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

13. Prepare, on or before October 1st of every year, an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
14. Ensure compliance with all statutes affecting the District by performing the following tasks (and such other tasks required by law but not specifically identified herein):
 - i. file the name and location of the Registered Agent and Registered Office location annually with Department of Economic Opportunity and the City/County.
 - ii. provide the regular meeting schedule of the Board to the City/County.
 - iii. prepare and file annual public depositor report.
 - iv. file all required financial reports (including the Annual Audit) to the Department of Revenue, Auditor General, the City/County, and other governmental agencies with jurisdiction in compliance with Florida law.
 - v. transmit Public Facilities Report and related updates to appropriate agencies.
 - vi. file request letter to the local Supervisor of Elections for number of registered voters as of April 15, each year. Report annually the number of registered voters in the District by June 1, of each year.
 - vii. serve as the contact person for the State Commission of Ethics for Financial Disclosure coordination.
 - viii. maintain the District Seal.

C. Accounting, Reporting, and Audit Support

1. Implement an integrated management reporting system compliant with Generally Accepted Accounting Principles (GAAP) and) and Government Accounting Standards Board (GASB) for government and fund accounting which will allow the District to represent fairly and with full disclosure the financial position of the District. The District's accounting activities should be overseen by a degreed accountant.
2. Track and oversee the District's general, capital, reserve, and bond fund activities and provide monthly and annual financial statements (including budget to actual summary).
3. Administer the processing, review, approval, and timely payment of all bills, invoices, and purchase orders (including construction requisitions).
 - i. **All vendor invoices, receipts, application for payments, etc. must be provided to the Board within 30 days of receiving it.**
4. Recommend and implement investment policies and procedures pursuant to Florida law, and provide cash management services to obtain maximum earnings for District operations through investment of surplus funds to the State Board of Administration.
5. Prepare reports as appropriate under applicable law, accounting standards, and bond trust indenture requirements.
6. Provide audit support to auditors for the required Annual Audit and ensure completion of the Annual Audit and Annual Financial Statements in compliance with Florida law.
7. Assist the District in obtaining and completing a Reserve Study and complying with the findings and direction of the Board.

D. Budgeting

1. Prepare and provide for a proposed budget for Board approval and submission to the City/County in compliance with Florida law.
2. Prepare final budget and backup material for and present the budget at all budget meetings, workshops, and hearings.
3. Administer the adopted budget and prepare budget amendments on an ongoing basis as necessary.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

E. Assessments & Revenue Collection

1. Develop and administer the annual assessment roll for the District. This includes administering the tax roll for the District for assessments collected by the County tax collector and administering assessments for off tax roll parcels/lots.
2. Provide payoff information and pre-payment amounts as requested by property owners and collect prepayment of assessments as necessary.
3. Issue estoppel letters as needed for property transfers.
4. Maintain the District's Lien Book, in which is recorded the details of any District debt and the related debt service assessments. The Lien Book will account for all District debt and show the allocation of debt principal to assessed properties within the District.

F. Bond Compliance and Dissemination Agent

1. Oversee and implement bond issue related compliance. For example:
 - i. coordination of annual arbitrage report as required.
 - ii. transmittal of the Annual Audit, budget, and other required information to the trustee and other parties as required.
 - iii. annual/quarterly disclosure reporting as required.

G. Records

1. Maintain the "Record of Proceedings" for the District at a location within the boundaries of the County in which the District is located and include meeting minutes, resolutions, and other records required by law and provide access to such records in compliance with Florida's public records laws.
2. Serve as the District's Records Management Liaison Officer for reporting to the Department of Library and Archives pursuant to Section 257.36(5)(a), Florida Statutes.
3. Serve as the District's designated custodian of all public records of the District and comply or coordinate the compliance with the responsibilities imposed by Chapter 119, Florida Statutes. For example:
 - i. protect the integrity, confidentiality, or exemption of all public records.
 - ii. respond to public records requests in a timely, professional, and efficient manner.
 - iii. recommend best practices and services to ensure all public records of the District (including emails of the Board) are preserved pursuant to Florida law requirements.

H. Board Email Backup and Retention Services

1. Provide for or coordinate with a third-party vendor to ensure emails of the Board are backed up and retained in compliance with Florida's public records laws.
 - i. If such services are not provided directly, then the District will contract directly with such third-party vendor and the costs of such services will be borne by the District.
-

Exhibit A
Scope of Services for District Management, Amenity Management, and Field Services

II. Amenity Management Services

The amenity management services are generally described below and are intended to incorporate all services that are necessarily performed by an amenity management firm in the effective operation of an amenity facility in compliance with federal, state, and local regulations. If a specific task is not identified herein but is necessary for the effective operation of the recreational facilities or compliance with federal, state, or local regulation, it is expected that the Contractor will include such task in the performance of its duties unless an additional charge is identified and agreed to by the District in writing.

Full-Time Personnel (40 hours per week for 52 weeks)

Part-Time Personnel (35 hours per week for 52 weeks totaling 1,820 hours)

- Clubhouse/Pool Attendant (20 hours)
- Clubhouse/Pool Attendant (15 hours)

Management:

1. Provide professional management and oversight to perform the services outlined herein.
2. Managing the personnel which includes, recruiting, hiring, training, payroll, oversight, and evaluation.

Personnel: The Contractor shall employ personnel as necessary to manage and operate the recreational facilities. A general description of these positions is provided below:

1. **Manager:** Shall be employed as a full-time, salaried position to oversee and supervise the recreational facilities. They are the onsite representative of the Contractor. The Manager shall have the responsibilities of overseeing all outside maintenance services, managing resident relations, coordinating with other outside entities as needed, and interacting with the District's Board and District Manager. These responsibilities also include duties associated with managing the personnel, such as recruiting, hiring, training, oversight and evaluation.
2. **Pool Attendants:** Shall be employed as part time, hourly positions to check ID cards, monitor the pool areas and enforce policies, rules, and regulations.

Responsibilities: The onsite personnel will be responsible for the following services:

Manager:

1. Responsible for recruiting, hiring, training, and supervising all employees of the Contractor.
2. Log vacations, conduct disciplinary action plans and assist HR with the new hire paperwork.
3. Responsible for motivating employees as individuals while building a positive, cohesive team. Includes employee appreciation.
4. Responsible for preparing and managing all employee work schedules to ensure that the grounds are adequately staffed to maximize resident satisfaction, meet programming needs, and maintain the grounds and facilities. Adhere to the annual personnel budget. (District Manger must approve any scheduling need which would exceed the budget.)
5. Responsible for an annual written review and personal review meeting of all employees.
6. Process timesheets and forward to the Amenities Manager & HR.
7. Supervise employees and ensure compliance with personnel manual using sound management practices.
8. Encourage suggestions from employees that may streamline processes in day-to-day operations and provide better customer service.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

9. Ensure that employees effectively troubleshoot and remediate any unpleasant resident experiences, including ensuring that employees make appropriate referrals as needed.
10. Establish appropriate intervention measures to be taken by employees in potentially hazardous situations.
11. Ensure that employees respond quickly and courteously to resident concerns, enlisting the assistance of management as needed.
12. Ensure that all staff know the appropriate person/agency to contact in the event of minor emergencies.
13. Ensure that staff is well-versed in process of disaster preparedness, including hazardous weather.

Budget and Finance:

14. Responsible for adhering to the annual District operating budget.
15. Work with the District Manager in the annual budget preparation.
16. Responsible for approving all invoices/purchases for the recreational facilities, not exceeding \$500. (All purchases which exceed \$500 require approval by the District Manager).
17. Submit approved invoices to the District Manager on a weekly basis.
18. Resolve invoice disputes/problems of less than \$500 with associated vendor. (Problems over \$500 are resolved by the District Manager with feedback from the Manager).
19. Remit any gross revenue derived from rentals or income generating services and programs to the District on a monthly basis.
20. The Contractor shall keep close accounting of all revenues and expenditures.

Property and Facility Management:

21. Responsible for approving and scheduling private events and event room rentals.
22. Manage the assignment of Access IDs.
23. Responsible for managing vendors for services such as pool maintenance, facility cleaning, fitness equipment maintenance, landscaping, A/C & heating, pest control, yearly sprinkler inspections, yearly fire & burglar alarm inspections, fire extinguisher inspections, fire retardant application, etc.
24. Research & implement, when applicable, cost savings on products & vendors, such as; LED lighting, printing, cleaning supplies, Eco Friendly products, etc.
25. Troubleshoot IT, A/C, Plumbing, Surveillance Systems, Ice Machine, pool issues, etc. before calling for repairs.
26. Routinely review onsite surveillance systems for functionality and incidents.
27. Responsible for ensuring compliance with all Health Department requirements and licenses for the spa, fitness center, and pools.
28. First point of contact for after-hours emergencies, concerns, alarms or incidents.
29. Perform routine office and facility maintenance duties to aid in resident satisfaction and ensure a spotless physical appearance of the facilities.
30. Complete routine walks throughout the buildings and outside amenities.
31. Ensure spotless physical appearance of the facilities and supervise daily operations.
32. Maintain Inventory Sheets on Fitness Center equipment and Maintenance Equipment.

Community Relations:

33. Responsible for building and maintaining relationships with residents.
34. Primary resident contact for all major resident issues and concerns. Troubleshoot resident issues with the appropriate staff and/or District Manager employee. If issue resolution is delegated to another person/company, continue to monitor the issue until it has been completely resolved.
35. Responsible for reviewing, updating, and enforcing policies, rules, and regulations for residents participating in community events or on community property.
36. Responsible for providing input and feedback to the District Board & District Manager as requested.

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

37. Responsible for providing input and feedback to the District on major issues pertaining to residents, staff, property and facilities, vendor services, and community policies and procedures.
38. Meet with individual Board members & residents as requested.
39. Meet with the District Manager as needed to coordinate and implement Board of Supervisor requests and other community needs.
40. Maintain community relationships. This includes developing a mutually beneficial relationship with the vendors of the District. At times includes familiarity with the staff, local schools' administrative staff, local newspaper contacts, Chamber of Commerce, etc.
41. Serve as management contact for residents regarding programs and events.
42. Maintain events calendar & Room Rental calendar.
43. Manage the assignment of Access IDs.
44. Meet and greet homeowners and potential homebuyers, Realtors and other visitors, and provide information through personal dialogue and tours of the Facilities.
45. Meet with, schedule, and complete paperwork for Private Events in the recreational facilities.
46. Resolve any issues requiring attention on behalf of the Residents.
47. Facilitate Emergency Plans.
48. Document incidents and communicate with District Manager & Board Chair.
49. Troubleshoot all community concerns with the District Manager.

Pool Attendants:

50. Arrange chairs in an organized presentable appearance
 51. Put all umbrellas up/down if weather is threatening
 52. Wipe tables down
 53. Empty all garbage receptacles/pick up trash
 54. Straighten chairs on the deck and gathering areas
 55. Check resident ID cards
 56. Enforce the policies, rules, and regulations
 57. Skim pools for leaves
 58. Clean out grills
 59. Check restrooms, showers, and lockers
-

Exhibit A

Scope of Services for District Management, Amenity Management, and Field Services

III. Field Services

1. Individual with licenses, certifications, or significant experience to assist the Board with evaluating its landscaping, aquatic and stormwater ponds, or other common areas.
 2. Perform monthly inspections of District property and maintenance responsibilities.
 3. Provide monthly inspection reports with pictures, analysis, and recommendations.
 4. Notify District vendors about deficiencies in service.
 5. Monitor District vendors' progress in remedial work and provide the Board with a progress report.
 6. Provide input to the District Manager for annual budgetary consideration.
 7. Use experience to obtain proposals for various projects.
 8. Assist in drafting competitive procurement packages (such as instructions to proposers and scope of services) and conduct pre-proposal meetings with interested proposers.
-

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

1. General Information.

The Board of Supervisors ("**Board**") of the Abbott Square Community Development District ("**District**"), a community development district ("**CDD**") located in the City of Zephyrhills in Pasco County, Florida is soliciting proposals for the provision of district management services, amenity management services, and field services on a continuing basis ("**Proposals**"). The scope of such services is not covered by any competitive procurement thresholds or requirements. All proposers should be experienced in the professional management of CDDs in the State of Florida and hold any applicable licenses or certifications. Any proposer that is a corporation or other business entity must be registered with the Florida Department of State, Division of Corporations, authorized to do business in the State of Florida, and currently in good standing.

The District typically schedules 12 meetings per year, currently at 5:30pm. More information about the District is available on its website: <https://www.abbottsquarcdd.net/>

The Board designated Vice Chair Malinda Desruisseaux, to serve as the Board liaison with respect to this solicitation. Her email is seat5@abbottsquarcdd.net and she can be reached out to directly. If you would like to schedule a site visit, please reach out to her.

The District's Recreational Facilities consist of a clubhouse, gym, pool, playground, parking lot, and other facilities located at 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

The roles and staffing levels for amenity management services should be recommended by the Proposer and will ultimately be evidenced in the Agreement. The current staffing and hours are below and are employees of the current management company.

1 Full-Time Personnel (40 hours per week for 52 weeks)

2 Part-Time Personnel (35 hours per week for 52 weeks totaling 1,820 hours)

- Clubhouse/Pool Attendant (20 hours)
- Clubhouse/Pool Attendant (15 hours)

2. Questions should be Directed to District Counsel. Any questions relating to this solicitation should be directed to District Counsel via email at vbabbar@srvlegal.com.

3. Submittal of Proposals.

- a. Interested persons and firms should submit an electronic copy of their Proposal containing the information and materials described herein to District Counsel at the above email address no later than **11:00 a.m.**, _____ day, _____, **2026**.
- b. Proposals will be securely kept and not reviewed until after the submission deadline.
- c. The Board reserves the right to review and accept any Proposals submitted late.

4. Shortlist Review and Invitation to Present to the Board. The Board will review the proposals and may create a short list. Presentations by proposers will be at the Board's meeting on **Monday** _____, **2026**. The Board reserves the right to reschedule the date of the presentations to

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

another date, and if so, will provide appropriate notice. Upon receipt of all Proposals, the District Counsel will coordinate with the designated board liaison to schedule the invited proposers for 20–30-minute slots to include a presentation and a question-and-answer period. The District Counsel will provide the schedule to the invited proposers.

5. Scope of Services.

The services to the District are generally described in the “**Scope of Services**” attached hereto as **Exhibit A** and is intended to incorporate all services that are necessarily performed by a management firm in the effective operation of a CDD in compliance with federal, state, or local regulation. If a specific task is not identified in the Scope of Services, but is necessary for the effective operation of the District or compliance with federal, state, or local regulation, it is expected that the management firm will include such task in the performance of its general management duties unless an additional charge is identified in the Proposal and agreed to by the District in writing.

6. Interpretation and Addenda of Scope of Services. No verbal interpretations will be made to any proposer as to the meaning of the Scope of Services. Interpretations, if made, will be written in the form of an addendum and sent by District Counsel to all known proposers who have shown interest in submitting a Proposal.

7. Term and Renewal. The initial term of the service agreement will be 1 year. The agreement will automatically renew for subsequent 1-year periods until terminated pursuant to the termination provisions in the agreement. The scope of services and compensation for renewal periods may be adjusted by mutual written agreement evidenced by a written addendum.

8. Submittal Requirements. Each Proposal shall include the following information:

a. Company Information

- i.** Name of company (including any "Doing Business As" names)
- ii.** Headquarters/parent company locations
- iii.** Office locations and total number of employees at each
- iv.** Local address and telephone number
- v.** History of the company
- vi.** Organization chart of company
- vii.** Proof of applicable insurance
- viii.** List of any outstanding litigation that would threaten the viability of the proposer or the performance of services

b. Qualifications and Staffing

- i.** Number of CDDs represented by the proposer
- ii.** Why the proposer is the best qualified to perform the Scope of Services
 - 1.** if there will be a subcontractor performing certain services, describe which services will be subcontracted out and include subcontractor's qualifications
- iii.** Staff team the proposer will assign to the District, including:
 - 1.** the name, title, number of years' service, specific services each will have primary responsibility over, and relevant educational and work experiences
 - 2.** for the proposed "**District Manager**" include:
 - a.** number of CDDs they are responsible for
 - b.** names of the CDDs they represent nearest to the District
 - c.** length of career in serving as a District Manager

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

- d. **References.** All proposers must submit a list of at least 3 references, including the name of the client entity, the client's website or general location, and the name, email, and number of a contact person.
9. **Proposal Duration.** The Proposal must be in effect for a minimum of 90 calendar days starting with the day following the submission deadline. During this time, all provisions of the Proposal must be in effect, including prices.
10. **Proposal Evaluation Criteria.** Each Proposal will be evaluated using the following criteria:
- a. Responsiveness to each element contained in the Scope of Services and this solicitation
 - b. Ability of the proposer
 - c. Experience of the proposer
 - d. Geographic location of the proposer's headquarters or local office in relation to the District
 - e. Past performance of the proposer in other CDDs
 - f. Willingness to meet time and budget requirements
 - g. Recent, current, and anticipated workloads
 - h. Volume of work previously awarded to the proposer
 - i. Reasonableness of cost for the total effort
 - j. The District reserves the right to consider other factors and the criteria included herein shall constitute the minimum criteria to be considered
11. **Right to Waive Mistakes and Variations.**
- a. Mistakes in arithmetic extension of pricing may be corrected by the Board.
 - b. The District reserves the right to waive any minor or non-material discrepancies or technicalities.
 - c. The District further reserves the right to request supplementation of any or all Proposals.
12. **Method of Selection, Award, and Right to Reject.**
- a. The Board will evaluate each Proposal pursuant to the evaluation criteria in order to determine which Proposal is in the District's best interest (low price shall not entitle any proposer to be awarded the services).
 - b. There is no guarantee that a service agreement will be awarded.
 - c. The District expressly reserves the right to reject any or all Proposals at any time or until such time as an agreement is fully executed.
 - d. If the Board intends on awarding the services to a proposer, it will announce the proposer they desire to engage with at a public meeting. No written notice of the award will be provided unless requested by a proposer.
 - e. The selected proposer shall promptly enter into negotiations with the District to finalize any terms or details.
 - i. If the negotiations are unsuccessful, the District may negotiate with the next proposer(s) whose Proposal(s) was determined to be in the District's best interest until such the negotiation(s) is successful.
 - f. The services agreement will be sent to the District Counsel to review and approve prior to execution.
13. **No Protest of Board Decisions:** By submitting a proposal, proposers acknowledge this is an informal solicitation of proposals for services, there are no competitive procurement thresholds and requirements with respect to the Scope of Services, and thus there is no right to protest any decision by the Board with respect to this solicitation.

Abbott Square Community Development District
Solicitation for Proposals for District Management, Amenity Management, and Field Services

14. No Reimbursement of Preparation Costs. Proposers will not be reimbursed for any cost associated with responding to this solicitation.

15. Required Disclosure:

- a. **Public Entity Crimes:** Proposers should be aware of, and in compliance with, all requirements under Section 287.133, Florida Statutes, on Public Entity Crimes. A representation of compliance will be included in the Agreement.
- b. **Scrutinized Companies:** Proposers should be aware of, and in compliance with, all requirements under Section 287.135, Florida Statutes, on Scrutinized Companies. A representation of compliance will be included in the Agreement.
- c. **E-Verify.** Proposers should be aware of, and in compliance with, all requirements under Section 448.095(2)(c), Florida Statutes, on E-Verification requirements. A representation of compliance will be included in the Agreement.
- d. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, if a proposer submits a proposal the proposer will provide an affidavit, signed by an officer or a representative of the Proposer representing that they do not use coercion for labor or services as defined in the statute, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- e. **Public Records:** All Proposals are considered public records pursuant to Chapter 119, Florida Statutes.
- f. **No Consideration of social, political, or ideological interests.** You are hereby made aware of the provisions of Section 287.05701, *Florida Statutes*. The District is not requesting documentation of nor will it consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor or when awarding a contract.

Thank you for your interest in the District.

Abbott Square Clubhouse Manager's Report CDD Meeting – March 9, 2026

Completed This Month

- 1 ADA-approved mulch installation at the playground has been completed.
- 2 The bike pad was removed and expanded to allow additional space for bicycles.
- 3 A new bike rack has been installed.
- 4 Playground equipment screws have been installed and secured.
- 5 Loose pavers around the amenity area have been repaired.

Quotes Obtained

- 1 Electrical work for lights and fans
- 2 Grill sink installation
- 3 Umbrella sails (as requested)
- 4 Three refrigerator replacement quotes
- 5 Hallway security cameras
- 6 Bathroom key fob reader system
- 7 Window cleaning quote obtained
- 8 Dog station quote obtained

Additional Notes

- 1 No new concerns were reported this month.
- 2 Board approval requested to adjust the pool and playground closing time to 6:00 PM due to later sunset times.

Upcoming Events

- 1 Community Spring Festival scheduled for March 28, 2026, from 10:00 AM – 1:00 PM.

HOA Request for Community Yard Sales and Events

Community Yard Sales (2 per year)

- 1 Proposed Spring Yard Sale: April 18, 2026

- 2 Fall Yard Sale: Date to be determined (potentially before Thanksgiving or the first week of December)
- 3 Four promotional banners would be placed outside the community to help drive traffic.

Food Truck Days

- 1 Proposed monthly Thursday events on the following dates:
- 2 April 23
- 3 May 21
- 4 June 18
- 5 July 16
- 6 August 20
- 7 September 17
- 8 October 15 (or October 31 for a possible Halloween-themed event)
- 9 November 19
- 10 Food trucks and menu options would need to be coordinated and scheduled in advance.

Family Movie Nights

- 1 Summer: Held inside the clubhouse beginning at 6:00 PM (clubhouse closes at 8:00 PM).
- 2 Fall/Winter: Held outside on the lawn, potentially during November, December, and February.

Card Games at the Clubhouse

- 1 Proposed every two months, with the possibility of increasing frequency depending on participation.
- 2 Tentative start date: late April 2026.

Community Bingo Nights

- 1 Proposed every two months, with the possibility of increasing frequency depending on participation.
- 2 Tentative start date: May 2026.

BID

*YALE HARBOR
COMMUNITY
MAINTENANCE, INC.*

DATE

03/04/2026

BID NO

2082

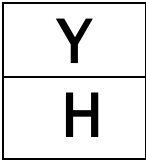
7616 Yale Harbor Drive
Wesley Chapel, FL 33545
813-442-2846

**Abbott Square CDD
12906 Tampa Oaks Blvd
Temple Terrace, FL 33637**

DIXON	ABBOTT SQUARE		
--------------	----------------------	--	--

1	Window Cleaning	\$ 500.00	\$ 500.00
	Inside and outside all windows		

Subtotal	\$ 500.00
Sales Tax	
Total	\$ 500.00



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

March 4, 2026

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

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

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

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

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

OUR MISSION

At YH, we are committed to exceeding our customers’ expectations by delivering a consistent high-quality service, striving to improve our procedures through continued feedback from our customers and well-trained staff.

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

GOAL - 100% Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us. Thank you again and we look forward to developing a relationship with your company.

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

SPECIFICATIONS

1. CLEANING OF CABANA COMMON AREAS

- Remove all collected trash from designated areas.
- Remove any cobwebs in the cabana areas or exterior of clubhouse.
- Party cleanup will be billed at \$150.00 additional.
- Report any malfunctions or broken items to the manager.
- Remove all trash in trash cans
- Arrange furniture in proper order
- Blow off areas
- Wipe down tables and patio furniture
- Cleaning of Grills will be charge at \$75.00 per grill as needed.

2. CLEANING OF DOG STATIONS

- Remove all collected pet waste from designated area trash cans around cabana areas.
- Report any malfunctions or broken items to the manager.
- Dog bags supplies by vendor

PRICING FOR MONTHLY SERVICES

- Twice a week cleaning of all above **\$400.00**

CLEANING CONTRACT AGREEMENT:

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

1. The parties should read the agreement carefully.
2. The client/customer who accepts the bid proposal must sign the document.
3. Both parties should retain either and original or copy of the signed agreement.
4. Yale Harbor Community Maintenance, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to Yale Harbor Community Maintenance, Inc. and mailed to 7616 Yale Harbor Drive, Wesley Chapel, FL 33545.
5. A late fee may be charged 1.5% will apply if payments are received after the due date shown on the monthly invoice.

6. Yale Harbor Community Maintenance, Inc. will provide all services specified in the attached work schedule.
7. In the event that the Customer needs to be in contact with Yale Harbor Community Maintenance, Inc. these are the different ways to contact us: Phone: 813-442-2846, email: riveradix@comcast.net Mail: 7616 Yale Harbor Drive, Wesley Chapel, FL 33545
8. If the customer or YH wants to cancel or amend the contract the customer or YH shall give 30 days' notification, in writing to YH to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service is not performed)
9. Other services performed upon request at a separate cost. To include pressure washing.
10. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.
11. YH will perform services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
12. Performance of Duties begin date: To be determined.
13. THIS CONTRACT WILL BE IN AFFECT AS LONG AS THE CLEANING CONTRACT FOR THE CLUBHOUSE REMAINS IN AFFECT AND ACTIVE. IF THE CLEANING CONTRACT TERMINATES THIS AGREEMENT WILL AUTOMATICALLY TERMINATE.

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

DIXON SCHRUTT

 Signature
 REPRESENTATIVE OF OWNER
 Abbott Square CDD

 Signature
 CONTRACTOR
 Yale Harbor Community Maintenance, Inc.

By: _____

By: Dixon Schrutt

Date: _____

Date: 8/28/2025

DISCLAIMER:

Prices may be subject to change due to increase on gas, licensing, insurance and or supplies, prices not to exceed \$50.00 per year. However, it is always for the benefit of Abbott Square CDD to protect the contractor in the event price changes considerably. Both parties should agree on this disclaimer.

From: Kelly Colon <kcolon@folioam.com>
Sent: Wednesday, February 18, 2026 1:10 PM
To: Aninipot, Alize <aaninipot@inframark.com>
Cc: seat4 <seat4@abbottsquarcdd.net>
Subject: Quotes

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good afternoon,

Here are the quotes from last month.

This one from roto roter was not a PDF so I just copied and pasted it here.

ROTO ROOTER SERVICES CO.
 Remittance Address:
 5672 COLLECTIONS CENTER
 CHICAGO, IL 60693

TAMPA Branch
 For Service 1 800 GET ROTO
 For Billing 1 813 889 8430
 CFC #1429911; SR0981309

Monday, February 2, 2026
 Invoice #186-24870045
 Tech: LOGAN #186-8004

ABBOTT SQ CLUB
 6598 BAR S BAR TRL
 ZEPHYRHILLS, FL 33541

Total Service and Parts	\$0.00
Tax	\$0.00
Total Due	\$0.00

Payments:

No Charge Reason: NR-EO \$0.00

Total Payment: \$0.00

ROTO ROOTER PLUMBERS

FOR FUTURE REFERENCE, ATTACH THIS RECEIPT TO THE SITE INSPECTION AND ESTIMATE FORM DESCRIBING TERMS AND CONDITIONS OF ALL WORK PERFORMED BY ROTO ROOTER.

THANK YOU FOR THE OPPORTUNITY TO SERVE YOU.

CUSTOMER FEEDBACK CAN BE PROVIDED AT

<https://nam09.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rotorooter.com%2F&data=05%7C02%7Ckcolon%40folioam.com%7C66b29dcf73114e4b762208de62966ecb%7C8e59a1d8fdb42ad99b1cd9548d2ee8c%7C1%7C0%7C639056595415249218%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIiIAoiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ALHeRQUKRjrB3O8bxg%2FaMwaCCipsztiesNFuxR6g%2FEc%3D&reserved=0>

For Service 1 800 GET ROTO

ABBOTT SQ CLUB
6598 BAR S BAR TRL
33541

Branch: 186
Proposal/Receipt: 186-24870045
Date/Time: Monday, February 2, 2026
Technician: LOGAN #186-8004

ESTIMATE TO PERFORM WORK

4300 LABOR TO INSTALL KITCHEN SINK FAUCET \$387.00

Service Guarantee: 90D

Comment: Labor to replace kitchen faucet in grill area, parts included in price

Part(s): \$213.00

Total Service and Parts before tax: \$600.00

COMMENTS:

WORK ORDER AUTHORIZATION I authorize the services described above and agree to pay the amounts indicated. I have read and agree to the terms in the brochure provided, including the limits on Roto-Rooter's responsibility.

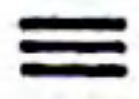
As soon as I here back about the umbrellas I will send you the quote.

Thank you,



Kelly Colon | Abbott Square Clubhouse Manager
[Kcolon@folioam.com](mailto:kcolon@folioam.com) | 813-993-4000
Folio Association Management
12906 Tampa Oaks Boulevard, Ste 100
Temple Terrace, FL 33637
www.FolioAM.com

Get tools, on supplies for projects and home updates. [Shop Now](#)



What can we help you find?

[Shop All](#) [Appliances](#) [Bathroom](#) [Building Supplies](#) [Doors & Windows](#) [Flooring](#) [Lawn & Garden](#) [Lighting](#) [Tools](#) [Plumbing](#) [Outdoor](#) [Spring Cleaning](#)

Zephyrhills Lowe's 9 PM 33611



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

[Back to Results](#) / [Appliances](#) / [Refrigerators](#) / [Side-by-Side Refrigerators](#)

Frigidaire Gallery 25.6-cu ft Standard-Depth 36-in Wide Side-by-Side Refrigerator with Ice Maker, Water and Ice Dispenser (Fingerprint Resistant Stainless Steel) ENERGY STAR Certified

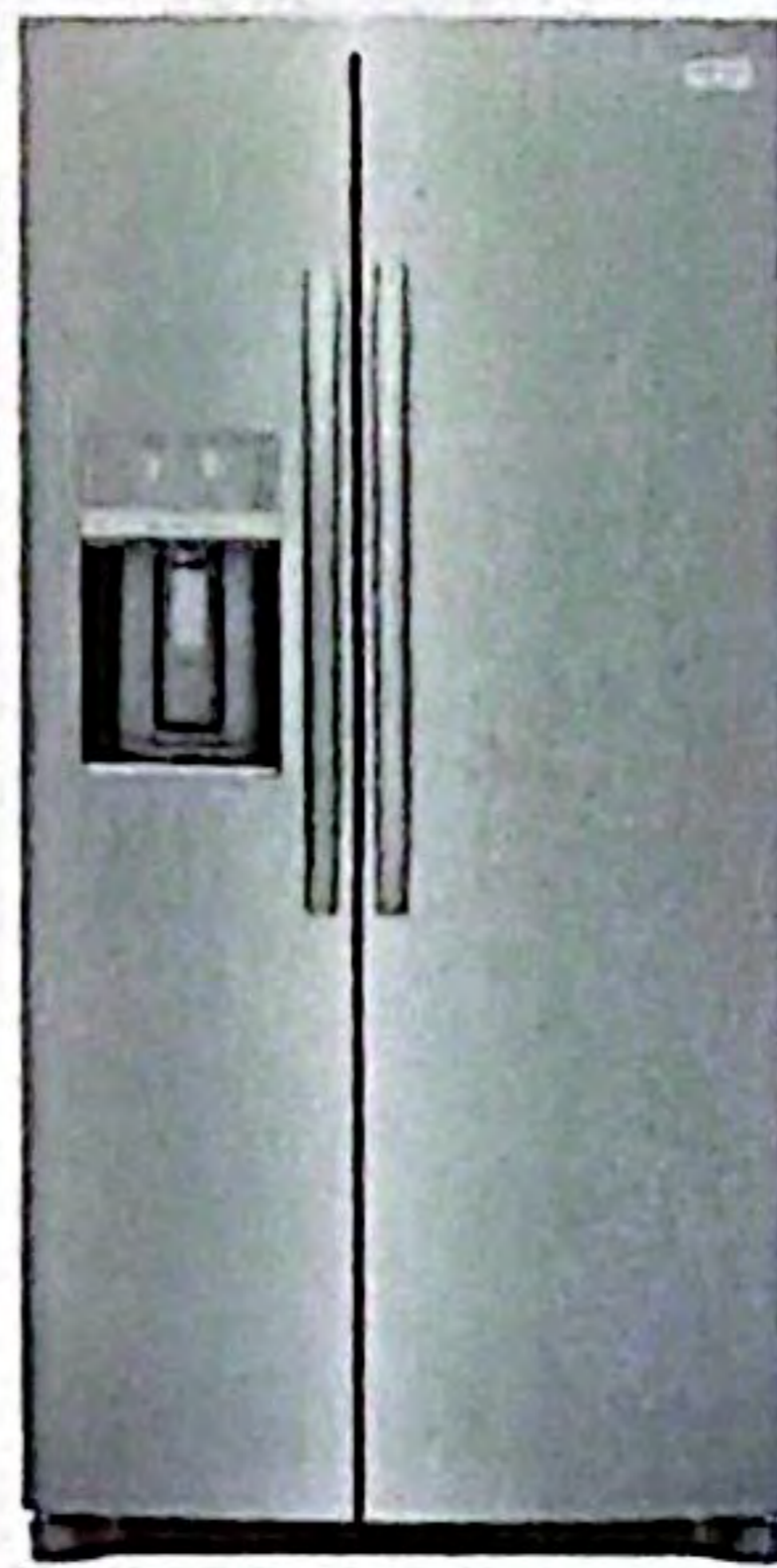
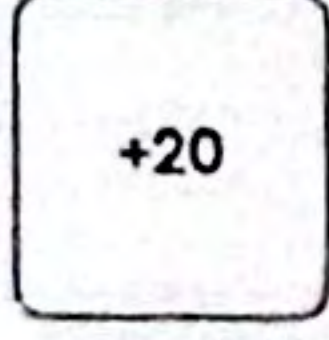
Item #3745273 | Model #GRSS2652AF

[Shop Frigidaire](#)

4.4 10649

Viewed 03/2/2026

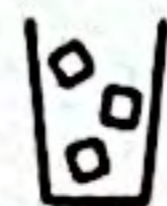
[More Re](#)



At a Glance



Fingerprint Resistant



Single Ice Maker



Standard-Depth

[View More](#)

100+ bought last week

Get It Tomorrow

Now **\$1,299**.00 ~~\$1,649.00~~

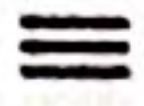
OR

\$109 / month

Suggested payments with 12 month special financing. Ltd time. [Learn How](#)

You save **\$350.00** | Ends Mar 4

Get deals on supplies for projects and home updates. Shop Now



What can we help you find?

Shop All Appliances Bathroom Building Supplies Doors & Windows Flooring Lawn & Garden Lighting Tools Plumbing Outdoor Spring Cleaning

Zephyrhills Lowe's 9 PM 33611



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

Appliances / Refrigerators / Side-by-Side Refrigerators

Frigidaire 25.6-cu ft Standard-Depth 36-in Wide Side-by-Side Refrigerator with Ice Maker, Water and Ice Dispenser (Fingerprint Resistant Stainless Steel) ENERGY STAR Certified

Item #5122796 | Model #FRSS26L3AF

Shop Frigidaire 4.4 24865

Viewed 02/23/2026

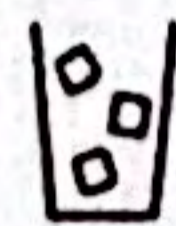
[More Re](#)



At a Glance



Fingerprint Resistant



Single Ice Maker



Standard-Depth

[View More](#)

Bestseller

1k+ bought last week

Get it Tomorrow

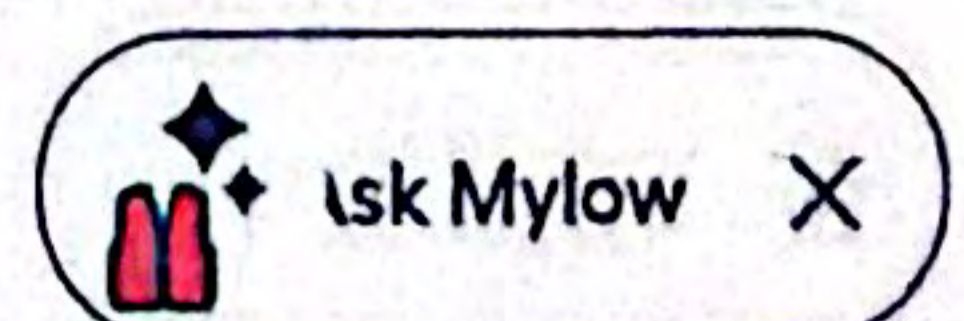
Now **\$1,079**.00 ~~\$1,399.00~~

OR

\$90 / month

Suggested payments with 12 month special financing. Ltd time. [Learn How](#)

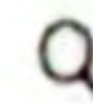
You save \$320.00 | Ends Mar 4



Feedback



What can we help you find?



Shop All Appliances Bathroom Building Supplies Doors & Windows Flooring Lawn & Garden Lighting Tools Plumbing Outdoor Spring Cleaning

Zephyrhills Lowe's 9 PM 33611



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

< Back to Results / Appliances / Refrigerators / Side-by-Side Refrigerators

GE 25.3-cu ft Standard-Depth 36-in Wide Side-by-Side Refrigerator with Ice Maker, Water and Ice Dispenser (Fingerprint Resistant Stainless Steel)

Item #4130944 | Model #GSS25GYPFS

Shop GE ★ ★ ★ ★ ☆ 4.4 8496

Viewed 03/2/2026

More Re



At a Glance



Fingerprint Resistant



Single Ice Maker



Standard-Depth

[View More](#)

1k+ bought last week 🚚 2-Day Delivery

Now **\$1,099.00** ~~\$1,999.00~~

OR

\$92 / month

Suggested payments with 12 month special financing. Ltd time. [Learn How](#)

You save \$900.00 | Ends Mar 4

Rebates available

Proposal to NO.

Abbott Square Umbrellas installation

DATE 2026-02-19



CONTRACT / PROPOSAL

CONTACT	Kelly Colon
NAME	Abbott Square Clubhouse Manager, Folio Association Management
ADDRESS	12906 Tampa Oaks Boulevard, Ste 100, Temple Terrace, FL 33637
JOB SITE:	
EMAIL	Kcolon@folioam.com
TEL	

ORDER TAKEN BY: Pat Hanley

We hereby propose to furnish the materials and perform the labor to perform the necessary steps to complete work

Hanley Pools will perform the work as follows;	QT	Cost
30' x 80'	\$1.00	\$100,000.00
16' x 18'	\$1.00	\$35,000.00
33' x 27'	\$1.00	\$37,500.00

<p>Any additional repairs or unforeseen issues may require a separate estimate. All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of (TOTAL)</p> <p>With payments to be made as follows: If paying by debit or credit card, there is a 3.5% convenience fee charge, you can pay online, by Zelle at 813-940-9875 Or call 813-839-7665 during business hours. If paying by check: Make checks payable to: Hanley Pools LLC</p> <p>L# CPC1461025 Hanley Pools LLC PO Box 6004 Sun City Center, FL 33571 Phone 813-839-7665 info@flapools.com L# CPC1461025</p>	Payment structure	
	Down payment 55%	\$94,876.65
	Completion 40%	\$69,001.20
	Final 5%	\$8,625.15
	TOTAL	\$172,503.00

Respectfully submitted by

Pat Hanley

INT

Cancellation of this contract may result in a cancellation fee. This fee will be based on expenses incurred or to be incurred due to cancelation, including, but not limited to administration fees, commissions, material restocking, labor charges and municipal government charges.

*Pool finish prices include: draining of pool, acid washing, pressure washing, and removal of up to 5% of total surface area, undercut all perimeter tile borders and fixtures, final clean-up, and maintenance instructions. All work performed has **a one-year warranty** against defects in materials and workmanship. Pool finishes are not warranted against discoloration, staining, pitting, or etching inasmuch as this is commonly due to the local water, wrong use of chemicals, or Stains caused by lack of cleaning.

*Fill water is not warranted. Structural cracks in decks and pools are not warranted. **IN THE EVENT OF UNFORESEEN ISSUES IN THE EXISTING PLASTER, INCLUDING BUT NOT LIMITED TO FLAKING, DELAMINATION, OR HOLLOW SPOTS, THE HOMEOWNER WILL BE NOTIFIED OF ANY ADDITIONAL COSTS.**

I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*I/We understand that there may be color variations in both the paver and tile selections I/we have made due to the manufacturing process. /we understand that once these products have been ordered, the order may not be canceled without a cancellation/ restocking fee, as this material was specifically manufactured for this job. Also, when using thin and thick pavers, I/we understand that there may be differences in the product colors as the two products are manufactured separately.

*1/We understand that changes made after the signing of this contract will be assessed a \$150.00 change order fee plus the cost of materials each time a change is made.

*After work is completed and the pool is filled with water, due to water pressure, leaks may occur. If the leaks are not a result from our work or part of our work, the homeowner will pay for the leak detection and leak repair.

*No powder chemicals (chlorine, stabilizer, etc) or chlorine tablets shall be placed on any surface. Powder chemicals shall be put into the skimmer or diluted. Surface warranty will be voided if powdered chemicals are distributed directly to the water surface.

*Trichlor should not be placed directly on any pool or spa surface.

In the event of default by the Home Owner of any of the provisions of this contract, the Home Owner shall pay all collection costs and interest from the date of default, including any reasonable attorney's fees.

*Failure to pay the contract amount as scheduled voids all implied or written warranties.

If more than 5% of the existing interior is hollow or failing, an additional cost will be incurred by the homeowner to remove or dispose of it.

*If well-pointing is needed to control groundwater, there will be an additional cost.

*Eco Finish Interiors will contour to your existing surface; it will only be as smooth as the surface it goes over. There is an additional cost to add a smooth sub-surface under the Eco Finish surface, It is normal when applying ECO Finish to cover/protect the tile that there may be a slight overlap at the bottom of the tile, which is normal and not to be considered a workmanship issue.

LIEN LAW ADDENDUM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY.

FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Note-This proposal may be withdrawn by us if not accepted within 7 days.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as outlined above.

SIGNATURE OF AGGREMENT OF CONTRACT

DATE

Any alteration or deviation from the above specifications that incurs extra costs will be executed only upon written order and will incur an additional charge over and above the estimate.

All agreements are contingent upon strikes, accidents, or delays beyond our control.

NOTICE OF TERMS: All past due amounts are subject to a monthly late charge of 5% PLUS all cost of collections and reasonable Attorney fees

ITZ Electric Corp
 36-09 20th Ave
 Astoria NY 11105

Estimate

Date	Estimate No.
2/27/2026	F2073

(516)967-0093

itzelectric@earthlink.net

LIC# EC 1301807

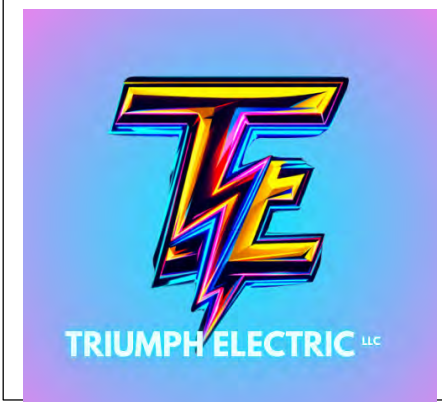
Name/Address

Service For

Abbot Square
 6598 S Bar Trail
 Zephyrhills, FL 33541

Project
Abbot Square

Description	Rate	Total
Troubleshoot non working fans	100.00	100.00
Troubleshoot non working Ceiling light	100.00	100.00
Repair/Replace damaged fan	150.00	150.00
* Does not include cost of parts and material necessary for repairs or replacement*		
Please supply fan information to be able to search for a replacement blade or replacement fan.		
Total		\$350.00



LIC# EC13012511
37235 Waldo Dr.
Dade City, FL 33525
Brant (813) 312-0014 | Riley (813) 312-5146
Admin@triumphelectricfl.com

Customer
Kelly Colon

Service Location
6598 Bar S Bar Trail
Zephyrhills, FL 33541

QUOTE

Qty	Description
3	Uninstall ceiling fans
3	Install/wire ceiling fans
3	Supply ceiling fans
1	Trip Charge

Terms and Conditions

- Bid is valid for 14 days

ROUGH DRAW: \$VOID
TRIM DRAW: \$VOID
OTHER COSTS/EXPENSES: \$TBD
TOTAL FEE: \$5,500.00

This is a quote on the services listed, subject to conditions noted above: All prices final, payment due upon passed inspection.

To accept this quote, sign/date here and return: _____

If you have any questions regarding this quote, please contact Brant or Riley
Thank you for your business!



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
1/6/2026	2323

Name / Address
Abbott Square CDD CLUBHOUSE

Description	Qty	Cost	Total
This estimate is to add a card reader, magnetic locks and exit buttons to the restroom doors inside the hallway. The doors will be integrated with the existing Door King system. Sales Tax		3,250.00	3,250.00
		6.00%	0.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$3,250.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Estimate

Date	Estimate#
1/6/2026	2322

Name / Address
Abbott Square CDD CLUBHOUSE

Description	Qty	Cost	Total
This estimate is add an additional camera in the hallway outside of the fitness center and restroom doors. The NVR will need to be upgraded to accommodate the additional camera. Existing hard drive will be used.		1,200.00	1,200.00
Sales Tax		6.00%	0.00
50% down will be required upon acceptance of quote. Quote is valid for 30 days.		Total	\$1,200.00

Please sign and return if acceptable

Signature _____

Phone #
813-714-1430

E-mail
saasgates@gmail.com

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2025 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE DEBT ASSESSMENTS WHICH SECURE THE SERIES 2025 SPECIAL ASSESSMENT BONDS; ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; DECLARING THE RECREATIONAL PROJECT COMPLETE; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Abbott Square Community Development District (the “**District**”) previously indicated its intention to acquire public improvements including, but not limited to, a clubhouse building, pool, parking lot, green space, landscaping/hardscaping, fixtures and personal property (the “**Recreational Project**”) as described in the *Report of the District Engineer dated June 4, 2025*;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$5,000,000 Special Assessment Bonds, Series 2025 (the “**Series 2025 Bonds**”) to finance the acquisition of the Recreational Project;

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2025 Bonds, which will be on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2025 Bonds;

WHEREAS, the Series 2025 Bonds will be repaid by non-ad valorem special assessments on the benefited property within the District;

WHEREAS, the District previously levied master non-ad valorem special assessments (the “**Debt Assessments**”) in accordance with the terms outlined in the *Amenity Master Special Assessment Methodology Report dated June 4, 2025*, and adopted Resolution 2025-08 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying such special assessments on all assessable property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2025 Bonds have been established, and the actual cost of the improvements have been finalized, it is necessary to approve the *Final First Supplemental Amenity Assessment Methodology Report dated August 14, 2025* (the “**Supplemental Assessment Report**”) attached hereto as **Exhibit A**;

WHEREAS, as the Recreational Project was constructed, completed, received the necessary certificates of occupancies and documents evidencing compliance with permits, and the District is acquiring such completed facilities, the Board finds that it is in the best interests of the District to declare the Recreational Project complete.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings**. The Board hereby finds and determines as follows:

- a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Recreational Project will serve a proper, essential, and valid public purpose.
 - c. The Recreational Project will specially benefit all 651 platted units within the District as set forth in the Supplemental Assessment Report.
 - d. It is reasonable, proper, just and right to assess the actual costs of the Recreational Project to be financed with the Series 2025 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Supplemental Assessment Report is hereby approved.
3. **Authorization of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby authorized and confirmed.
 4. **Completion of Recreational Project, Finalization of Debt Assessments, and Assessment Lien for the Series 2025 Bonds.** The Recreational Project is certified as complete. The Debt Assessments for the Series 2025 Bonds shall be allocated in accordance with the Supplemental Assessment Report. District staff shall record a lien evidencing such assessments in the public records.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded, and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and Adopted on March 9, 2026.

Attest:

**Abbott Square
Community Development District**

Alize Aninipot
Secretary

Tanya Benton
Vice Chair of the Board of Supervisors

Exhibit A: Final First Supplemental Amenity Assessment Methodology Report dated August 14, 2025



ABBOTT SQUARE COMMUNITY
DEVELOPMENT
DISTRICT

FINAL FIRST SUPPLEMENTAL
AMENITY ASSESSMENT
METHODOLOGY REPORT

Report Date:

August 14, 2025

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	1
IV.	District Overview	2
V.	Capital Improvement Program	2
VI.	Determination of Special Assessment	2
VII.	Allocation Methodology	4
VIII.	Assignment of Assessments	4
IX.	Financing Information	4
X.	True-Up Modifications	4
XI.	Additional Stipulations	5

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Acquisition Costs	6
2	Development Program & EAU Factor Assignment Detail	7
3	CIP Net Benefit Analysis	7
4	Net Cost Benefit Analysis	8
5	Financing Information – Series 2025	9
6	Assessment Allocation	10

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	11

I. INTRODUCTION

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

II. DEFINED TERMS

“Assessable Property” – Abbott Square CDD, comprising 651 residential units.

“Bonds” – Abbott Square Community Development District Special Assessment Bonds, Series 2025, (2025 Project).

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined in the Engineer’s Report.

“District” – Abbott Square Community Development District, Pasco County, Florida.

“Engineer’s Report” – *Report of the District Engineer for Abbott Square Community Development District*, dated June 4, 2025.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the benefit and lien values assignment. All homes have the same lien.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

“Master Report” – The *Amenity Master Special Assessment Methodology Report*, dated June 4, 2025 as provided to support benefit and Maximum Assessment Liens on private developed property within the District.

“Series 2025 Project” – The 2025 public improvements and community facilities, which exclusively include the Abbott Square Clubhouse and Amenity Center as outlined by the Engineer’s Report, the financing and specific capital improvements relating thereto, and the funding of operation and maintenance expenses in connection therewith.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this First Supplemental Report is to:

- A. Allocate the costs of the CIP to the Series 2025 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds;

- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the Series 2025 Project, as outlined by the Engineer's Report.

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

The District will issue the Series 2025 Bonds to finance the acquisition and maintenance of the Series 2025 Project, which will provide special benefits to the Assessable Property. The Series 2025 Bonds will be repaid from and secured by non-ad valorem assessments levied on properties that benefit from the improvements within the District ("Series 2025 Assessments"). Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District. This First Supplemental Report does not address the non-ad valorem assessments levied to pay operation and maintenance costs.

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

IV. DISTRICT OVERVIEW

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

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

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

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

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties that are especially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

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

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

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

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

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands owned by HOA(s). To the extent it is later

determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to the lot's product average square footage.

VII. ALLOCATION METHODOLOGY

Series 2025 Special Assessments are allocated to each Assessable Property within the District based on the estimated special benefit received from the improvements constructed and/or acquired by the District. A comparative analysis is utilized to determine the estimated special benefit an Assessable Property receives. The study evaluates the proportional special benefit received by an Assessable Property relative to its size compared to those obtained by other Assessable Properties within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the District's governing body. This alone gives the District latitude in deciding how special assessments will be allocated to specially benefited properties. The improvements benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated benefit level conferred by the improvements, are apportioned to the Assessable Properties within the District for levy and collection.

VIII. ASSIGNMENT OF ASSESSMENTS

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

IX. FINANCING INFORMATION

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

X. PREPAYMENT RIGHT

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

XI. ADDITIONAL STIPULATIONS

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

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

TABLE 1

ABBOT SQUARE COMMUNITY DEVELOPMENT DISTRICT	
ACQUISITION & MAINTENANCE COST ESTIMATE	
DESCRIPTION	Total Combined Cost
Abbott Square Clubhouse & Amenity Center	\$ 4,166,400.00
Future Maintenance	\$ 75,000.00
Future Repairs	\$ 175,000.00
TOTAL	<u>\$ 4,416,400.00</u>

TABLE 2

ABBOT SQUARE COMMUNITY DEVELOPMENT DISTRICT			
PROJECT STATISTICS - EAU ASSIGNMENTS			
PRODUCT ⁽¹⁾	LOT COUNT	PER UNIT EAU ⁽²⁾	TOTAL EAUS
TH 18'	180	1.00	180.00
TH 24'	40	1.00	40.00
Villa	60	1.00	60.00
SF 40'	130	1.00	130.00
SF 45'	130	1.00	130.00
SF 55'	111	1.00	111.00
TOTAL	651		651.00

Notations:
⁽¹⁾ Product Type
⁽²⁾ Equivalent Assessment Unit

TABLE 3

ACQUISITION CIP NET BENEFIT ANALYSIS	
INFRASTRUCTURE CIP COSTS	\$4,416,400
EAUs	651.00
TOTAL CIP COST/BENEFIT PER EAU	\$6,784

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

TABLE 4

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

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

TABLE 5

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT AMENITY ACQUISITION PROJECT		
Average Coupon Rate ⁽¹⁾		5.53%
Term (Years)		30
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$5,000,000.00
Net Original Issue Discount:		\$14,994.40
Net Available Proceeds:		\$4,985,005.60
Acquisition Subaccount		\$4,168,725.00
Operations and Maintenance Subaccount		\$75,000.00
Construction Subaccount		\$175,000.00
Capitalized Interest ⁽²⁾ - (through 11/1/2025)		\$47,586.88
Debt Service Reserve Fund	50%	\$171,660.94
Underwriter's Discount	2.00%	\$100,000.00
Cost of Issuance		\$247,032.78
Net Uses:		\$4,985,005.60
 <u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$343,321.88
Collection Costs and Discounts @	6.00%	\$21,914.16
TOTAL ANNUAL ASSESSMENT		\$365,236.04
 Notations:		
⁽¹⁾ Final Negotiated Rates		
⁽²⁾ Capitalized Interest Through 11/1/2025		

Table 6

2025 PROJECT ACQUISITION PROGRAM ASSIGNMENT OF SERIES 2025 BOND ASSESSMENTS ⁽¹⁾								
PRODUCT TYPE	PER UNIT EAU	TOTAL EAUs	% OF EAUS	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSESSMENT ⁽¹⁾	TOTAL PRINCIPAL	ANNUAL ASSESSMENT ⁽¹⁾
TH18'	1.00	180.00	27.65%	180	\$1,382,488.48	\$94,927.71	\$7,680.49	\$527.38
TH24'	1.00	40.00	6.14%	40	\$307,219.66	\$21,095.05	\$7,680.49	\$527.38
Villa	1.00	60.00	9.22%	60	\$460,829.49	\$31,642.57	\$7,680.49	\$527.38
SF 40'	1.00	130.00	19.97%	130	\$998,463.90	\$68,558.90	\$7,680.49	\$527.38
SF 45'	1.00	130.00	19.97%	130	\$998,463.90	\$68,558.90	\$7,680.49	\$527.38
SF 55'	1.00	111.00	17.05%	111	\$852,534.56	\$58,538.75	\$7,680.49	\$527.38
		<u>651.00</u>	<u>100.0%</u>	<u>651</u>	<u>\$5,000,000.00</u>	<u>\$343,321.88</u>		

Table 6 Notations:

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

EXHIBIT A

FINAL ASSESSMENT ROLL

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
FINAL FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT**

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT

8/14/2025

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS	
								Principal Debt	Annual Assessment
1	04-26-21-0150-02300-0010	STULPE MARK TODD & REBECCA	36443 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
2	04-26-21-0150-02300-0020	VASA DILE EP	36439 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
3	04-26-21-0150-02300-0030	SHEHATA ASHRAF	36435 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
4	04-26-21-0150-02300-0040	ARREOLA JESUS RODRIGUEZ & RODRIGUEZ BRENDA NATALY	36431 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
5	04-26-21-0150-02300-0050	TAYLOR ELLEN GRACIE & TAYLOR CHERYL	36427 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
6	04-26-21-0150-02300-0060	MEDINA COLETTE MIRACLE	36423 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
7	04-26-21-0150-02300-0070	GAMEZ CAMACHO MARIA A	36419 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
8	04-26-21-0150-02300-0080	PEREIRA ALEXANDER JOSEPH & TAYLOR MADISON	36415 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
9	04-26-21-0150-02300-0090	HERNANDEZ ANGEL & ABIGAIL	36411 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
10	04-26-21-0150-02300-0100	ENAMORADO MELVIN ORELLANA & LIZARDO LOURDES	36407 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
11	04-26-21-0150-02300-0110	JOFRE MAURO FACUNDO & VERONICA CECILIA	36403 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
12	04-26-21-0150-02300-0120	WHITE ANTONIO RAVONE	36399 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
13	04-26-21-0150-02300-0130	BELANCOURT ALEXIS RODRIGUEZ	36395 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
14	04-26-21-0150-02300-0140	MEDINA FERNANDA & DIAZ GENESIS	36391 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
15	04-26-21-0150-02300-0150	ANTOINE CLEOPATRA TANYAKE NOYER	36387 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
16	04-26-21-0150-02300-0160	BENNETT ERICKA	36383 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
17	04-26-21-0150-02300-0170	GUTIERREZ EDWARD	36379 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
18	04-26-21-0150-02300-0180	MIMS ANETRA MARCIA	36375 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
19	04-26-21-0150-02300-0190	SWEM SHAUNA MICHELLE	36371 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
20	04-26-21-0150-02300-0200	RAMOS NESTOR LEONEL REYES	36367 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
21	04-26-21-0150-02300-0210	ABBOT SQUARE II LLC	36363 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
22	04-26-21-0150-02300-0220	WILSON RAMONA SHAVAUGHN	36359 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
23	04-26-21-0150-02300-0230	RICHARDSON CHRISTOPHER A & WATTS FAITH R	36355 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
24	04-26-21-0150-02300-0240	GIOVANNI CODY	36351 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
25	04-26-21-0150-02400-0010	JACKSON DOHUE DYKE & VETA STEPHANEY	36547 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
26	04-26-21-0150-02400-0020	ANDRADE CAROLINA	36543 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
27	04-26-21-0150-02400-0030	MOORE DAMON DANIEL	36539 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
28	04-26-21-0150-02400-0040	ALEXANDER JOHN & YOUSSEF NANA	36535 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
29	04-26-21-0150-02400-0050	MAIDEN LANCE S	36527 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
30	04-26-21-0150-02400-0060	JACKSON NORMAN GEORGE & KING-JACKSON KAREN JUNE	36523 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
31	04-26-21-0150-02400-0070	PORTERFIELD MARK ALAN & JENNIFER MARIE	8720 DRUMMER PLANK DRIVE	WESLEY CHAPEL	FL	33645	THIR	\$7,680.49	\$527.38
32	04-26-21-0150-02400-0080	RUDRARAJU SURESHKUMAR RAJU	2751 EAST COUNTY LINE ROAD	LUTZ	FL	33659	THIR	\$7,680.49	\$527.38
33	04-26-21-0150-02400-0090	GRAHAM ESTHER TRAVONE	36543 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
34	04-26-21-0150-02400-0100	GRIPPER CARLTON D JR & KATHLEEN P	36509 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
35	04-26-21-0150-02400-0110	WISNEVSKY MICHELE MARIE	36503 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
36	04-26-21-0150-02400-0120	LAZARDI KAROLIN DEL VALLE MALAVER	36499 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
37	04-26-21-0150-02400-0130	SHAW LISA RUTH	36495 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
38	04-26-21-0150-02400-0140	RIVERA KEVIN OSCAR BERRIOS	36491 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
39	04-26-21-0150-02400-0150	KIM ANDREW & LICEA YARELY ABIGAIL	36487 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
40	04-26-21-0150-02400-0160	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	THIR	\$7,680.49	\$527.38
41	04-26-21-0150-02400-0170	HERNANDEZ JORGE ANTONILN	36479 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
42	04-26-21-0150-02400-0180	DUAH RAPHAEL AGYEMANG	36475 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
43	04-26-21-0150-02400-0190	MARIN KE NNETH JAY & GALINDEZ LUCERO GOMEZ	36471 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
44	04-26-21-0150-02400-0200	BOOKER LARHONDA RENEE	36467 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
45	04-26-21-0150-02400-0210	BRAYNE GAIL	36463 GARDEN WALL WAY	EPHYRHILLS	FL	33641	THIR	\$7,680.49	\$527.38
46	04-26-21-0150-02400-0220	BELMONT JOSEPH C & ANGELA M	5 PIONEER ST	COOPERSTOWN	NY	13326	THIR	\$7,680.49	\$527.38
47	04-26-21-0160-01700-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
48	04-26-21-0160-01700-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
49	04-26-21-0160-01700-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
50	04-26-21-0160-01700-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
51	04-26-21-0160-01700-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
52	04-26-21-0160-01700-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
53	04-26-21-0160-01700-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
54	04-26-21-0160-01700-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
55	04-26-21-0160-01700-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
56	04-26-21-0160-01700-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
57	04-26-21-0160-01700-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
58	04-26-21-0160-01700-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
59	04-26-21-0160-01700-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
60	04-26-21-0160-01700-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
61	04-26-21-0160-01700-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
62	04-26-21-0160-01700-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
63	04-26-21-0160-01700-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
64	04-26-21-0160-01700-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
65	04-26-21-0160-01700-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
66	04-26-21-0160-01700-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
67	04-26-21-0160-01700-0210	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
68	04-26-21-0160-01700-0220	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
69	04-26-21-0160-01700-0230	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
70	04-26-21-0160-01700-0240	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
71	04-26-21-0160-01800-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
72	04-26-21-0160-01800-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
73	04-26-21-0160-01800-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
74	04-26-21-0160-01800-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
75	04-26-21-0160-01800-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
76	04-26-21-0160-01800-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
77	04-26-21-0160-01800-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
78	04-26-21-0160-01800-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
79	04-26-21-0160-01800-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
80	04-26-21-0160-01800-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
81	04-26-21-0160-01800-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
82	04-26-21-0160-01800-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
83	04-26-21-0160-01800-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
84	04-26-21-0160-01800-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
85	04-26-21-0160-01800-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
86	04-26-21-0160-01800-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
87	04-26-21-0160-01800-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
88	04-26-21-0160-01800-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
89	04-26-21-0160-01800-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
90	04-26-21-0160-01800-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	THIR	\$7,680.49	\$527.38
91	04-26-21-0160-01900-0010	JACOBS MARIA ISABEL	36437 CAMP FIRE TER	EPHYRHILLS	FL	33641	THIR	\$7,680.49</	

116	04-26-21-0160-02000-0020	LUGO JOSUE R RODRIGUEZ	36531 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
117	04-26-21-0160-02000-0030	ROBINSON JULIUS LEE III	36529 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
118	04-26-21-0160-02000-0040	ZUAZO STEFANIA W EINBERG & KLINE JESSE JAMES	36523 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
119	04-26-21-0160-02000-0050	SCHALLER KYLE DAVID & FAITH ELIZABETH	36519 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
120	04-26-21-0160-02000-0060	JIMENEZ E UGENIO	36515 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
121	04-26-21-0160-02000-0070	GUTIERREZ IVIS YANEISHA & LUGO FRANKLIN JESUS PINERII	36511 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
122	04-26-21-0160-02000-0080	QUINTERO ROSMARY	36507 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
123	04-26-21-0160-02000-0090	FULLERTON SHARON A & HOLDEN PARKER M	29951 PICANA LN	WESLEY CHAPEL	FL	33543	TH18'	\$7,680.49	\$527.38
124	04-26-21-0160-02000-0100	BELTRAN LAURA STELLA CEPEDA	36499 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
125	04-26-21-0160-02000-0110	MONDRAGON GERMAN	36493 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
126	04-26-21-0160-02000-0120	PRAKRYIA SHANKAR & PADMAVATHI	37 DOGWOOD DR	PLAINSBORO TOWNSHIP NJ		8536	TH18'	\$7,680.49	\$527.38
127	04-26-21-0160-02000-0130	DE ELIA IGNACIO & CHAVES JESSICA CORTES	36487 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
128	04-26-21-0160-02000-0140	MILLER MARCUS THOMAS & MILLER BETTY HICKS	36483 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
129	04-26-21-0160-02000-0150	HERNANDEZ JONATHAN OMAR	109 WILLIS RD APT F	DOVER	DE	19901	TH18'	\$7,680.49	\$527.38
130	04-26-21-0160-02000-0160	RODRIGUEZ MIGUEL	36475 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
131	04-26-21-0160-02000-0170	HOGAN KELLY P & MARY L	36469 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
132	04-26-21-0160-02000-0180	FRAKRITA GOPAL & VANI G	409 DEBOW RD	PENNINGTON	NJ	8534	TH18'	\$7,680.49	\$527.38
133	04-26-21-0160-02000-0190	ECONDOMORILEU VIRGINIA & GUPTA NEERAJ	36461 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
134	04-26-21-0160-02000-0200	MEYERS ELIZABETH JOY	36457 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
135	04-26-21-0160-02100-0010	RISLER FRANK E JR & CHERYL A	36432 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
136	04-26-21-0160-02100-0020	HARY EY DIANNE & SHEPPARD ANDREW	36426 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
137	04-26-21-0160-02100-0030	VALMYRE RODNEY	36424 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
138	04-26-21-0160-02100-0040	ALMARAZ GILBERTO	36420 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
139	04-26-21-0160-02100-0050	BRITTO JOHN & ANTONY PAULINE LOURDU	28662 TAVIRA CT	WESLEY CHAPEL	FL	33543-6441	TH18'	\$7,680.49	\$527.38
140	04-26-21-0160-02100-0060	DE SA ANTONIO & DE SA VICTOR HUGO	36412 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
141	04-26-21-0160-02100-0070	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
142	04-26-21-0160-02100-0080	PATTEN ROSE	36402 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
143	04-26-21-0160-02100-0090	ROME FLORIDA INVESTMENTS LLC	550 N RIO ST STE 300	TAMPA	FL	33609	TH18'	\$7,680.49	\$527.38
144	04-26-21-0160-02100-0100	FELIZ JHAIROL	36396 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
145	04-26-21-0160-02100-0110	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
146	04-26-21-0160-02100-0120	MCGEE JASMIN	36388 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
147	04-26-21-0160-02100-0130	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
148	04-26-21-0160-02100-0140	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
149	04-26-21-0160-02100-0150	SMITH VICTORIA MARIE	36374 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
150	04-26-21-0160-02100-0160	RODRIGUEZ ROLANDO & ARROYAVE KARLA	36372 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
151	04-26-21-0160-02100-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
152	04-26-21-0160-02100-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
153	04-26-21-0160-02100-0190	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
154	04-26-21-0160-02100-0200	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
155	04-26-21-0160-02100-0210	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
156	04-26-21-0160-02100-0220	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
157	04-26-21-0160-02100-0230	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
158	04-26-21-0160-02100-0240	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	TH18'	\$7,680.49	\$527.38
159	04-26-21-0160-02200-0010	JEAN-BAPTISTE JOSEPH RALPH & BAPTISTE DIANA LYN	36536 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
160	04-26-21-0160-02200-0020	DIAZ-RODRIGUEZ ROXANN & FERNANDO	36532 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
161	04-26-21-0160-02200-0030	EASTER JASON R	36528 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
162	04-26-21-0160-02200-0040	WILLIAMS JESSICA K	36522 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
163	04-26-21-0160-02200-0050	HAUB KATHY	36518 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
164	04-26-21-0160-02200-0060	MAYERS SCHENIQUA FLORANCE	36514 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
165	04-26-21-0160-02200-0070	LEON ORIANA DANIELA & FERRER FREDIS JOSE & MALAVE	36510 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
166	04-26-21-0160-02200-0080	VALLE NANCY IVETTE & DAWKINS DARWIN X W JR	36506 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
167	04-26-21-0160-02200-0090	MORRIS IRA A & MORRIS JODIAN C	36502 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
168	04-26-21-0160-02200-0100	PHAM KHANH DUY	36498 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
169	04-26-21-0160-02200-0110	OUVALLES LUISANI DEL VALLE APARICIO & OUVALLES IRANJI A	36494 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
170	04-26-21-0160-02200-0120	LEWIS STANLEY EUGENE & WEBSTER GWENDOLYN	36488 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
171	04-26-21-0160-02200-0130	ROSS BIANCA JEANEAN	36484 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
172	04-26-21-0160-02200-0140	PARKER JESSICA	36480 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
173	04-26-21-0160-02200-0150	KARAM ELIAS & MARIE	36478 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
174	04-26-21-0160-02200-0160	HONKOLA WARREN RICHARD & CHRISTISON MARY ELIZABETH	36474 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
175	04-26-21-0160-02200-0170	LOBO JENNY DIANA & PABON RAYMOND JUNIOR	36468 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
176	04-26-21-0160-02200-0180	DE JESUS VENUS BABILONIA & MARTINEZ MICHELLE M	36464 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
177	04-26-21-0160-02200-0190	SCIULLO MAZZY LYNN & MARTIN MASON OSCAR	36460 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
178	04-26-21-0160-02200-0200	KEELEN KANDICE DIONNE	36458 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
179	04-26-21-0160-02200-0210	ATEHORTUA ORJUELA EDWIN ALBERTO & RAMIREZ BOLIVA	36454 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
180	04-26-21-0160-02200-0220	NIEVES ASHLEY MARIAH	36448 CAMP FIRE TER	EPHYRHILLS	FL	33541	TH18'	\$7,680.49	\$527.38
181	04-26-21-0140-00100-0010	PAGE MATTHEW FRANCIS	6726 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
182	04-26-21-0140-00100-0020	ALVAREZ LETICIA MIGUEL & PONCE JEANNETTE MIGUEL	6732 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
183	04-26-21-0140-00100-0030	FUERTE YVETTE & TORRES MELVIN O	6726 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
184	04-26-21-0140-00100-0040	NORWOOD SHERYLL WILLIAMS	6742 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
185	04-26-21-0140-00100-0050	ARDIS LENDORA	6748 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
186	04-26-21-0140-00100-0060	HACKBARTH MELANIE ANNE	6752 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
187	04-26-21-0140-00100-0070	FULTZ LORECEE CHRISTINE	6760 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
188	04-26-21-0140-00100-0080	MOHAMMED SAHEBA	6766 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
189	04-26-21-0140-00100-0090	ROGERS FELICIA	6770 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
190	04-26-21-0140-00100-0100	STEWART DEIONDRA RENEE SHARON	6776 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
191	04-26-21-0140-00100-0110	VELASQUEZ LUCERO M	6782 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
192	04-26-21-0140-00100-0120	LOPEZ LUIS	6788 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
193	04-26-21-0140-00100-0130	CLARELLI KAREN A & CLARELLI VINCENT J	6794 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
194	04-26-21-0140-00100-0140	GOMEZ JULIO E & ALEXANDER RUTH	6800 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
195	04-26-21-0140-00100-0150	SHARPE LEAH CAROL	6806 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
196	04-26-21-0140-00100-0160	DEPASQUALE CARL	6810 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
197	04-26-21-0140-00100-0170	ZORNOW MARY ALAYNE	6816 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
198	04-26-21-0140-00100-0180	TORO ALEJANDRO & GALLEGO BEATRIZ EUGENIA PUERTA	6822 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
199	04-26-21-0140-00100-0190	PONCE LUIS & TERESA REVOCABLE TRUST	6470 BRADFORD WOODS DR	EPHYRHILLS	FL	33542	Villa	\$7,680.49	\$527.38
200	04-26-21-0140-00100-0200	DELANEY PATRICIA ANN	6834 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
201	04-26-21-0140-00100-0210	BELLO MADERA LIZ MABELL	6840 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
202	04-26-21-0140-00100-0220	PATEL ABHA P	6846 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
203	04-26-21-0140-00100-0230	MALDONADO ALBERT PEREZ & QUINONEZ MYRNA RIVERA	6850 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
204	04-26-21-0140-00100-0240	TSENG CHIN LING JIM & CHIU CHAO PEI	6856 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
205	04-26-21-0140-00100-0250	HASTY CHARLES & LESLIE	6382 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
206	04-26-21-0140-00100-0260	BENNETT LISA JAN	6868 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
207	04-26-21-0140-00100-0270	FORBES THORA P	6874 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
208	04-26-21-0140-00100-0280	ALEX TRUDI L	6880 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
209	04-26-21-0140-00100-0290	TATE DIANA L	6884 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
210	04-26-21-0140-00100-0300	RIVERA MICHAEL ALAN & YOLANDA	6892 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7	

233	04-26-21-0140-00100-0530	COLON MARIA DIAZ	6988 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
234	04-26-21-0140-00100-0540	KING ANGELA ANN MARIE CHIN	6992 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
235	04-26-21-0140-00100-0550	SDDUGGINI SERVICES LLC	18901 CHERRY BIRCH CR	LUTZ	FL	33568	Villa	\$7,680.49	\$527.38
236	04-26-21-0140-00100-0560	PATNALA SUJATHA & VENKATRAMAN ANNAPORNA	6998 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
237	04-26-21-0140-00100-0570	ACRA PEDRO	7002 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
238	04-26-21-0140-00100-0580	USHER JULIE S	7006 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
239	04-26-21-0140-00100-0590	METZGER FIONA	7010 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
240	04-26-21-0140-00100-0600	SPRIGGS NIKIA NICOLE & GREGORY D	7014 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
241	04-26-21-0140-00100-0610	HYDE KEITH T	7018 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
242	04-26-21-0140-00100-0620	MARTINEZ CATALINA & APARICIO JORGE ERNESTO MARTINEZ	7022 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
243	04-26-21-0140-00100-0630	GUEVARA KRIZELLE ANGELIE & CLOW DIS ERIK MYKAL	7026 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
244	04-26-21-0140-00100-0640	BANKS ROMELIS & GROENKE RICARDO & REINALES ANYCK	7030 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
245	04-26-21-0140-00100-0650	BLANCO DIEGO D FARCHAKH & KATHLEEN JANE FARCHAKH	7034 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
246	04-26-21-0140-00100-0660	EGAS JOSE GONZALO SANCHEZ	7038 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
247	04-26-21-0140-00100-0670	WASHINGTON JAMIA BRIANNA	7042 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
248	04-26-21-0140-00100-0680	HOFFMAN JULIE VIRGINIA & MARTIN SUSAN ANN	7046 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
249	04-26-21-0140-00100-0690	RIOS ARTURO VIER JR	7050 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
250	04-26-21-0140-00100-0700	WASHINGTON MICHELLE ELAINE	7054 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
251	04-26-21-0140-00100-0710	QZONE PROPERTIES LLC	10144 ARBOR RUN DR UNIT 159	TAMPA	FL	33647	Villa	\$7,680.49	\$527.38
252	04-26-21-0140-00100-0720	7054 RIPPLE POND LOOP REVOCABLE TRUST	7044 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
253	04-26-21-0140-00100-0730	ANDREWS HEIDI LYNN	7070 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
254	04-26-21-0140-00100-0740	TITUS JOEL	360 INDIAN FT	LAKE BARRINGTON	IL	60010	Villa	\$7,680.49	\$527.38
255	04-26-21-0140-00100-0750	TITUS JOEL	360 INDIAN FT	LAKE BARRINGTON	IL	60010	Villa	\$7,680.49	\$527.38
256	04-26-21-0140-00100-0760	KOZELSKY CATHERINE G & MESHEY KEITH A	7082 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
257	04-26-21-0140-00100-0770	SULBARAN GLORIMAR ARTEAGA	6857 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
258	04-26-21-0140-00100-0780	MULROY LURA MARIE HENDERSON & HENDERSON CARL ALF	6851 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
259	04-26-21-0140-00100-0790	STELLON JOSE PH PAUL & EMBERGER DEBORAH KAY	6845 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
260	04-26-21-0140-00100-0800	BRADLEY GABRIEL DEON & EDITH L	6841 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
261	04-26-21-0140-00100-0810	ASSANDE THERESA A & ANTHONY & ASSANDE JESSICA A	6835 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
262	04-26-21-0140-00100-0820	DATTA KALYAN & MITALI	6829 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
263	04-26-21-0140-00100-0830	ACEV E D EDGAR SALAZAR & BORGES FRANCELINA	6823 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
264	04-26-21-0140-00100-0840	MACK SABRINA RONANNE & RICHARD AARON	6817 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
265	04-26-21-0140-00100-0850	MARTIN ALEXANDRIA ELIZABETH ANN	6811 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
266	04-26-21-0140-00100-0860	LOPEZ ANDRES NOBERTO & ADA DE JESUS MULLER	3729 SUMMER PLACE DR	WESLEY CHAPEL	FL	33544	Villa	\$7,680.49	\$527.38
267	04-26-21-0140-00100-0870	COETZEE CAROLINE	6800 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
268	04-26-21-0140-00100-0880	WILLIAMS DWIGHT O & RACHELLE L	36171 JENNY LYNNE CIR	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
269	04-26-21-0140-00100-0890	PINELLI JAMES JOSEPH & KATHLEEN ELLEN	6787 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
270	04-26-21-0140-00100-0900	BLATCHE KENDRA T	6781 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
271	04-26-21-0140-00100-0910	STEFELI SASHA R	6777 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
272	04-26-21-0140-00100-0920	MILLER BRENNAN NOAH & PEREZ CLAUDIA LAVERGNE	6773 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
273	04-26-21-0140-00100-0930	TILLEY JOY FREEMAN	6767 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
274	04-26-21-0140-00100-0940	NELSON ANTHONY RAY & MARY ANN	6759 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
275	04-26-21-0140-00100-0950	GUTIERREZ LILLIAM MALDONADO	6751 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
276	04-26-21-0140-00100-0960	NEVINS TYLER B & PENROD CASSANDRA N	6747 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
277	04-26-21-0140-00100-0970	CROWLEY LAVERNE	6743 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
278	04-26-21-0140-00100-0980	ATTANASIO PATRICIA GAIL & ALAN JOHN	6735 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
279	04-26-21-0140-00100-0990	TIGIN SEBNEM BURCAK	6731 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
280	04-26-21-0140-00100-1000	COWDEN THOMAS W	6727 RIPPLE POND LOOP	EPHYRHILLS	FL	33541	Villa	\$7,680.49	\$527.38
281	04-26-21-0140-00100-1010	TIET MANH HUE	6417 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
282	04-26-21-0140-00100-1020	COTTRILL STEPHEN PATRICK & SARAH ANN	6411 BEVERLY HILLS DRIVE	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
283	04-26-21-0140-00100-1030	OLIVENCIA FELIX JAVIER DELORRISSE & YESENIA	6403 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
284	04-26-21-0140-00100-1040	ALZATE STEVE & ARTE AGA KAREN GERALDO	6412 BAR 5 BAR TRL	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
285	04-26-21-0140-00100-1050	CERDA RAFAEL & PEREZ KATHERINE GRISSEL TIBURCIO	6420 BAR 5 BAR TRL	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
286	04-26-21-0140-00100-1060	BOYER CODY JOSEPH & VALENTIN JOSHUA JOEL SOTO	6428 BAR 5 BAR TRL	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
287	04-26-21-0150-00600-0220	SOTO ABIGAIL & MENDEZ MYAA J	36292 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
288	04-26-21-0150-00600-0230	VALENTINE CARLA GABRIELLA & IAN ST HOPE	36300 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
289	04-26-21-0150-00600-0240	JONES YVONNE SUZETTE & JERMAINE ANTONIO	36312 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
290	04-26-21-0150-00600-0250	PASCHALL ASHLEY DANIELLE & MICHAEL JAY	36324 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
291	04-26-21-0150-00600-0260	DESAI VATSALKUMAR & BHADOLA JINAL	36330 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
292	04-26-21-0150-00700-0010	MORALES GARRET STEFAN & ALBREST BROOK GABRIELLE	36358 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
293	04-26-21-0150-00700-0020	MOMPREMIER NATHALIE B & W ELCH JUDICIEUX E	36366 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
294	04-26-21-0150-00700-0030	SORIANO STANLEY G	36374 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
295	04-26-21-0150-00700-0040	BLUE MATTIE BELLE MINGO & VICTOR FERDINAND	36382 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
296	04-26-21-0150-00700-0050	CINTRON SAHAR BARBOUR & CHRISTOPHER	36388 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
297	04-26-21-0150-00700-0060	NUKALA ADITYA SRINIVAS & CHAKRIMALA VENKATA SAI P	12403 SIMMENTAL DR	AUSTIN	TX	78732	SE 40	\$7,680.49	\$527.38
298	04-26-21-0150-00700-0070	CALL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SE 40	\$7,680.49	\$527.38
299	04-26-21-0150-00700-0080	HERNANDEZ ABDIEL & ANSLEY VALIDO	36412 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
300	04-26-21-0150-00700-0090	CUERO JEA & VARAS LUIS MONTESEDOCA	36420 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
301	04-26-21-0150-00700-0100	TIRADO ALVIN & GARCIA ALEXANDRA	36428 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
302	04-26-21-0150-00700-0110	STEFF GINA MARIE	36434 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
303	04-26-21-0150-00700-0120	VASQUEZ RAYSA & DAVIS LINO	36442 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
304	04-26-21-0150-00700-0130	CROWLEY DAWN	36450 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
305	04-26-21-0150-00700-0140	GALINDO VANESSA & ROLDAN JAN PAUL GOMEZ	36458 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
306	04-26-21-0150-00700-0150	ONEIL BRIAN PATRICK JR & ASHLEY ALEXIS	36464 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
307	04-26-21-0150-00700-0160	JOYNER TAMMY & GRAY TURSHA ROY	36472 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
308	04-26-21-0150-00700-0170	PEREZ EDWIN R	36480 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
309	04-26-21-0150-00700-0180	FERNANDEZ TIANA NICIA	36488 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
310	04-26-21-0150-01100-0010	GRANT JOHNNIE KENNETH IV & BRITNEY RACHELLE	6288 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
311	04-26-21-0150-01100-0020	FLORES CARLA & IVAN ALBERTO	6296 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
312	04-26-21-0150-01100-0030	MAZIN WADSON & MARIE GERALDE	6304 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
313	04-26-21-0150-01100-0040	DOMINGUEZ ELVA ILLIARA & RODRIGUEZ ARGELIS R	6312 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
314	04-26-21-0150-01100-0050	BALDWIN HEATHER LYNN	6324 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
315	04-26-21-0150-01100-0060	SHAH ROSEAL & CHETAN CHANDRAKANT	6330 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
316	04-26-21-0150-01100-0070	OSOMO CEPAS & NOHORA LUZ ARIAS FAMILY REV TR	6338 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
317	04-26-21-0150-01100-0080	CHURCHILL CANDACE I	6376 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
318	04-26-21-0150-01100-0090	SALAZAR KRISTINA	6384 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
319	04-26-21-0150-01100-0100	EVERETT EDNA JAMES & BALDWIN FRANCES	6392 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
320	04-26-21-0150-01100-0110	MARY JOY JAYLEN	6400 TEN ACRE CT	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
321	04-26-21-0150-01400-0040	MARRERO COLON ISAAC & ROSARIO RODRIGUEZ MAYRAM	6397 BEVERLY HILLS DRIVE	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
322	04-26-21-0150-01400-0050	VILLALPANDO ROSIE CASSANDRA	6389 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
323	04-26-21-0150-01400-0060	RINGER PATRICK DALE & ROBIN JILL	6381 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
324	04-26-21-0150-01400-0070	WHITE DANA E	6373 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
325	04-26-21-0150-01400-0080	FLICK RACHAEL & RAIA DOMINIC	6365 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SE 40	\$7,680.49	\$527.38
326	04-26-21-0150-01400-0090	ESTRADA ROBERTO RIVERA & R							

351	04-26-21-0150-02500-0320	SALMAN SYED WISSAM ALI & BEGUM ZOHA	6314 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
352	04-26-21-0150-02500-0340	KINFRO ROMUALD	6306 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
353	04-26-21-0150-02500-0350	VERGARA CARLOS ALBERTO ORTIZ & ORTIZ ALEJANDRA	6398 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
354	04-26-21-0150-02500-0360	CASTELLANOS-MURGUIA SALVADOR & CASTELLANOS ADRIA	6390 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
355	04-26-21-0160-01500-0110	QUINTANA CARLONE RAQUEL S & PASSARO HUMBERTO B	36445 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
356	04-26-21-0160-01500-0120	FRISONE ROBERT NATHANIEL & SAMANTHA SAMATARO	36453 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
357	04-26-21-0160-01500-0130	GONZALEZ RAUL ALEXANDER ALVAREZ & GUZMAN CAROL	36461 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
358	04-26-21-0160-01500-0140	LEVY CHRISTIE	36469 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
359	04-26-21-0160-01500-0150	NALLAMOTHULA VENKATA BALAJI	12906 ALLENWOOD AVE	FRISCO	TX	75036	SF 40	\$7,680.49	\$527.38
360	04-26-21-0160-01500-0160	CASTILLO JESSE	36485 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
361	04-26-21-0160-01500-0170	NANDWANI RAKESH REVVO & TIPLER CASANDRA MAE	36491 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
362	04-26-21-0160-01500-0180	CHAMPION DEVON D & TIERRA M	36499 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
363	04-26-21-0160-01500-0190	VARGAS-MELENDEZ ERIKA GERLEEN & MALAVE CARLOS J	36507 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
364	04-26-21-0160-01500-0200	PRODDUTUR RAMANA REDDY	36515 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
365	04-26-21-0160-01500-0210	BRAY ROBERT S & KELLY	36523 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
366	04-26-21-0160-01500-0220	HARE LATOYA	36529 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
367	04-26-21-0160-01500-0230	EVANS CHELLIE ISMA & CHELLIE ISMA & EVANS ODAINE LA	36537 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
368	04-26-21-0160-01600-0070	KONDRATH BARNA A & SANCHEZ DAHIANA E DE LA ROSA	36339 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
369	04-26-21-0160-01600-0080	WILLIAMS SHEILA	36351 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
370	04-26-21-0160-01600-0090	KNOX VALERIE ELLEN & ALVARADO DAVID	36355 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
371	04-26-21-0160-01600-0100	MOSQUERA ELY MIGUEL VACA & FREIRE GEOVANNA DE LO	36363 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
372	04-26-21-0160-01600-0110	HORENSTEIN RANDY JAY JR	36371 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
373	04-26-21-0160-01600-0120	REYES CUANIA YARI SANTOS & PIZARRO ANTHONY G	36379 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
374	04-26-21-0160-01600-0130	HARRIS GLENN WAYNE & HARRIS MIRIAM BOISSEAU	36387 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
375	04-26-21-0160-01600-0140	BRUNY JEAN UVENS	36395 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
376	04-26-21-0160-01600-0150	SINGH RAVIN & SINGH RAJMATTIE	36403 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
377	04-26-21-0160-01600-0160	DE SOUSA HENRIQUE L F & JANAINA C M	36409 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
378	04-26-21-0160-01600-0170	MORALES EMMANUEL TORRES	36417 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
379	04-26-21-0160-02500-0010	BELLO HOPE	6818 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
380	04-26-21-0160-02500-0020	PATEL RAMESHBHAI AMBALAL	6810 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
381	04-26-21-0160-02500-0030	RIVERO MERCEDES	6802 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
382	04-26-21-0160-02500-0040	DAYMOND TIMOTHY LIONEL & CHARLES ANSIE	6794 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
383	04-26-21-0160-02500-0050	PADILLA FRANCISCO JAVIER & DIAZ KEYLA MICHELLE	6788 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
384	04-26-21-0160-02500-0060	SALINAS MIGUEL ANGEL MONJE & LARA ERICA LORENA	6780 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
385	04-26-21-0160-02500-0070	MARTINEZ VLADIMIR SU & GARAY KEYLA M GOMEZ	6772 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
386	04-26-21-0160-02500-0080	WHITE MARANDA ELIZABETH & DYLAN CHRISTOPHER	6766 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
387	04-26-21-0160-02500-0090	DELGADO ALBERTO OLIVO	6758 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
388	04-26-21-0160-02500-0100	MASAWI GARIKAI & DELGADO-RIVERA SHARLENE	6750 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
389	04-26-21-0160-02500-0110	GINKEL EVELYN	6744 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
390	04-26-21-0160-02500-0120	ROSS CHANDA DENE	6738 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
391	04-26-21-0160-02500-0130	ORTIZ INE S	6732 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
392	04-26-21-0160-02500-0140	GRIFFIN WHITNEY DIANE & CATRELLO SANCHAIS	6720 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
393	04-26-21-0160-02500-0150	TULLOCH TASHA LAKIESHA	6712 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
394	04-26-21-0160-02500-0160	VASA DILEEP	6704 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
395	04-26-21-0160-02500-0170	CARMAN CHESTER SCOTT & PATRICIA ANN KEITH	6696 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
396	04-26-21-0160-02500-0180	MAGNIFICO TIANA & PAUL DONALD FLOYD ACHILLE	6688 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
397	04-26-21-0160-02500-0190	PLUMMER ANTIWANA D & MELISSA MARIE WINSHIP	6426 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
398	04-26-21-0160-02500-0200	BRITTO HUBERT & BRITTO JOHN	6418 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
399	04-26-21-0160-02500-0210	WILKINSON OLGA PATRICIA	6410 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
400	04-26-21-0160-02500-0220	BARBRA ISIAH MALIK	6402 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
401	04-26-21-0160-02500-0230	SCHWEITZER ROBERT CARL & WENDY SUE	6394 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
402	04-26-21-0160-02500-0240	DAVIS FRANCESCA R & MICHAEL R	6386 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
403	04-26-21-0160-02500-0250	ZYDANI HANA ALI & ZYDANI NADIA ALI	6378 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
404	04-26-21-0160-02500-0260	CARLSON MIRIAM CRISTINA & TIMOTHY SCOTT	6370 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
405	04-26-21-0160-02500-0270	OCONNOR JAMES WILLIAM & CODILYNNE	6362 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
406	04-26-21-0160-02500-0280	LEMAINE JONY & BIEN-AIME MARIE KERLYNE & ET AL	6354 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
407	04-26-21-0160-02500-0290	MORILLO MARIA G MILANO & QUIJANO JEAN E	6346 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
408	04-26-21-0160-02500-0300	DUMESLE OLISNER & BENIGIE C & DUMESLE SANSHERLY J	6338 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
409	04-26-21-0160-02500-0310	FARAH MUSLIMO MOHAMED & FARAH AISHA MOHAMED	6330 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
410	04-26-21-0160-02500-0320	RIVERA LUIS E UGENO RIVERA & LOPEZ GIAMIALLY KARINE R	6322 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40	\$7,680.49	\$527.38
411	04-26-21-0140-01300-0010	PIMPERI JOSEPH ROBERT & JESSICA ANN	6511 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
412	04-26-21-0140-01300-0020	MASARI RAFAEL ANDRES	6503 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
413	04-26-21-0140-01300-0030	BRIONES KATHIANA M L & VIEJO TYRONE A M	6495 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
414	04-26-21-0140-01300-0040	VELEZ ENABIAN ISAH & MORALES KIARA ANGELIC	6487 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
415	04-26-21-0140-01300-0050	RIGBY-MENENDEZ TERESA & MENENDEZ WILLIAM SR	6479 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
416	04-26-21-0140-01300-0060	TELLADO MONIQUE & CINTRON MARIA DESIRE E	6471 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
417	04-26-21-0140-01300-0070	ECHEVERRI LINA MARCELA & GIRON JOSE J PORTELA	6463 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
418	04-26-21-0140-01300-0080	CURD JOHN LACEY & JUNG SOON	2647 RIVER RUN DR	PRINCE GEORGE	VA	23875	SF 45	\$7,680.49	\$527.38
419	04-26-21-0140-01300-0090	FILOMENO ANGELA MARIE GOMEZ & PIETROPAOLI JOSEPH	6439 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
420	04-26-21-0140-01300-0100	SANNASARDO ZACHARY PETER	6444 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
421	04-26-21-0140-01300-0110	HALL EZEKIEL WING & GABRIELLE JENNIE	6458 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
422	04-26-21-0140-01300-0120	FANNING LINDA SHARLE & FANNING NASIR R	6466 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
423	04-26-21-0140-01300-0130	IHE PROPERTY FLORIDA LP	1717 MAIN ST	DALLAS	TX	75201-4657	SF 45	\$7,680.49	\$527.38
424	04-26-21-0140-01300-0140	SHIEKO HENRY OKPOTI & GLADYS NAA ATSWEI	6486 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
425	04-26-21-0140-01300-0150	SENGODAN KATHIRAVAN & KATHIRAVAN KALPANA	1215 HARTFORD TER	ALPHARETTA	GA	30004	SF 45	\$7,680.49	\$527.38
426	04-26-21-0140-01300-0160	GONZALEZ GLADYS	6502 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
427	04-26-21-0140-01300-0170	CHALLAPALLI VEERA V & TANUKU BHARGAVI S	6510 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
428	04-26-21-0140-01300-0180	YOUNG NYOKA INEZ & CHASTIN WAYNE	6518 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
429	04-26-21-0140-01300-0190	BAMPOE HENRY ODOI & BAMPOE EVANS	6526 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
430	04-26-21-0150-00600-0010	DARVISH AMAL SAMI & KHALIL YARA	6283 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
431	04-26-21-0150-00600-0020	HOW ELL NIKKI DENISE	6275 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
432	04-26-21-0150-00600-0030	HEIM JOHN	6267 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
433	04-26-21-0150-00600-0040	JACKSON PATRICIA	6259 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
434	04-26-21-0150-00600-0050	BETHUNE CHRISTINA BERNETTA	6245 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
435	04-26-21-0150-00600-0060	SHISHANI MANAL & ALOURI ALI IBRAHIM	6237 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
436	04-26-21-0150-00600-0070	BERNAL-PINEZON HERNANDO & SALAZAR-OLARTE RUTH E	6231 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
437	04-26-21-0150-00600-0080	WOODSON NATHANIEL MARCUS & ESTEFANNY	6219 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
438	04-26-21-0150-00600-0090	JORIGE PRANEETH & NAGINIENI MANASWITHA	6213 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
439	04-26-21-0150-00600-0100	PATEL BHAVINKUMAR SURESHBHAI & HIRALBEN K	6207 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
440	04-26-21-0150-00600-0110	TOTARAM DEVON & JASMIN VIOLET PRISCILLA	6201 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
441	04-26-21-0150-00600-0120	BRICENO HINOJOSA CARLOS A & FRE EMAN BRICENO TONYA	6195 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	\$7,680.49	\$527.38
442	04-26-21-0150-00600-0130	BURG JANA PAPSID							

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
FINAL FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT**

467	04-26-21-0150-00900-0040	KALUVA ANUDEP E & MOLUGU SOWMIYA	36524 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
468	04-26-21-0150-00900-0050	LLOYD DAVID & LLOYD SUZANNA	36526 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
469	04-26-21-0150-00900-0060	AUDU ESTHER JOHN	36544 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
470	04-26-21-0150-00900-0070	VARGHESE CHRISTIAN JOHN & VARGHESE JULIE	36552 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
471	04-26-21-0150-00900-0080	GRACIA-SAAVEDRA MARITZA & SAAVEDRA MARCELINO JR	36560 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
472	04-26-21-0150-00900-0090	PROPHETE KERLINE FOUCHE & RICARDO	36574 SMITHFIELD LANE	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
473	04-26-21-0150-00900-0100	OLADUNJOYE ALABA THOMAS & BLESSING NGOZI	36582 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
474	04-26-21-0150-00900-0110	LESPIER JANICE KARINA CRUZ & SALVADOR CRUZ	36588 SMITHFIELD LN	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
475	04-26-21-0150-01200-0010	SOTO HERNANDEZ DORIS ALEXANDRA	6429 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
476	04-26-21-0150-01200-0020	CARSON ALYSSA NOELLE & GOST MATTHEW ERWIN	6425 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
477	04-26-21-0150-01200-0030	DING JIANXUN	ROOM 91 UNIT 19 NO 5 ZHONGG			0	0	\$7,690.49	\$527.38
478	04-26-21-0150-01200-0040	VEDRENNE NANNETT METILA TUPAZ & MARK	6411 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
479	04-26-21-0150-01200-0050	AUDET DALE C & HELGENBERGER JULE EN	6399 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
480	04-26-21-0150-01200-0060	VEIGA PERICLES J	6393 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
481	04-26-21-0150-01200-0070	PITTSENBARGER ALEC DALE & CHLOE	6381 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
482	04-26-21-0150-01200-0080	ROSADO IMAD TAYSER ABED & ORTIZ ANA M ROSADO	6373 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
483	04-26-21-0150-01200-0090	NICHOLS BENJAMIN ANTHONY & JOLENE BRIANA	6365 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
484	04-26-21-0150-01200-0100	PIANTERI JOSEPH GEORGE & KEILA ESTHER SOLANO	6359 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
485	04-26-21-0150-01200-0110	GUTIERREZ DAVID JONATHAN & ESCOBAR KAREN	6353 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
486	04-26-21-0150-01200-0120	ABANG ETIA D	6347 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
487	04-26-21-0150-01200-0130	CRUZ EDWIN & EVELYN	6341 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
488	04-26-21-0150-01200-0140	KARIM SAJIA S	6335 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
489	04-26-21-0150-01200-0150	LATIMER ANDREA & ST VALL ROLAND	6327 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
490	04-26-21-0150-01200-0160	HARRIS BRITANNY MICHELLE	6321 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
491	04-26-21-0150-01200-0170	SERPA LODYDANY PEREZ	6309 TEN ACRE CT	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
492	04-26-21-0150-01200-0180	QASIM ALWATHIQ BELLAH IBRAHIM	36657 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
493	04-26-21-0150-01200-0190	COMPTON BENJAMIN CURTIS & JESSENLIA DANIELLE	36651 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
494	04-26-21-0150-01200-0200	NARVAEZ SEGUNDA MILAGROS	36639 GARDEN WALL WAY	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
495	04-26-21-0150-01200-0210	SWITZER WRAY ANTHONY	6288 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
496	04-26-21-0150-01200-0220	PEGUERO ANGEL DARIO CUSTODIO	6300 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
497	04-26-21-0150-01200-0230	RODRIGUEZ DANYER L	6304 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
498	04-26-21-0150-01200-0240	RIVERA NADIA ALESSANDRA & MERCED LUIS	6312 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
499	04-26-21-0150-01200-0250	LEVERETTE NECHELLE PATRICE & AGOSTINI DANIEL	6324 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
500	04-26-21-0150-01200-0260	MAHER JOSEPH & BRITANNY	6330 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
501	04-26-21-0150-01200-0270	BOWMAN REGINALD CORTEZ & EDWARDS ALICIA CANTY	6342 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
502	04-26-21-0150-01200-0280	JOHNSTON MARK RYAN & PAIGE NICOLE	6348 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
503	04-26-21-0150-01200-0290	SIMMS DAVID CARTER & NORRISHAW N CRYSTAL	6356 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
504	04-26-21-0150-01200-0300	PESANTE JOSE JAVIER O & MATEO KARENLY N	6364 BEVERLY HILLS DR	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
505	04-26-21-0160-00500-0080	TERRERO ORDIZ MANUEL & PEPTO PHOEBE A	6505 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
506	04-26-21-0160-00500-0090	SEITZ DANINE ELIZABETH	6497 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
507	04-26-21-0160-00500-0100	JONES KYLE CHANDLER & LITA MONIQUE	6489 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
508	04-26-21-0160-00500-0110	CUERO LIZA & VARAS LUIS MONTESEDOCA	6481 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
509	04-26-21-0160-00500-0120	ABRAMS ANNETTE	6469 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
510	04-26-21-0160-00500-0130	PEREZ JUAN GABRIEL & FLORES JULIE JACKSELL ORTEGA	6461 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
511	04-26-21-0160-00500-0140	ALDURI HUMAS S & AL-DORI SALMAN A & SAYDI HIYAM I	6453 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
512	04-26-21-0160-00500-0150	CORREA JOHN ANDREW & TORRES NILSA	6445 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
513	04-26-21-0160-00500-0160	SALTERS CONSTANCE	6439 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
514	04-26-21-0160-00500-0170	RAMOS RAFAEL	6425 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
515	04-26-21-0160-00500-0180	CARPIO CARLOS ALBERTO & CARPIO ADOLFO O	6417 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
516	04-26-21-0160-00500-0190	JOHNSON NASSIA SHANTA & TYRONE CLEVELAND JR	6413 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
517	04-26-21-0160-00500-0200	THALLURU LAKSHMI PRIYANKA & RAMACHANDRA SURYA PE	6399 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
518	04-26-21-0160-00500-0210	ULCEN CATHERINE A	6391 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
519	04-26-21-0160-00500-0220	SONG JINGYUAN	6383 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
520	04-26-21-0160-00500-0230	FLOREZ NAOMI VIOLET & NICOLAS JR	6375 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
521	04-26-21-0160-00500-0240	MORALES KIARA CONCEPCION & JIMENEZ ANGELA C	6363 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
522	04-26-21-0160-00500-0250	CARDONA INVESTMENT SERVICES LLC	7909 N ROME AVE	TAMPA	FL	33604	SF 45	\$7,690.49	\$527.38
523	04-26-21-0160-00500-0260	PALENCIA SACHIN KUMAR & SANGA SWATHI	6347 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
524	04-26-21-0160-02600-0010	NOEL NESLY JEAN & BAPTISTE SUZANNE JEAN	6670 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
525	04-26-21-0160-02600-0020	COLLIER BORDER KYLIE M	6656 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
526	04-26-21-0160-02600-0030	MCLENDON DEVONTE	6648 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
527	04-26-21-0160-02600-0040	FODE DAN N M & CORY L	112 V TURNPIKE AVE	BISMARCK	ND	58051	SF 45	\$7,690.49	\$527.38
528	04-26-21-0160-02600-0050	SL PROFESSIONAL MANAGEMENT LLC	6636 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
529	04-26-21-0160-02600-0060	VAN MOI & NGUYEN KALEY ANH	6622 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
530	04-26-21-0160-02600-0070	MANSOOR NOAS	6614 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
531	04-26-21-0160-02600-0080	COOPER ALEXANDRA MICHELLE & BALLESTE STEPHANIE A	6576 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
532	04-26-21-0160-02600-0090	VALENTINO MICHAEL JOSEPH & ALEXA LEIGH	6564 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
533	04-26-21-0160-02600-0100	RICHARDSON PRECIOUS BONTRICE & DAMON	6538 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
534	04-26-21-0160-02600-0110	PALMER ASHLEY LAUREN	6502 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
535	04-26-21-0160-02600-0120	BOLANOS JOSE A S & SALAS GEORGEANNA G S	6494 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
536	04-26-21-0160-02600-0130	MCELROY NOAH ALEXANDER	6486 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
537	04-26-21-0160-02600-0140	CALLEGARI CARLOS & DE CALLEGARI ESTHER SANCHEZ	6478 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
538	04-26-21-0160-02600-0150	MONTIEL MARCOS EDUARDO MENESES	6470 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
539	04-26-21-0160-02600-0160	GONZALEZ NEGRON ANGEL OBED	6462 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
540	04-26-21-0160-02600-0170	CASTRO CARMEN DELIA & VILASECO ENRIQUE	6450 BACK FORTY LOOP	EPHYRHILLS	FL	33541	SF 45	\$7,690.49	\$527.38
541	04-26-21-0140-00200-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55	\$7,690.49	\$527.38
542	04-26-21-0140-00200-0020	BEHAL VIJAY K & BEHAL ADARSH	6765 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
543	04-26-21-0140-00200-0030	MELLENDEZ ELSIE RIVERA & HERNANDEZ RAFAEL B	6751 BAR S BAR TRAIL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
544	04-26-21-0140-00200-0040	ROMAN YAREMI A DEL RIO & MARTIN STEPHEN D	6743 BAR S BAR TRAIL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
545	04-26-21-0140-00200-0050	BEIRO LUCAS RAY & MORALES ALEJANDRA	6725 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
546	04-26-21-0140-00200-0060	VASQUEZ JUAN & ANGELA M	6727 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
547	04-26-21-0140-00200-0070	BELLE JOSETTE EVANGELINE & GRIFFIN KIMBERLY	6719 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
548	04-26-21-0140-00200-0080	ADEB DAVID ALBER	6711 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
549	04-26-21-0140-00200-0090	STOKEL DOUGLAS KEVIN & NORMA JO	6703 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
550	04-26-21-0140-00200-0100	MANGANO DARLEN	6689 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
551	04-26-21-0140-00200-0110	SEAY VANESSA	6677 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
552	04-26-21-0140-00200-0120	OVERDEER CALEB ALLEN & NICOLE MARIE	6665 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
553	04-26-21-0140-00300-0010	MILLER SUZETTE & NEAL LIVING TRUST	1700 HUBBARD RD	MONROE	MI	48161	SF 55	\$7,690.49	\$527.38
554	04-26-21-0140-00300-0020	MCEWAN CHAD EUGENE & TIFFANY PAIGE	6629 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
555	04-26-21-0140-00300-0030	DAVIS MELANIE V	6617 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
556	04-26-21-0140-00300-0040	DESROSIERS JASON SCOTT	6605 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
557	04-26-21-0140-00300-0050	STEPHENS CHRISTOPHER M & HILLARY M	6597 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
558	04-26-21-0140-00300-0060	WHITTING JOHN E & ODOM SHELTON	6585 BAR S BAR TRL	EPHYRHILLS	FL	33541	SF 55	\$7,690.49	\$527.38
559	04-26-21-0140-00300-0070	DUGAZON JASON	6573 BAR S BAR TRL	EPHYRH					

584	04-26-21-0150-01000-0040	CARRION MARIA E LOISA & FE RNANDE Z ALBERTO T	36548 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
585	04-26-21-0150-01000-0050	AVENIA ALLISON J NELL & AVENIA MARTHA EUGENIA	36560 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
586	04-26-21-0150-01000-0060	SPRAUVE LESLIE DELANO	36568 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
587	04-26-21-0150-01000-0070	HAVE LY VIRGINIA & HAVE LY LOUVENIA & ET AL	36576 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
588	04-26-21-0150-01000-0080	CHANDRASE KARAN SRIDHAR	36590 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
589	04-26-21-0150-01000-0090	BAAZAOUI MONCE F AMOR & LAMIA M	36598 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
590	04-26-21-0150-01000-0100	RAMIRE Z YHONNY ALEXANDER CHACON & MIZAR DOUGLE	36606 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
591	04-26-21-0150-01000-0110	BOTTS JEFFREY WAYNE	36618 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
592	04-26-21-0150-01000-0120	AYBAR CESAR A & AYBAR SHARON G	36630 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
593	04-26-21-0150-01000-0130	INIGUEZ DAVID VICENTE & RHONDA	36642 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
594	04-26-21-0150-01000-0140	BAIN ALICIA & DANIEL HU' LDA BAIN	36654 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
595	04-26-21-0150-01000-0150	PATE L SHILPA	36662 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
596	04-26-21-0150-01000-0160	TOMAK EMILY ANNE & DUCA JOSE PH FRANK JR	36674 GARDEN WALL WAY	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
597	04-26-21-0150-01000-0170	LE NNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	SF 55'		\$7,680.49	\$527.38
598	04-26-21-0150-01000-0180	LE NNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 6	TAMPA	FL	33607-5732	SF 55'		\$7,680.49	\$527.38
599	04-26-21-0150-01000-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55'		\$7,680.49	\$527.38
600	04-26-21-0150-01000-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55'		\$7,680.49	\$527.38
601	04-26-21-0150-01200-0310	DE SAI SANJEE V & DE SAI ALPA SANJEE V	9 GREAT OAKS DRIVE	NEW CITY	NY	10956	SF 55'		\$7,680.49	\$527.38
602	04-26-21-0150-01200-0320	KAHVE COGULU ANA CE CILIA & SEDAT	6388 BEVERLY HILLS DR	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
603	04-26-21-0150-01200-0330	DE EN GORIOLA OLAYEMI	6400 BEVERLY HILLS DR	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
604	04-26-21-0160-00300-0180	GARCIA E SCAROLYN & SANCHE Z YOVANNY RAINIER COLON	36527 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
605	04-26-21-0160-00300-0190	KRAUS MEGAN LYNN & CHRISTOPHE JOHN	36513 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
606	04-26-21-0160-00300-0200	OCHOA JUAN ERNE STO & PATINO ANYI	36501 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
607	04-26-21-0160-00300-0210	CORBIN VIGILANT MELISSA & VIGILANT JOHN	36493 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
608	04-26-21-0160-00300-0220	DALAL SHANTE SH & HINCHIGE RI KIRAN	36485 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
609	04-26-21-0160-00300-0230	CINTRON KEILA ENCHAUTE GUI	36561 FLATS STRE ET	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
610	04-26-21-0160-00300-0240	FOUAD GEORGE FAKHRY & HANAA S	36465 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
611	04-26-21-0160-00300-0250	THOMAS LISA LYNN & FOSTER ALLEN DINE	36451 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
612	04-26-21-0160-00300-0260	MISHRA ASHISH KUMAR & GOEL ABHINAV	19215 MOSSY PINE DR	TAMPA	FL	33647	SF 55'		\$7,680.49	\$527.38
613	04-26-21-0160-00300-0270	SANDOVAL HECTOR	36431 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
614	04-26-21-0160-00300-0280	ROBINSON CHRISTOPHER CHARLES & JESSICA JOY	36419 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
615	04-26-21-0160-00400-0010	MIKHAIL E DWARD & HOWAIDA	36385 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
616	04-26-21-0160-00400-0020	BMR INVESTMENTS OF TAMPA LLC	36379 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
617	04-26-21-0160-00400-0030	SIMMS TASHALEE T WHITE & OSCAR A & SIMMONS GAIL	36365 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
618	04-26-21-0160-00400-0040	DE SRUISSAUX JEAN ELLY & MILLER MALINDA M & DE SRUISS	36357 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
619	04-26-21-0160-00400-0050	SL PROFESSIONAL MANAGEMENT LLC	4931 TURTLE CREEK TRL	OLDSMAR	FL	34677	SF 55'		\$7,680.49	\$527.38
620	04-26-21-0160-00400-0060	SULLIVAN SYDNEY LYNN & KUMALA JOSE PH PATRICK	36331 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
621	04-26-21-0160-00400-0070	LINDSAY ANTHONY HARPER JR & SILVIA C	6645 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
622	04-26-21-0160-00400-0080	BMR INVESTMENTS OF TAMPA LLC	6633 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
623	04-26-21-0160-00400-0090	PEREZ ADRIANA I ANSELMI & MARIN JOSE M GUERE RE	6619 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
624	04-26-21-0160-00400-0100	BROWN REMONO ROD	6611 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
625	04-26-21-0160-00400-0110	BOBBA LAKSHMI DEE PTHI & GUMMAI BALAKRISHNA	6603 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
626	04-26-21-0160-00400-0120	BARNETT JUSTIN & MONTGOMERY GLENDA	6591 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
627	04-26-21-0160-00400-0130	STANLEY DEREK	6585 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
628	04-26-21-0160-00400-0140	PENA ALIRIO R COLOMO & JIMENEZ HILMAR D TOVAR	6581 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
629	04-26-21-0160-00500-0010	NUNEZ DANIEL & MARLE X DYANALIS	6561 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
630	04-26-21-0160-00500-0020	TORRES ROBERTO	6553 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
631	04-26-21-0160-00500-0030	MOHAMME MSME HEDRIS SOILMAN & MUSMAH SUHAD MOU	6545 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
632	04-26-21-0160-00500-0040	MERCAIDO GREXIMAR ROHENA & JOSE ANGEL	6537 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
633	04-26-21-0160-00500-0050	JUMAN SHANIE ZA	6529 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
634	04-26-21-0160-00500-0060	ORTIZ SMITH GLORIA SAYIRA & SMITH JOSHUA ANTONIO	6521 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
635	04-26-21-0160-00500-0070	GRACIA ROSA & JAMES	6513 BACK FORTY LOOP	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
636	04-26-21-0160-01500-0010	KANCHANAM SUDHAKAR & VOOTLA PRIYA SUDARSHAN	36526 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
637	04-26-21-0160-01500-0020	GEORGES JUDITH & BRIFL EMANIE L	36512 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
638	04-26-21-0160-01500-0030	SUAZO SORAYA SAMARIA TERRE RO GALARZA DE	36504 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
639	04-26-21-0160-01500-0040	SRR VENTURES LLC	19333 EAGLE CREEK LN	TAMPA	FL	33647	SF 55'		\$7,680.49	\$527.38
640	04-26-21-0160-01500-0050	SPARKS ERICA ANGE LA & EMERY E	36484 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
641	04-26-21-0160-01500-0060	MONELLI MARK C & TINA M	36476 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
642	04-26-21-0160-01500-0070	JAMIL FAIZAN & GHAZI LUBNA KHALID	36462 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
643	04-26-21-0160-01500-0080	RAGSDALE STEPHEN & OGRADY RAGSDALE SHANNON	36454 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
644	04-26-21-0160-01500-0090	TRAN LIEU THI DANG & TUYEN QUANG	36442 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
645	04-26-21-0160-01500-0100	RAYMOND SCOTT ANTHONY & STEPHANIE DANIE LLE	36430 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
646	04-26-21-0160-01600-0010	DE SAI TARUN & AKSHANTALA AAMANI	36382 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
647	04-26-21-0160-01600-0020	ROLLAN JOSHUA FIGUEROA	36370 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
648	04-26-21-0160-01600-0030	ROTH LISA ANNE CROWELL IRA TRUST LLC	36362 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
649	04-26-21-0160-01600-0040	CALDERON YESICA CABANZO	36354 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
650	04-26-21-0160-01600-0050	STANLEY SARDIA ROSE MAURE N & SANCHEZ MARION ALPH	143 WASHINGTON ST 2FL	POUGHKEEPSIE	NY	12601	SF 55'		\$7,680.49	\$527.38
651	04-26-21-0160-01600-0060	DURAND XIOMARA & ROBERT LEE	36330 FLATS ST	ZE PHYRHILLS	FL	33541	SF 55'		\$7,680.49	\$527.38
									\$5,000,000.00	\$343,321.88