

Abbott Square Community Development District

May 11, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 255 393 950 682 843 PASSCODE: 7AE9ug6B

Join Meeting Now

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Abbott Square Community Development District

Board of Supervisors

Tanya Benton, Chairman
Malinda Desruisseaux, Vice Chairperson
Lori Campagna, Assistant Secretary
Mark Monelli, Assistant Secretary
Kelly Evans, Assistant Secretary

District Staff

Alize Aninipot, District Manager
Michael Perez, District Manager
Vivek Babbar, District Counsel
Tyson Waag, District Engineer
Jason Liggett, Field Manager
Lucus Mc Donald, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Monday, May 11, 2026, at 5:30 p.m.

The Regular Meeting of the **Abbott Square Community Development District** will be held on **May 11, 2026 at 5:30 p.m. at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, FL 33541.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Meeting ID: 255 393 950 682 843

Passcode: 7AE9ug6B

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. CONSENT AGENDA

A. Acceptance of the Financial Reports and Check Register (March 2026).....Page 4

B. Consideration of the Regular Meeting Minutes (April 13, 2026).....Page 69

4. STAFF REPORTS

A. District Engineer

i. Consideration of the ACPLM for Restriping Proposals.....Page 75

ii. Consideration of Parking ProposalsPage 97

B. Onsite Manager Report.....Page 108

i. Consideration of Grill Repair Proposal.....Page 109

C. District Counsel

D. Field Manager

i. Review of the Field Inspection Report.....Page 111

E. District Manager

i. Discussion of FY 2027 Proposed Budget

ii. Discussion of Form 1 Submission Requirements

F. Update on HOA Community Events

5. BUSINESS ITEMS

- A. Consideration of Resending Resolution 2026-03; General Election.....Page 120
- B. Announcing the Number of Qualified Registered Voters in the District – #758.....Page 122
- C. Consideration of Resolution 2026-06; Designating Officers.....Page 123

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*Abbott Square
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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	
ASSETS								
Cash - Operating Account	\$ 657,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 657,850
Accounts Receivable - Other	1,245	-	-	-	-	-	-	1,245
Due From Other Funds	-	680	1,261	-	-	-	-	1,941
Investments:								
Acq. & Construction - Other	-	-	-	76,357	-	-	-	76,357
Acquisition & Construction Account	-	-	-	20,674	266	-	-	20,940
Construction Fund	-	-	-	181,274	-	-	-	181,274
Interest Account	-	3,711	-	-	-	-	-	3,711
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	339,722	728,313	-	-	-	-	1,068,035
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	\$ 659,095	\$ 515,774	\$ 1,047,937	\$ 278,305	\$ 266	\$ 9,611,294	\$ 8,980,000	\$ 21,092,671
LIABILITIES								
Accounts Payable	\$ 2,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,768
Due To Developer	6,000	-	-	-	-	-	-	6,000
Bonds Payable	-	-	-	-	-	-	8,980,000	8,980,000
Due To Other Funds	1,941	-	-	-	-	-	-	1,941
Other Long-Term Liabilities	-	-	-	-	-	1,176,241	-	1,176,241
TOTAL LIABILITIES	10,709	-	-	-	-	1,176,241	8,980,000	10,166,950

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND SERIES 2025	DEBT SERVICE FUND SERIES 2022	CAPITAL PROJECTS FUND SERIES 2025	CAPITAL PROJECTS FUND SERIES 2022	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	515,774	1,047,937	-	-	-	-	1,563,711
Capital Projects	-	-	-	278,305	266	-	-	278,571
Unassigned:	648,386	-	-	-	-	8,435,053	-	9,083,439
TOTAL FUND BALANCES	648,386	515,774	1,047,937	278,305	266	8,435,053	-	10,925,721
TOTAL LIABILITIES & FUND BALANCES	\$ 659,095	\$ 515,774	\$ 1,047,937	\$ 278,305	\$ 266	\$ 9,611,294	\$ 8,980,000	\$ 21,092,671

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES				
Interest - Investments	\$ -	\$ 11,445	\$ 11,445	0.00%
Rental Income	-	1,050	1,050	0.00%
Special Assmnts- Tax Collector	871,373	858,176	(13,197)	98.49%
TOTAL REVENUES	871,373	870,671	(702)	99.92%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,400	7,600	36.67%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	7,500	7,500	50.00%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	6,770	18,230	27.08%
District Engineer	10,000	2,549	7,451	25.49%
District Manager	49,440	24,720	24,720	50.00%
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	173	1,327	11.53%
Tax Collector/Property Appraiser Fees	10,229	150	10,079	1.47%
Bank Fees	500	-	500	0.00%
Payroll Services	-	20	(20)	0.00%
Website Administration	1,553	1,553	-	100.00%
Dues, Licenses and Fees	175	175	-	100.00%
Total Administration	160,341	79,185	81,156	49.39%

Electric Utility Services

Electric Utility Services	3,600	10,249	(6,649)	284.69%
Street Lights	94,485	48,469	46,016	51.30%
Total Electric Utility Services	98,085	58,718	39,367	59.86%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>Landscape Services</u>				
Contracts Trash Removal	18,000	7,500	10,500	41.67%
Landscape Maintenance - Contract	148,464	77,815	70,649	52.41%
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%
Wetland Maintenance	7,500	-	7,500	0.00%
R&M-Trail Maintenance	7,500	4,975	2,525	66.33%
Parks Maintenance	10,000	-	10,000	0.00%
Retention Pond Maintenance	8,600	300	8,300	3.49%
Irrigation Maintenance	2,500	(756)	3,256	-30.24%
Aquatic Maintenance	22,900	1,963	20,937	8.57%
Misc-Contingency	20,000	2,740	17,260	13.70%
Total Landscape Services	294,640	96,416	198,224	32.72%
<u>Amenities</u>				
Onsite Payroll	88,500	56,329	32,171	63.65%
Payrol Taxes & Admin Fee	19,000	-	19,000	0.00%
Management Services	36,000	17,701	18,299	49.17%
Pressure Washing	5,000	3,350	1,650	67.00%
Pest Control	2,340	1,365	975	58.33%
Security Camera	500	-	500	0.00%
Landscape Maint Contract	26,787	19,050	7,737	71.12%
Furniture/Furnishings	2,000	-	2,000	0.00%
Pool Maintenance	21,000	12,044	8,956	57.35%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	769	731	51.27%
Janitorial Maintenance	26,787	15,035	11,752	56.13%
Phone & Internet	863	379	484	43.92%
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%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
General Maintenance	5,000	2,774	2,226	55.48%
Irrigation Repairs	1,300	1,250	50	96.15%
Well Pump Repairs	1,450	9,210	(7,760)	635.17%
Mulch	10,000	2,100	7,900	21.00%
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	5,928	(928)	118.56%
Trash/Waste	6,500	4,026	2,474	61.94%
Building Maintenance	2,500	1,227	1,273	49.08%
Access Keys/Cards	300	5,205	(4,905)	1735.00%
Holiday Decorations	2,500	4,250	(1,750)	170.00%
Cleaning Supplies	3,000	311	2,689	10.37%
Water & Sewer - Clubhouse	5,500	3,681	1,819	66.93%
Pool Permits	280	-	280	0.00%
Furniture/Furnishings	2,500	-	2,500	0.00%
Total Amenities	318,307	184,552	133,755	57.98%
TOTAL EXPENDITURES	871,373	418,871	452,502	48.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	451,800	451,800	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		196,586		
FUND BALANCE, ENDING		\$ 648,386		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES				
Interest - Investments	\$ -	\$ 5,613	\$ 5,613	0.00%
Special Assmnts- Tax Collector	-	338,123	338,123	0.00%
TOTAL REVENUES	-	343,736	343,736	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	-	296,149	296,149	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	3,368	3,368	0.00%
Operating Transfers-Out	-	(3,011)	(3,011)	0.00%
TOTAL FINANCING SOURCES (USES)	-	357	357	0.00%
Net change in fund balance	\$ -	\$ 296,506	\$ 296,506	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		219,268		
FUND BALANCE, ENDING		\$ 515,774		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES				
Interest - Investments	\$ -	\$ 14,003	\$ 14,003	0.00%
Special Assmnts- Tax Collector	639,163	627,079	(12,084)	98.11%
TOTAL REVENUES	639,163	641,082	1,919	100.30%
EXPENDITURES				
Debt Service				
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	-	399,876	399,876	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		648,061		
FUND BALANCE, ENDING		\$ 1,047,937		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES				
Interest - Investments	\$ -	\$ 4,859	\$ 4,859	0.00%
TOTAL REVENUES	-	4,859	4,859	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,859	4,859	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	3,011	3,011	0.00%
Operating Transfers-Out	-	(3,368)	(3,368)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(357)	(357)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 4,502</u>	<u>\$ 4,502</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		273,803		
FUND BALANCE, ENDING		<u>\$ 278,305</u>		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Capital Projects Fund Series 2022 (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
TOTAL REVENUES	-	5	5	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	5	5	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		261		
FUND BALANCE, ENDING		<u>\$ 266</u>		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
General Fixed Assets Fund (900)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,435,053		
FUND BALANCE, ENDING		<u>\$ 8,435,053</u>		

Bank Account Statement

ABBOTT SQUARE CDD

Monday, April 27, 2026

Page 1

LMCDONALD

Bank Account No. 2901

Statement No. 26-03

Statement Date 03/31/2026

G/L Account No. 101001 Balance	657,849.58	Statement Balance	702,868.45
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	702,868.45
Subtotal	657,849.58	Outstanding Checks	-45,018.87
Negative Adjustments	0.00	Ending Balance	657,849.58
Ending G/L Balance	657,849.58		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
03/27/2026	Payment	100213	INNERSYNC STUDIO	Inv: INV-SN-1335			-1,552.50
03/27/2026	Payment	100215	STRALEY ROBIN VERICKER	Inv: 28100			-3,075.00
03/27/2026	Payment	100216	STANTEC CONSULTING SERVICES	Inv: 2532486			-2,549.00
03/27/2026	Payment	100218	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2080			-2,648.43
03/27/2026	Payment	100220	PASCO CNTY PROPERTY APPRAISER	Inv: 26018			-150.00
03/27/2026	Payment	100221	HOME ENCOUNTER LLC	Inv: 123125-1LAS, Inv: 013126-, Inv: 022826-1LAS,			-34,544.57
03/31/2026	Payment	300060	CITY OF ZEPHYRHILLS	Inv: 310147-ACH			-499.37
Total Outstanding Checks							-45,018.87

Outstanding Deposits

Total Outstanding Deposits

Abbott Square CDD
Cash Flow Analysis - General Fund
(updated 03/31/2026)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Valley Operating Account		3.50%	\$657,850	Current Balance as of 03/31/2026
Total Account Balances			\$657,850	

Cash Flow Analysis

Operating Accounts (Checking)	Mar-26
Beginning Bank Balance as of 03/31/2026	\$657,850
o/s AP as of 03/31/2026	(72,580) Cash required to finance April
Due to Debt Service Fund	1,942
Ending Balance (1)	587,212 Cash Forecast 04.30.2026
Cash in - O/S Tax Revenue	13,198
	600,410

Trend Report (See Trend Report)

October	79,321
November	70,918
December	67,013
January	97,523
February	16,149
March	87,949
April	
May	
June	
July	
August	
September	
	418,873
	6
	69,812 Average based on actuals/number of months
	2,768 AP 03.31.2026
	72,580

**ABBOTT SQUARE
Community Development District**

Payment Register by Bank Account

For the Period from 3/1/26 to 3/31/26

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
VALLEY NATIONAL BANK - (ACCT# XXXXX2901)									
Manual Che	100204	03/04/26	Vendor	BUSINESS OBSERVER INC	26-00379P	2/20/26 AD for March 9th meeting	Legal Advertising	001-548002-51301	\$102.81
Manual Che	100205	03/04/26	Vendor	JAYMAN ENTERPRISES LLC	4449	February 2026 Trash Removal 7 trash cans 2x per week	Contracts Trash Removal	001-534038-57217	\$1,500.00
Manual Che	100206	03/04/26	Vendor	GLISTEN POOL SERVICE LLC	5825	3/1/26 Glisten Pool Service	Pool Maintenance	001-534078-57217	\$2,000.00
Manual Che	100207	03/04/26	Vendor	COMPLETE I.T	19384	3/1/26 CDD/HOA Email with Vault	Misc-Contingency	001-549900-53902	\$67.80
Manual Che	100208	03/04/26	Vendor	SITEX AQUATICS, LLC	10855-B	3/1/26 Aquatic Maintenance	MARCH 2026 AQUATIC MAINT	001-546995-53902	\$300.00
Manual Che	100209	03/04/26	Vendor	STEADFAST MAINTENANCE	SA-20451	2/25/26 ADA Playground Mulch	ADA Playground Mulch	001-546246-57217	\$2,100.00
Manual Che	100210	03/04/26	Vendor	INFRAMARK LLC	173083	March 2026 District Management and Field Management Services	3/1/26 DISTRICT MGMT	001-531150-51301	\$4,120.00
Manual Che	100210	03/04/26	Vendor	INFRAMARK LLC	173083	March 2026 District Management and Field Management Services	3/1/26 FIELD MGMT	001-531016-51301	\$1,250.00
Manual Che	100211	03/12/26	Vendor	STEADFAST MAINTENANCE	SA-20871	3/3/26 March Walking Trail Maintenance , Landscape Maintenance, Irrigation Maintenance and Fertiliza	3/3/26 Landscape Maintenance, Irrigation Maintenance and Fertilization and Pesticide for Community	001-534171-53902	\$11,377.00
Manual Che	100211	03/12/26	Vendor	STEADFAST MAINTENANCE	SA-20871	3/3/26 March Walking Trail Maintenance , Landscape Maintenance, Irrigation Maintenance and Fertiliza	March 2026 Walking Trail Maintenance	001-546480-57217	\$995.00
Manual Che	100212	03/24/26	Vendor	YALE HARBOR COMMUNITY MAINTENANCE INC	2076-A	MARCH MONTHLY SERVICE	Janitorial Maintenance	001-53800-57217	\$1,950.00
Manual Che	100213	03/27/26	Vendor	INNERSYNC STUDIO	INV-SN-1335	March 2026 ADA Compliant Website Services	Website Administration	001-549936-51301	\$1,552.50
Manual Che	100214	03/27/26	Vendor	GIG FIBER, LLC	6333	March 2026 Street leaf ph 1 and ph 2	Street Lights	001-543057-53100	\$7,776.50
Manual Che	100215	03/27/26	Vendor	STRALEY ROBIN VERICKER	28100	District Counsel For Professional Services Rendered Through February 28, 2026	For Professional Services Rendered Through February 28, 2026	001-531146-51301	\$3,075.00
Manual Che	100216	03/27/26	Vendor	STANTEC CONSULTING SERVICES	2532486	2/24/26 District Engineer Services	District Engineer	001-531147-51301	\$2,549.00
Manual Che	100217	03/27/26	Vendor	STEADFAST MAINTENANCE	SA-20892	March 2026 Amenity Center Landscape Maintenance, Irr Wet check, rid o rust	Landscape Maint Contract	001-534050-57217	\$1,894.00
Manual Che	100217	03/27/26	Vendor	STEADFAST MAINTENANCE	SA-20892	March 2026 Amenity Center Landscape Maintenance, Irr Wet check, rid o rust	March 2026 Amenity Center Rid O Rust	001-546215-57217	\$497.83
Manual Che	100217	03/27/26	Vendor	STEADFAST MAINTENANCE	SA-21526	April 2026 Walking Trail Maintenance and Landscape Maintenance for Community	Landscape Maintenance for Community	001-534171-53902	\$11,377.00
Manual Che	100217	03/27/26	Vendor	STEADFAST MAINTENANCE	SA-21526	April 2026 Walking Trail Maintenance and Landscape Maintenance for Community	April 2026 Walking Trail Maintenance	001-546480-53902	\$995.00
Manual Che	100217	03/27/26	Vendor	STEADFAST MAINTENANCE	SA-21529	April 2026 Irrigation Wet Check, Rid o Rust, and Landscape Maintenance Services for Abbott Amenity C	April 2026 Irrigation Wet Check, and Landscape Maintenance Services for Abbott Amenity Center	001-534050-57217	\$1,894.00
Manual Che	100217	03/27/26	Vendor	STEADFAST MAINTENANCE	SA-21529	April 2026 Irrigation Wet Check, Rid o Rust, and Landscape Maintenance Services for Abbott Amenity C	April 2026 Rid O Rust System Amenity Center	001-546215-57217	\$497.83
Manual Che	100218	03/27/26	Vendor	YALE HARBOR COMMUNITY MAINTENANCE INC	2080	3/22/26 Yale Harbour Services, Monthly April Cleaning, Grill Cleaning 3/2/26, Cleaning Supplies, Add	3/22/26 Yale Harbour Cleaning Supplies	001-551003-57217	\$148.43
Manual Che	100218	03/27/26	Vendor	YALE HARBOR COMMUNITY MAINTENANCE INC	2080	3/22/26 Yale Harbour Services, Monthly April Cleaning, Grill Cleaning 3/2/26, Cleaning Supplies, Add	3/22/26 Yale Harbour Services, Monthly April Cleaning, Additional cleaning contract	001-53800-57217	\$2,350.00
Manual Che	100218	03/27/26	Vendor	YALE HARBOR COMMUNITY MAINTENANCE INC	2080	3/22/26 Yale Harbour Services, Monthly April Cleaning, Grill Cleaning 3/2/26, Cleaning Supplies, Add	Grill Cleaning 3/2/2026 amenity center	001-546176-57217	\$150.00
Manual Che	100219	03/27/26	Vendor	INFRAMARK LLC	1165572	2/25/26 Pool Pavers Repair	Sidewalk, Pavement, Signage R&M	001-546720-57217	\$125.00
Manual Che	100220	03/27/26	Vendor	PASCO CNTY PROPERTY APPRAISER	26018	3/9/26 Annual Renewal Fee from Pasco County Property Appraiser	Tax Collector/Property Appraiser Fees	001-549114-51301	\$150.00
Manual Che	100221	03/27/26	Vendor	HOME ENCOUNTER LLC	123125-1LAS	12/31/25 Additional Payroll Reimbursement	Onsite Payroll	001-512002-57217	\$5,136.08
Manual Che	100221	03/27/26	Vendor	HOME ENCOUNTER LLC	022826-1LAS	February 2026 Folio General Amenity Management	Management Services	001-531093-57217	\$9,688.13
Manual Che	100221	03/27/26	Vendor	HOME ENCOUNTER LLC	013126-	1/31/26 Jan Payroll Reimbursement and office supplies reimbursement	January 2026 Payroll Reimbursement	001-512002-57217	\$9,870.00
Manual Che	100221	03/27/26	Vendor	HOME ENCOUNTER LLC	013126-	1/31/26 Jan Payroll Reimbursement and office supplies reimbursement	1/31/26 Amazon Credit card Office Supplies	001-551003-57217	\$162.23
Manual Che	100221	03/27/26	Vendor	HOME ENCOUNTER LLC	030126-	March 2026 Amenity Management Services	Management Services	001-531093-57217	\$9,688.13
Manual Che	300052	03/02/26	Vendor	CITY OF ZEPHYRHILLS	296657- ACH	JAN 2026 Water and Sewer	Water & Sewer - Clubhouse	201-552015-57217	\$499.93
Manual Che	300054	03/23/26	Vendor	DOORKING, INC	2723076-ACH	2/23/26 Door King Subscription for Data Storage	Phone & Internet	001-541016-57217	\$62.95
Manual Che	300055	03/27/26	Vendor	DUKE ENERGY	030626-4247-ACH	March 2026 Duke Energy for Feb 5- Mar 4 Meter number 8347795	Electric Utility Servces	001-543041-53100	\$151.23
Manual Che	300056	03/27/26	Vendor	DUKE ENERGY	030626-7996-ACH	March 2026 Duke Energy for Feb 5- Mar 4 Meter number 8343958	Electric Utility Servces	001-543041-53100	\$190.78
Manual Che	300057	03/27/26	Vendor	DUKE ENERGY	030626-8253-ACH	March 2026 Duke Energy for Feb 5- Mar 4 Meter number 8343853	Electric Utility Servces	001-543041-53100	\$136.59
Manual Che	300058	03/27/26	Vendor	DUKE ENERGY	030626-5230-ACH	March 2026 Duke Energy for Feb 5- Mar 4	Electric Utility Servces	001-543041-53100	\$124.84
Manual Che	300059	03/27/26	Vendor	DUKE ENERGY	030626-0417-ACH	March 2026 Duke Energy for Feb 5- Mar 4 Meter number 9918943	Electric Utility Servces	001-543041-53100	\$1,056.40
Manual Che	300060	03/31/26	Vendor	CITY OF ZEPHYRHILLS	310147-ACH	March 2026 City of Zephyrhills Water Bill	Water & Sewer - Clubhouse	001-552015-57217	\$499.37
Manual Che	300061	03/13/26	Vendor	ADP INC	030626-1870-ACH	3/13/26 ADP Payroll	Payroll Services	001-549405-51301	\$20.40
Account Total									\$98,081.76

Total Amount Paid \$98,081.76

ABBOTT SQUARE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BUSINESS OBSERVER INC	2/20/2026	26-00379P	\$102.81			2/20/26 AD for March 9th meeting
BUSINESS OBSERVER INC	3/13/2026	26-00136P-A	\$70.00		\$172.81	Legal Advertising
CITY OF ZEPHYRHILLS	2/10/2026	296657- ACH	\$499.93			JAN 2026 Water and Sewer
CITY OF ZEPHYRHILLS	1/10/2026	281992- ACH	\$23.94			JAN WATER SVC
CITY OF ZEPHYRHILLS	3/10/2026	310147-ACH	\$499.37		\$1,023.24	March 2026 City of Zephyrhills Water Bill
COMPLETE I.T	3/1/2026	19384	\$67.80			3/1/26 CDD/HOA Email with Vault
DOORKING, INC	3/23/2026	2723076-ACH	\$62.95			2/23/26 Door King Subscription for Data Storage
DUKE ENERGY	3/6/2026	030626-8253-ACH	\$136.59			March 2026 Duke Energy for Feb 5- Mar 4 Meter number 8343853
DUKE ENERGY	3/6/2026	030626-7996-ACH	\$190.78			March 2026 Duke Energy for Feb 5- Mar 4 Meter number 8343958
DUKE ENERGY	3/6/2026	030626-4247-ACH	\$151.23			March 2026 Duke Energy for Feb 5- Mar 4 Meter number 8347795
DUKE ENERGY	3/6/2026	030626-5230-ACH	\$124.84			March 2026 Duke Energy for Feb 5- Mar 4
DUKE ENERGY	3/6/2026	030626-0417-ACH	\$1,056.40		\$1,659.84	March 2026 Duke Energy for Feb 5- Mar 4 Meter number 9918943
GIG FIBER, LLC	3/1/2026	6333	\$7,776.50			March 2026 Street leaf ph 1 and ph 2
GLISTEN POOL SERVICE LLC	3/1/2026	5825	\$2,000.00			3/1/26 Glisten Pool Service
HOME ENCOUNTER LLC	12/31/2025	123125-1LAS	\$5,136.08			12/31/25 Additional Payroll Reimbursement
HOME ENCOUNTER LLC	2/28/2026	022826-1LAS	\$9,688.13			February 2026 Folio General Amenity Management
HOME ENCOUNTER LLC	1/31/2026	013126-	\$9,870.00			January 2026 Payroll Reimbursement
HOME ENCOUNTER LLC	1/31/2026	013126-	\$162.23	\$10,032.23		1/31/26 Amazon Credit card Office Supplies
HOME ENCOUNTER LLC	3/1/2026	030126-	\$9,688.13		\$34,544.57	March 2026 Amenity Management Services
INFRAMARK LLC	3/1/2026	173083	\$4,120.00			3/1/26 DISTRICT MGMT
INFRAMARK LLC	3/1/2026	173083	\$1,250.00	\$5,370.00		3/1/26 FIELD MGMT
INFRAMARK LLC	3/3/2026	1165572	\$125.00		\$5,495.00	2/25/26 Pool Pavers Repair
INNERSYNC STUDIO	3/1/2026	INV-SN-1335	\$1,552.50			March 2026 ADA Compliant Website Services
JAYMAN ENTERPRISES LLC	3/1/2026	4449	\$1,500.00			February 2026 Trash Removal 7 trash cans 2x per week
LOWES	3/20/2026	032026	\$1,149.00			3/27/26 Amenity Center Refrigerator
PASCO CNTY PROPERTY APPRAISER	3/9/2026	26018	\$150.00			3/9/26 Annual Renewal Fee from Pasco County Property Appraiser
SITEX AQUATICS, LLC	3/1/2026	10855-B	\$300.00			MARCH 2026 AQUATIC MAINT

ABBOTT SQUARE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STANTEC CONSULTING SERVICES	2/24/2026	2532486	\$2,549.00			2/24/26 District Engineer Services
STEADFAST MAINTENANCE	2/25/2026	SA-20451	\$2,100.00			ADA Playground Mulch
STEADFAST MAINTENANCE	3/3/2026	SA-20871	\$11,377.00			3/3/26 Landscape Maintenance, Irrigation Maintenance and Fertilization and Pesticide for Community
STEADFAST MAINTENANCE	3/3/2026	SA-20871	\$995.00	\$12,372.00		March 2026 Walking Trail Maintenance
STEADFAST MAINTENANCE	3/4/2026	SA-20892	\$1,894.00			March 2026 Amenity Center Landscape Maintenance, Irr Wet check, rid o rust
STEADFAST MAINTENANCE	3/4/2026	SA-20892	\$497.83	\$2,391.83		March 2026 Amenity Center Rid O Rust
STEADFAST MAINTENANCE	4/1/2026	SA-21526	\$11,377.00			Landscape Maintenance for Community
STEADFAST MAINTENANCE	4/1/2026	SA-21526	\$995.00	\$12,372.00		April 2026 Walking Trail Maintenance
STEADFAST MAINTENANCE	4/1/2026	SA-21529	\$1,894.00			April 2026 Irrigation Wet Check, and Landscape Maintenance Services for Abbott Amenity Center
STEADFAST MAINTENANCE	4/1/2026	SA-21529	\$497.83	\$2,391.83	\$31,627.66	April 2026 Rid O Rust System Amenity Center
STRALEY ROBIN VERICKER	3/24/2026	28100	\$3,075.00			For Professional Services Rendered Through February 28, 2026
YALE HARBOR COMMUNITY MAINTENANCE INC	2/23/2026	2076-A	\$1,950.00			MARCH MONTHLY SERVICE
YALE HARBOR COMMUNITY MAINTENANCE INC	3/22/2026	2080	\$148.43			3/22/26 Yale Harbour Cleaning Supplies
YALE HARBOR COMMUNITY MAINTENANCE INC	3/22/2026	2080	\$2,350.00			3/22/26 Yale Harbour Services, Monthly April Cleaning, Additional cleaning contract
YALE HARBOR COMMUNITY MAINTENANCE INC	3/22/2026	2080	\$150.00	\$2,648.43	\$4,598.43	Grill Cleaning 3/2/2026 amenity center
Miscellaneous Subtotal			\$99,304.30			
TOTAL			\$99,304.30			

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00379P

Date 02/20/2026

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

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

Description	Amount
Serial # 26-00379P Public Board Meetings RE: Abbott Square Board of Supervisors Meeting on March 9, 2026 Published: 2/20/2026	\$102.81

Important Message	Paid
Please include our Serial # on your check Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	()
	Total \$102.81

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

**Abbott Square Community Development District
Notice of meeting and public hearing on proposed
recreational facilities policies, Access Fob fees, rental rates,
rental deposits, and non-resident user fees**

The Abbott Square Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt recreational facilities policies, Access Fob fees, rental rates, rental deposits, and non-resident user fees on Monday March 9, 2026 at 5:30 p.m. at the Abbott Square Clubhouse located at 6598 Bar S Bar Trail, Zephyrhills, FL 33541.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types. The proposed rates and fees are:

Access Fob Fee	\$25 per key fob
Patron Rental Rate	\$150
Patron Deposit	\$300
Non-Patron Rental Rates	\$500
Non-Patron Rental Deposit	\$300
Non-Resident Annual User Fee	\$1,800

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the agenda and revisions of the District's policies and rate and fee schedules may be obtained on the District's website at <https://www.abbottsquarecdd.net/> prior to the meeting or by contacting the District Manager's office via email at aaninipot@inframark.com.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager Alize Aninipot via the email above or via phone at 656-207-2410 for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

February 20, 2026

26-00379P

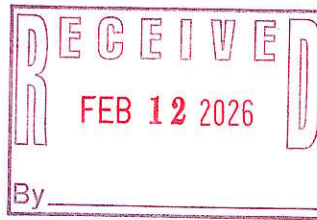
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City of Zephyrhills
 5335 8th Street
 Zephyrhills, FL 33542
 (813) 780-0015



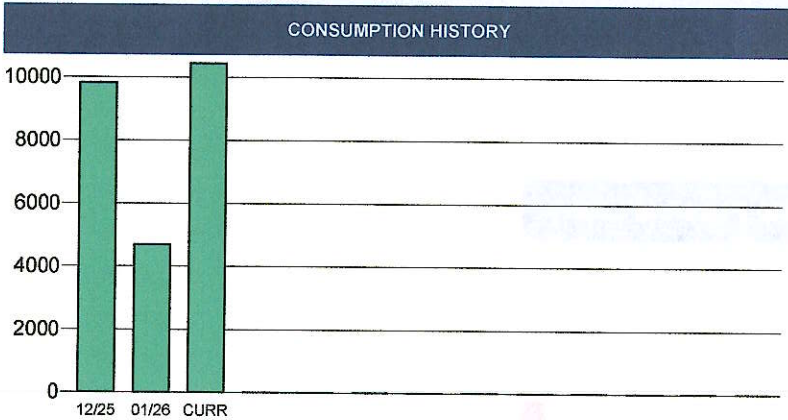
[1/1]
Utility Bill
 CUSTOMER COPY



CUSTOMER NAME	CUSTOMER NO.	PARCEL ID	SERVICE LOCATION
ABBOTT SQUARE CDD	7348	3258928	6598 BAR S BAR TRAIL

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
296657	02/10/2026	003258928	COMMERCIAL	03/03/2026

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
WATER USAGE COMMERCIAL	1571909102	A	01/02/2026	02/03/2026	648015	658441	10426	WUIC-C	\$31.90
WATER BASE COMMERCIAL			01/02/2026	02/03/2026					\$48.38
COMMERCIAL RUBBISH			01/02/2026	02/03/2026					\$157.06
SEWER USAGE COMMERCIAL			01/02/2026	02/03/2026					\$75.28
SEWER BASE COMMERCIAL			01/02/2026	02/03/2026					\$187.31



Previous Balance	\$841.02
Total Current Billing	\$499.93
Adjustments	\$0.00
Less Payments Received	\$906.02
Deposits	\$0.00
Penalties	\$65.00
Total Amount Due	\$499.93

AUTOPAY - DO NOT PAY



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

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

Utility Bill
 REMIT PORTION

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

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6598 BAR S BAR TRAIL	296657	7348	003258928	03/03/2026	\$507.44	\$499.93

ZPH0209A 3294 1 AB 0.641
 7000003371 00.0010.0144 3294/1



ABBOTT SQUARE CDD
 2005 PAN AM CIR SUITE 300
 USA
 TAMPA FL 33607-6008



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



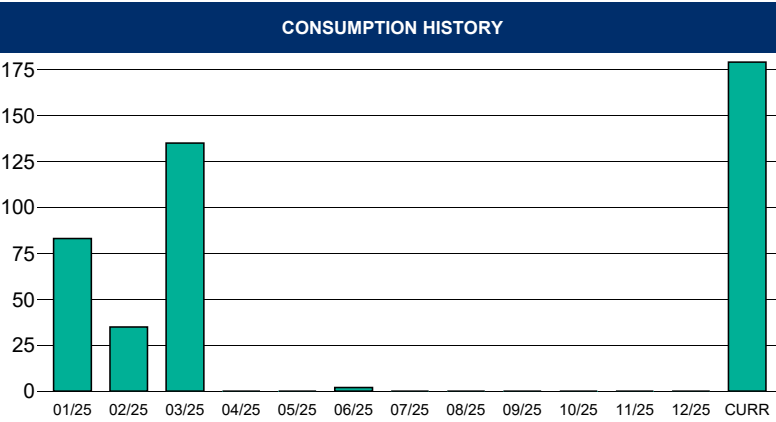


City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542
(813) 780-0015

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

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
281992	01/10/2026	003259413	COMMERCIAL	01/31/2026

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
WATER USAGE COMMERCIAL	1572089742	A	12/03/2025	01/02/2026	966	1145	179	WUIC-C	\$0.55
WATER BASE COMMERCIAL			12/03/2025	01/02/2026					\$6.04
COMMERCIAL RUBBISH			12/03/2025	01/02/2026					\$17.35



Previous Balance	\$23.39
Total Current Billing	\$23.94
Adjustments	\$0.00
Less Payments Received	\$23.39
Deposits	\$0.00
Penalties	\$0.00
Total Amount Due	\$23.94

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



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

AUTOPAY - DO NOT PAY

Utility Bill
REMIT PORTION

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

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6618 BAR S BAR TRAIL	281992	300008397	003259413	01/31/2026	\$27.94	\$23.94

ZPH0108A 3296 1 AB 0.641
7000003371 00.0010.0162 3296/1







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



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




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

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

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

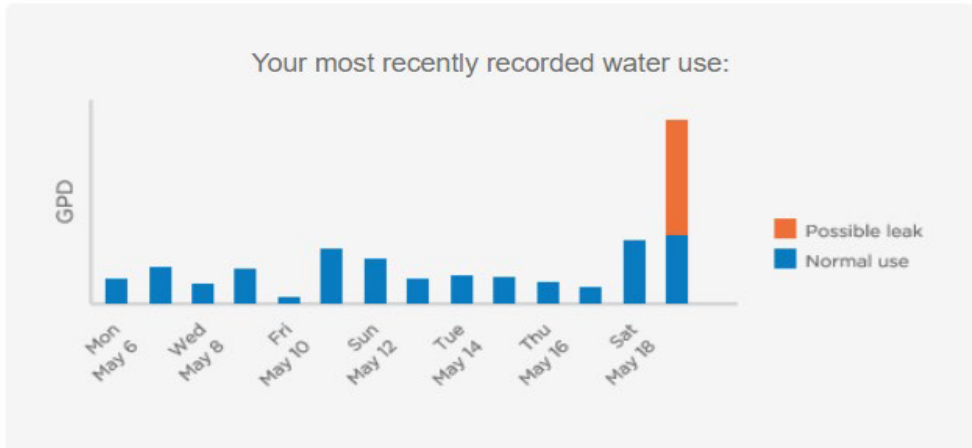
AN EXAMPLE OF A LEAK ALERT EMAIL



Irregular Water Use

You used **441 gallons** of water in **5 hours**, beginning at **6:00 PM** on **Sunday, May 19, 2024.**

Investigate Possible Leak »



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

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



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

Invoice # 19384
Invoice Date 03-01-26
Balance Due \$67.80

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

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

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2723076
STATEMENT DATE
March 23, 2026

SUBSCRIBER
Abbott Square Clubhouse Abbott Square CDD 2005 PAN AM CIRCLE Suite 300 Temple Terrace, FL 33607

User ID:	abbottsquarech
Period Starts:	February 23, 2026
Period Ends:	March 22, 2026

Previous Balance:	\$62.95	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	(\$62.95)	
New Charges:	\$62.95	
Total Amount Due:	\$62.95 USD	

Payments

Date	Details	Amount
2/23/2026	Credit: Autopay	(\$60.95)
2/23/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
2/23/2026	3/22/2026	Abbott Clubhouse	813 696 4579	9999	0	15	\$62.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$62.95 USD

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8343853	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		555.691 kWh
Billed Demand kW		5.996 kW
Load Factor		13.79 %



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

Billing details - Electric

Billing Period - Feb 05 26 to Mar 04 26	
Meter - 8343853	
Customer Charge	\$18.47
Energy Charge	
555.691 kWh @ 3.411c	18.96
Fuel Charge	
555.691 kWh @ 4.422c	24.57
Demand Charge	
5.996 kW @ \$11.69	70.10
Asset Securitization Charge	
555.691 kWh @ 0.172c	0.96
Total Current Charges	\$133.06

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.12
Gross Receipts Tax	3.41
Total Taxes	\$3.53



Your usage snapshot - Continued

Current electric usage for meter number 8343958	
Actual reading on Mar 4	49103
Previous reading on Feb 5	- 47919
Energy Used	1,184 kWh
Billed kWh	1,184.000 kWh



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

Billing details - Electric

Billing Period - Feb 05 26 to Mar 04 26	
Meter - 8343958	
Customer Charge	\$17.92
Energy Charge	
1,184.000 kWh @ 9.566c	113.26
Fuel Charge	
1,184.000 kWh @ 4.422c	52.36
Asset Securitization Charge	
1,184.000 kWh @ 0.195c	2.31
Total Current Charges	\$185.85

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.16
Gross Receipts Tax	4.77
Total Taxes	\$4.93





duke-energy.com
877.372.8477

Your Energy Bill

Service address
ABBOTT SQUARE COMMUNITY
DEVELOPMENT DIST
36445 CAMPFIRE TER
ZEPHYRHILLS FL 33541

Bill date Mar 6, 2026
For service Feb 5 - Mar 4
28 days

Account number 9101 9277 4247

Billing summary

Previous Amount Due	\$122.64
Payment Received Feb 27	-122.64
Current Electric Charges	147.32
Taxes	3.91
Total Amount Due Mar 27	\$151.23



Thank you for your payment.

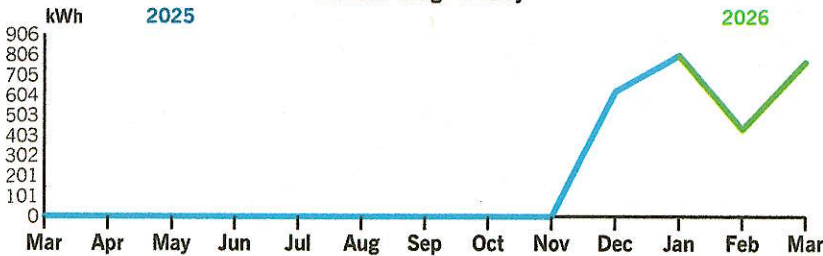
Your payment is scheduled to be made by monthly automatic draft on March 27, 2026.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

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

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 60° 69°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	772	0	N/A	660
Avg. Daily (kWh)	28	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Amount of automatic draft

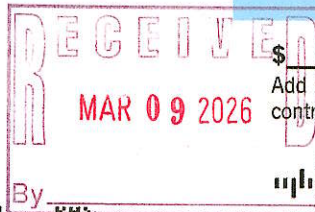
\$151.23
by Mar 27

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 9277 4247



\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

025568 000002701



ABBOTT SQUARE COMMUNITY DEVELOPMENT DIST
ABBOTT SQUARE COMMUNITY DEVELOPMENT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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

889101927742470006600000000000000001512300000151234

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8347795	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		772.189 kWh
Billed Demand kW		5.734 kW
Load Factor		20.04 %



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

Billing details - Electric

Billing Period - Feb 05 26 to Mar 04 26	
Meter - 8347795	
Customer Charge	\$18.47
Energy Charge 772.189 kWh @ 3.411c	26.34
Fuel Charge 772.189 kWh @ 4.422c	34.15
Demand Charge 5.734 kW @ \$11.69	67.03
Asset Securitization Charge 772.189 kWh @ 0.172c	1.33
Total Current Charges	\$147.32

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.78
Total Taxes	\$3.91

Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8412817	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		524.450 kWh
Billed Demand kW		5.232 kW
Load Factor		14.92 %



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

Billing details - Electric

Billing Period - Feb 05 26 to Mar 04 26	
Meter - 8412817	
Customer Charge	\$18.47
Energy Charge	
524.450 kWh @ 3.411c	17.88
Fuel Charge	
524.450 kWh @ 4.422c	23.19
Demand Charge	
5.232 kW @ \$11.69	61.17
Asset Securitization Charge	
524.450 kWh @ 0.172c	0.90
Total Current Charges	\$121.61

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.11
Gross Receipts Tax	3.12
Total Taxes	\$3.23





duke-energy.com
877.372.8477

Your Energy Bill

Service address
ABBOTT SQUARE COMMUNITY
DEVELOPMENT DIST
6598 BAR S BAR TRL CLUBHOUSE
ZEPHYRHILLS FL 33541

Bill date Mar 6, 2026
For service Feb 5 - Mar 4
28 days

Account number 9101 9277 0417

Billing summary

Previous Amount Due	\$1,174.63
Payment Received Feb 27	-1,174.63
Current Electric Charges	1,029.09
Taxes	27.31
Total Amount Due Mar 27	\$1,056.40



Thank you for your payment.

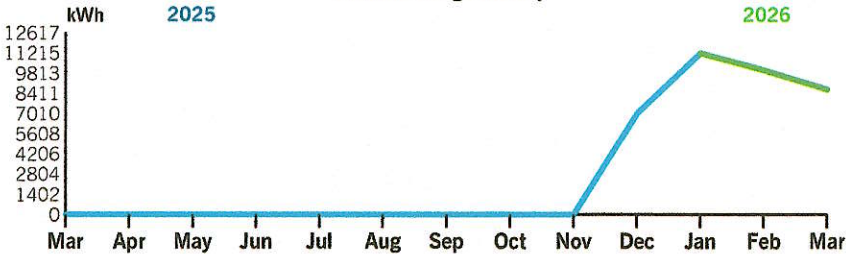
Your payment is scheduled to be made by monthly automatic draft on March 27, 2026.

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

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 60° 69°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,699	0	N/A	9,249
Avg. Daily (kWh)	311	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 9277 0417

Amount of automatic draft

\$1,056.40
by Mar 27

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

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

025534 000002717



ABBOTT SQUARE COMMUNITY DEVELOPMENT DIST
ABBOTT SQUARE COMMUNITY DEVELOPMENT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



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

8891019277041700066000000000000000010564000001056406



Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
9918943	Actual	Feb 5 - Mar 4
<u>Usage Values</u>		
Billed kWh		8,699.400 kWh
Billed Demand kW		26.880 kW
Load Factor		48.16 %



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

Billing details - Electric

Billing Period - Feb 05 26 to Mar 04 26	
Meter - 9918943	
Customer Charge	\$18.47
Energy Charge	
8,699.400 kWh @ 3.411c	296.74
Fuel Charge	
8,699.400 kWh @ 4.422c	384.69
Demand Charge	
26.880 kW @ \$11.69	314.23
Asset Securitization Charge	
8,699.400 kWh @ 0.172c	14.96
Total Current Charges	\$1,029.09

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.90
Gross Receipts Tax	26.41
Total Taxes	\$27.31

fb-def.duke.bills.20260305205959.62.afp-51069-000002717



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

INVOICE



Invoice #:	6333
Invoice Date:	03/01/26
Amount Due:	\$7,776.50

Bill To:

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

Due Date
03/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Abbott Square CDD - Ph 1 and Ph 2_March 2026	151	\$51.50	\$7,776.50

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

Make Payable to Gig Fiber LLC

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

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

INVOICE

BILL TO
Abbot Square CDD
11555 Heron Bay Blvd, Ste 201
Coral Springs, Fl 33076

INVOICE # 5825
DATE 03/01/2026
DUE DATE 03/31/2026
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	commercial pool service	3 day a week service includes the following: maintaining a clean pool. Chemicals filled and balanced as needed. Logs filled out upon arrival. Filter cleaning. All equipment both mechanical and safety will be monitored to ensure the pool is always safe.	1	2,000.00	2,000.00

BALANCE DUE **\$2,000.00**

Pay invoice



Invoice Date	12/31/2025
--------------	------------

Folio Association Management
 12906 Tampa Oaks Blvd
 Suite 100
 Temple Terrace, FL 33637

Abbott Square, LLC. CDD
 Account # **HEC1111LAS**
 2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost	
Payroll Reimbursement							
12/31/2025	Add'l Payroll Reimbursement	1.00	\$5,136.08	\$5,136.08	\$0.00	\$5,136.08	
				Total	\$5,136.08	\$0.00	\$5,136.08
					\$5,136.08	\$0.00	\$5,136.08



Folio Association Management
 12906 Tampa Oaks Blvd
 Suite 100
 Temple Terrace, FL 33637

Invoice Date	02/28/2026
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Abbott Square, LLC. CDD
 Account # **HEC1111LAS**
 2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Payroll Reimbursement						
02/28/2026	Feb General Management	1.00	\$9,188.13	\$9,188.13	\$0.00	\$9,188.13
02/28/2026	Feb Oversight	1.00	\$500.00	\$500.00	\$0.00	\$500.00
Total				\$9,688.13	\$0.00	\$9,688.13
				\$9,688.13	\$0.00	\$9,688.13



Folio Association Management
 12906 Tampa Oaks Blvd
 Suite 100
 Temple Terrace, FL 33637

Invoice Date	01/31/2026
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Abbott Square, LLC. CDD
 Account # **HEC1111LAS**
 2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Payroll Reimbursement						
01/31/2026	Jan Payroll Reimbursement	1.00	\$9,870.00	\$9,870.00	\$0.00	\$9,870.00
01/31/2026	Amazon Credit Card Reimbursement - Office Supplies	1.00	\$162.23	\$162.23	\$0.00	\$162.23
Total				\$10,032.23	\$0.00	\$10,032.23
				\$10,032.23	\$0.00	\$10,032.23



Invoice Date	03/01/2026
---------------------	------------

Folio Association Management
 12906 Tampa Oaks Blvd
 Suite 100
 Temple Terrace, FL 33637

Abbott Square, LLC. CDD
 Account # **HEC1111LAS**
 2654 Cypress Ridge Blvd
 Wesley Chapel, FL 33544

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
03/01/2026	Mar General Management	1.00	\$9,188.13	\$9,188.13	\$0.00	\$9,188.13
03/01/2026	Mar Oversight	1.00	\$500.00	\$500.00	\$0.00	\$500.00
Total				\$9,688.13	\$0.00	\$9,688.13
				\$9,688.13	\$0.00	\$9,688.13



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173083

DATE

3/1/2026

BILL TO

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

CUSTOMER ID

C5085

NET TERMS

Due On Receipt

PO#**DUE DATE**

3/1/2026

Services provided for the Month of: March 2026

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

Subtotal	\$5,370.00
Tax	\$0.00
Total Due	\$5,370.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

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

Invoice Number	1165572
Invoice Date	3/3/2026
Due Date	4/2/2026

To: Abbott Square CDD
2654 Cypress Ridge Blvd Ste 101

Wesley Chapel, FL 33544-6322

Service Description	Total
Maintenance Services	\$125.00

Subtotal	\$125.00
Sales Tax	\$0.00
Total	\$125.00

Please Pay This Amount

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

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

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

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

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

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

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	2/25/2026	4471129	ABSCDD District Area	General Maintenance; Secure loose pavers as requested by on site Manager.	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				BWO Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	
				Invoice Total	\$0.00	\$0.00	\$125.00	\$0.00	\$125.00	



INVOICE

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

Invoice # INV-SN-1335
Invoice Date: 3/1/2026
Due Date: 3/31/2026
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$615.00
SchoolNow CDD ADA-PDF		\$937.50

Subscription start: 2/1/2026
Subscription end: 1/31/2027

Subtotal: \$1,552.50
Tax Total:
Total: \$1,552.50
Amount Paid: \$0.00

Direct Deposit Instruction:	Amount Due:	\$1,552.50
------------------------------------	--------------------	-------------------

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Date	Invoice #
3/1/2026	4449

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

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	February 2026 Maintenance 7 trash cans throughout community twice per week. Supplies paid for by vendor. 3 trash cans Areas of maintenance are Townhomes under 2 pavilions along with grill area. 2 trash can areas of maintenance are park area with grill across from pool amenity off Bar S Bar Trl 2 trash can areas of maintenance are grill area located on the outside of the villas and the pavilion along the trail. Price includes all labor and materials	1,500.00	1,500.00
All work is complete!		Total	\$1,500.00

CHECK REQUEST FORM
Abbott Square CDD

Date: 3/20/2026

Invoice Number: 032026

Payable To: Lowes
Mailing Address: Lowes Store 1854 Zephyrhills, FL

Check amount: \$1,149.00

Please cut check from Acct.

Check description/reason: New Refrigerator for Clubhouse

Coding: General Maintenance 546176-57217-5000

Mailing instructions: 6598 Bar S Bar Trl Zephyrhills, FL 33541

Due Date for Check: 3/27/2026

Requested By: Kelly Colon

Authorized By: Alíze Anínípot



Refrig

Quote # **236928289**

Created on **Mar 19, 2026**

Quote valid until **Mar 27, 2026, 11:59 p.m.***

Delivery Address **6598 Bar S Bar Trl Zephyrhills FL,33541**

Business Name


Customer Contact **Abbott Square**

(656) 234-9040

Lowe's Contact **Robert W**

Lowe's Store # **1854, Zephyrhills, FL**

Store Phone **(813) 838-9000**

	Item	Fulfillment Type	Unit Price	Qty	Item Total
1.	 GE 25.3-cu ft Standard-Depth 36-in Wide Side-by-Side Refrigerator with Ice Maker Item #: 4130944 Model #: GSS25GYDFS	TRUCK	\$1,099.00	1	\$1,099.00
	Haul Away	TRUCK	\$50.00	1	\$50.00

Item Subtotal	\$2,049.00
Estimated Quote Savings	-\$900.00
Delivery Fees & Taxes	Calculated in Checkout
Estimated Total	\$1,149.00

*The prices quoted are valid until 11:59 p.m. on the date shown above, subject to the following exclusions, conditions, and exceptions.

Delivery fees will be added at time of purchase where applicable.

Prices listed on this quote will be honored at Lowe's Store # 1854, Zephyrhills, FL. Please request a new online quote if you'd like to purchase the listed items at a different store, or contact the Service Desk with any questions.

Any changes you make to this quote, for example, adding or removing one or more items or changing the quantity of any item or items, will create a new quote and cancel this quote.

Additional discounts, if applicable, are subject to Lowe's standard discount policy, and are calculated at checkout.

All products are available while supplies last and may vary by market. Lowe's reserves the right to correct any error and/or limit quantities sold.

Lowe's is offering to supply materials only. Lowe's is not offering engineering, architecture, or general contracting services or advice. Lowe's is not responsible for the selection or choice of materials for a general or specific use; for quantities or sizing of materials; for the use or installation of materials; or for compliance with any building code or standard of workmanship.

This quote is based on Lowe's standard commercial terms. Lowe's does not agree to terms and conditions (including, but not limited to, governmental regulations) not specifically indicated or referenced in the request for this quote. If terms and conditions are presented, product selection and pricing may change pending legal review.

INVOICE



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26018
Due Date: 4/9/2026

Billed To:
Abbott Square
C/O Inframark
Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Abbott Square Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10855-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

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



INVOICE

Invoice Number 2532486
Invoice Date February 24, 2026
Customer Number 184629
Project Number 238202136

Bill To
 Abbott Square Community
 Development District Accounts
 Payable
 c/o Inframark
 210 North University Drive, Suite
 702 Coral Springs FL 33071
 United States

EFT/ACH Remit To (Preferred)
 Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eft@stantec.com

Alternative Remit To
 Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Abbott Square CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$35,000.00
Authorization Previously Billed:	\$22,657.00
Authorization Budget Remaining:	\$9,794.00
Authorization Billed to Date:	\$25,206.00
Current Invoice Due:	\$2,549.00
For Period Ending:	February 24, 2026

Email Invoice: InframarkCMS@payableslockbox.com
Copy: mark.vega@inframark.com
CC: Inframark

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2532486

Project Number

238202136

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 10				
Waag, R Tyson (Tyson)	2025-12-12	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2026-01-12	0.50	198.00	99.00
Waag, R Tyson (Tyson)	2026-01-15	1.00	198.00	198.00
Waag, R Tyson (Tyson)	2026-01-16	5.00	198.00	990.00
Waag, R Tyson (Tyson)	2026-01-21	1.00	198.00	198.00
Waag, R Tyson (Tyson)	2026-01-22	1.50	198.00	297.00
Waag, R Tyson (Tyson)	2026-01-23	1.00	198.00	198.00
Waag, R Tyson (Tyson)	2026-01-27	0.50	198.00	99.00
		<u>11.00</u>		<u>2,174.00</u>
Level 14				
Stewart, Tonja L	2026-02-09	1.50	250.00	375.00
		<u>1.50</u>		<u>375.00</u>
Professional Services Subtotal		<u>12.50</u>		<u>2,549.00</u>

Top Task 2026 Total

2,549.00

Total Fees & Disbursements

\$2,549.00

INVOICE TOTAL (USD)

\$2,549.00

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-12-12	238202136	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE FROM PM REGARDING OUTSTANDING ITEMS.	
2026-01-12	238202136	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH DM AND SCHEDULE SITE VISIT.	
2026-01-15	238202136	2026	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	REVIEW COMMUNITY MAINTENANCE, OWNERSHIP, AND NO-PARKING MAPPING IN PREPARATION FOR A SITE VISIT. REVIEW EMAIL CORRESPONDENCE.	
2026-01-16	238202136	2026	WAAG, R TYSON (TYSON)	5.00	198.00	990.00	SITE VISIT TO VIEW COMMUNITY CONCERNS WITH IRRIGATION, AMENITY CENTER, NO-PARKING AREAS, AND ENTRANCE STRIPPING.	
2026-01-21	238202136	2026	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	UPLOAD SWFWMD FIELD PHOTOS.	
2026-01-22	238202136	2026	WAAG, R TYSON (TYSON)	1.50	198.00	297.00	SITE VISIT WITH ACPLM TO DISCUSS COMMUNITY ROADWAY STRIPPING, NO-PARKING ZONES, AND CONCRETE RUST.	
2026-01-23	238202136	2026	WAAG, R TYSON (TYSON)	1.00	198.00	198.00	BEGIN FIELD REPORT.	
2026-01-27	238202136	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	EMAIL CORRESPONDENCE WITH DM REGARDING ON-SITE VISIT (FOLLOW-UP)	
2026-02-09	238202136	2026	STEWART, TONJAL	1.50	250.00	375.00	REVIEW AND DISCUSSIONS REGARDING RECLAIMED WATER SERVICE	
Total subTask 2026				12.50		2,549.00		
Total Top Task 2026				12.50		2,549.00		
Total Project 238202136				12.50		2,549.00		



Steadfast Alliance

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

Invoice

Date	Invoice #
2/25/2026	SA-20451

Please make all Checks payable to:
Steadfast Alliance

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	11317			Net 30	SM1096 Abbott Square CDD

Quantity	Description	Rate	Serviced Date	Amount
30	This proposal is to touch up the ADA Mulch at the playground. price includes materials and labor. ADA Playground Chips - Per Cubic Yard	70.00	2/23/2026	2,100.00

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

Total	\$2,100.00
Payments/Credits	\$0.00
Balance Due	\$2,100.00



Steadfast Alliance

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

Invoice

Date	Invoice #
3/3/2026	SA-20871

Please make all Checks payable to:
Steadfast Alliance

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

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

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
3/4/2026	SA-20892

Please make all Checks payable to:
Steadfast Alliance

Bill To
Abbott Square Amenity Center Abbott Square CDD

Ship To
SM1105 / 401 Abbot Square Amenity Center 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
Recurring				Net 30	SM1105 Abbott Square Amenity Center

Quantity	Description	Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Abbott Square Amenity Center for the month dated on this invoice.	1,202.00		1,202.00
1	Irrigation Wet Check	242.00		242.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	450.00		450.00
1	(6) 2.5gal - Rid O Rust System - Rust Prevention	497.83		497.83

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
4/1/2026	SA-21526

Please make all Checks payable to:
Steadfast Alliance

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

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

Quantity	Description	Rate	Serviced Date	Amount
	Landscape Maintenance @ Abbott Square CDD for the month dated on this invoice.			
1	Landscape Maintenance	9,554.00		9,554.00
1	Irrigation Maintenance	583.00		583.00
1	Fertilization and Pesticide	1,240.00		1,240.00
	Addendum #1 to the Maintenance Service Contract			
1	Walking Trail Maintenance	995.00		995.00

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
4/1/2026	SA-21529

Please make all Checks payable to:
Steadfast Alliance

Bill To
Abbott Square Amenity Center Abbott Square CDD

Ship To
SM1105 / 401 Abbot Square Amenity Center 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
Recurring				Net 30	SM1105 Abbott Square Amenity Center

Quantity	Description	Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Abbott Square Amenity Center for the month dated on this invoice.	1,202.00		1,202.00
1	Irrigation Wet Check	242.00		242.00
1	Contracted service application of Fertilization and Pesticide of grounds for control of insects, disease and weeds	450.00		450.00
1	(6) 2.5gal - Rid O Rust System - Rust Prevention	497.83		497.83

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 24, 2026

Client: 001583

Matter: 000001

Invoice #: 28100

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
1/5/2026	VKB	REVIEW AND REPLY TO EMAIL FROM M. DESRUISSEAU RE: CURRENT STAFF AT CLUBHOUSE AND AGREEMENTS WITH FOLIO.	0.5	\$187.50
1/7/2026	VKB	REVIEW AND REPLY TO EMAIL FROM M. DESRUISSEAU RE: PROPOSALS FOR DISTRICT AND AMENITY MANAGEMENT SERVICES; REVIEW AND REVISE RESOLUTION ADOPTING FINAL SUPPLEMENTAL METHODOLOGY REPORT AND RATIFYING EXECUTION OF ALL BOND DOCUMENTS.	0.7	\$262.50
1/7/2026	MS	FINALIZE AND TRANSMIT RESOLUTION SETTING FINAL TERMS.	0.1	\$17.50
1/8/2026	VKB	CONFERENCE WITH A. MONTAGNA AND A. ANINIPOT RE: RESIGNATION OF BOARD MEMBER AND QUORUM ISSUES FOR JANUARY MEETING; REVIEW EMAIL RE: SAME.	0.4	\$150.00
2/6/2026	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.4	\$150.00
2/9/2026	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TEAMS.	3.4	\$1,275.00
2/11/2026	NT	PREPARE CORRESPONDENCE AND MEMOS TO M.MONELLI, NEWLY APPOINTED BOARD SUPERVISOR RE FLORIDA'S SUNSHINE LAWS AND PUBLIC RECORDS.	0.2	\$20.00
2/17/2026	VKB	DRAFT AMENITY MANAGEMENT AGREEMENT WITH HOME ENCOUNTER; DRAFT SCOPE OF SERVICES; DRAFT EMAIL RE: SAME.	1.9	\$712.50

SERVICES

Date	Person	Description of Services	Hours	Amount
2/20/2026	VKB	REVIEW AND REPLY TO EMAIL FROM B. VAN ROOYEN RE: COMMENTS ON AMENITY MANAGEMENT AGREEMENT WITH HOME ENCOUNTER; REVISE SAID AGREEMENT.	0.6	\$225.00
2/24/2026	VKB	REVIEW BANKRUPTCY COURT DOCUMENTS SERVED UPON DISTRICT MANAGER; REVIEW AND REPLY TO EMAIL RE: SAME.	0.2	\$75.00

Total Professional Services 8.4 \$3,075.00

Total Services	\$3,075.00
Total Disbursements	\$0.00
Total Current Charges	\$3,075.00
Previous Balance	\$675.00
<i>Less Payments</i>	<i>(\$675.00)</i>
PAY THIS AMOUNT	\$3,075.00

Please Include Invoice Number on all Correspondence

INVOICE

YALE HARBOR
COMMUNITY
MAINTENANCE, INC.

DATE
02/23/2026

INVOICE NO
2076

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

Abbott Square, CDD
12906 Tampa Oaks Blvd,
Ste. 100
Tampa, FL
813-600-5090

DIXON	ABBOTT SQUARE	UPON RECEIPT	03/01/2026
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QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly Service March	\$ 1,950.00	\$ 1,950.00

Subtotal	\$ 1,950.00
Sales Tax	
Total	\$ 1,950.00

INVOICE

YALE HARBOR
COMMUNITY
MAINTENANCE, INC.

DATE

03/22/2026

INVOICE NO

2080

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

Abbott Square CDD

12906 Tampa Oaks Blvd,
Ste. 100
Tampa, FL
813-600-5090

DIXON	ABBOTT SQUARE	UPON RECEIPT	04/01/2026
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QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Monthly Service April Club	\$ 1,950.00	\$ 1,950.00
2	Grill Cleaning 3/2/2026	\$ 75.00	\$ 150.00
1	Supplies	\$ 148.43	\$ 148.43
1	Additional Contract Cleaning April Common Area	\$ 400.00	\$ 400.00

Subtotal	\$ 2,648.43
Sales Tax	
Total	\$ 2,648.43

Abbo

Order Summary

Order placed March 13, 2026 Order # 111-6854082-3153813

Ship to

Dixon A Schrutt
7616 YALE HARBOR DR
WESLEY CHAPEL, FL 33545-5134
United States

Payment method

Amazon Store Card ending in 3350
Earns 5% back on all items

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$70.98
Shipping & Handling:	\$2.24
Free Shipping:	-\$2.24
Total before tax:	\$70.98
Estimated tax to be collected:	\$4.97
Grand Total:	\$75.95

Arriving today 5 PM – 10 PM



Scott Professional Universal Multifold Paper Towels, Bulk (01840), Absorbency Pockets, White, 9.2"x9.4" Towel, Compressed, Compact (250 Sheets/Pack, 16 Packs/Case, 4,000 Sheet Total)

Sold by: Amazon.com
Supplied by: Other
\$35.70

Arriving today 5 PM – 10 PM



Air Wick Scented Oils 0+10 Sweetgrass & Sandalwood

Sold by: Amazon.com
Supplied by: Other
\$26.34



Swiffer Dusters Refills, 10 ct (Packaging May Vary)

Sold by: Amazon.com
Supplied by: Other
\$8.94

[Back to top](#)

Abbot

Order Summary

Order placed March 13, 2026 Order # 111-7597558-1623461

Ship to

Dixon A Schrott
7616 YALE HARBOR DR
WESLEY CHAPEL, FL 33545-5134
United States

Payment method

Amazon Store Card ending in 3350
Earns 5% back on all items

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$28.84
Shipping & Handling:	\$0.00
Total before tax:	\$28.84
Estimated tax to be collected:	\$2.02
Grand Total:	\$30.86

Arriving Thursday



DAONEG Member's Mark Power Flex 33-Gallon Large Trash Bags, 90 ct.

Sold by: Mr Pip

Supplied by: Other

\$28.84

[Back to top](#)

Abbott

Order Summary

Order placed March 13, 2026 Order # 111-3889848-4062621

Ship to

Dixon A Schrutt
7616 YALE HARBOR DR
WESLEY CHAPEL, FL 33545-5134
United States

Payment method

Amazon Store Card ending in 3350
Earns 5% back on all items

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$38.90
Shipping & Handling:	\$0.75
Free Shipping:	-\$0.75
Total before tax:	\$38.90
Estimated tax to be collected:	\$2.72
Grand Total:	\$41.62

Arriving today 5 PM – 10 PM



Urinal Screen Deodorizer (24 Pack) Urinal Cakes Anti-Splash Odor Protection for Toilets in Bathroom Office Stadiums Schools with Free Gloves - 24pcs Lemon Scent
Sold by: [Fincci US](#)
Supplied by: Other
\$38.90

[Back to top](#)

45 **THIRD ORDER OF BUSINESS** **Public Comments**

46 There were no audience comments.

47

48 **FOURTH ORDER OF BUSINESS** **Business Administration**

49 **A. Acceptance of the Financial Reports and Check Register (February 2026)**

50 The Board requested that invoices be included with monthly financial reports moving forward.

51

52 On MOTION by Ms. Desruisseaux, seconded by Ms. Campagna, with
53 all in favor, the Board approved the Financial Reports and Check
54 Register held in February, 2026. 4-0

55

56 **B. Consideration of Minutes of the Regular Meeting on March 9, 2026**

57 The Board considered the minutes was approved as amended, subject to confirmation
58 of Ms. Evans vote at the next meeting.

59

60 On MOTION by Ms. Desruisseaux, seconded by Ms. Campagna, with
61 all in favor, the Board approved as amended the Minutes of the Regular
62 Meeting held on March 9, 2026. 4-0

63

64 **FIFTH ORDER OF BUSINESS** **Staff Report**

65 **A. District Engineer**

66 Mr. Waag presented updates regarding items previously discussed at the last meeting.
67 The Board requested Mr. Waag inspect the black metal fence structure and confirm
68 whether it was constructed and installed properly.

69

70 **E. Onsite Manager**

71 Mr. Babbar also presented a protocol for coordination with Ms. Benton. Mr. Tyson
72 was requested to provide the Board with applicable requirements for the matter
73 discussed.

74 A discussion was also held regarding enhancements and ADA-related improvements.

75

76 **A. District Engineer**

77

78 **1. Consideration of the ACPLM for Restriping Proposal**

79 Discussion ensued regarding speed humos and stop signs, noting that certain
80 items may require County review and approval.

81 The Board requested the proposal be revised to remove pavers and instead include
82 reflective pavements markers. The Board further requested pricing for yellow line
83 striping adjacent to the no parking area, at this was discussed as the most cost-
84 effective option. The Board tabled the proposal and directed staff to obtain a
85 revised scope and updated pricing for consideration at the next meeting.

86

87 **2. Presentation of Reclaim Water by the City of Zephyrhills**

88

89 On MOTION by Ms. Benton, seconded by Ms. Desruisseaux, with
 90 all in favor, staff report item 5A2 audience comment was opened at
 91 6:10 p.m.

92
 93 Mr. Barns provided an update regarding reclaim water service, noting that service
 94 was active as of the prior week. Follow Pasco County watering restrictions.
 95 Discussion ensued regarding the replacement of matters due to iron-related
 96 issues. Pricing proposals for meter replacement will be presented to the Board for
 97 consideration.
 98 It was noted that if a plumber is utilized for the connection, coordination with the
 99 City may be required, and an inspection would need to be completed.

100
 101 On MOTION by Ms. Benton, seconded by Ms. Campagna, with all
 102 in favor, staff report item 5A2 audience comment was closed at 6:12
 103 p.m.

104 **B. Field Manager**

105 **1. Review of the Field Inspection Report**

106 Mr. Liggett presented his report to the Board. The Board advised what an additional
 107 proposal was being obtained for the metal aluminum fence in the amount of
 108 \$1,560.00.
 109

110 **2. Consideration of Wooden Fence Repair Proposals**

111 Discussion ensued regarding the proposal in the amount of \$4,700.00. The item
 112 was tabled for consideration during next FY Budget process.
 113

114 **C. Landscape Update Report**

115 **1. Consideration of Tree Removal Proposals**

116 Mr. Liggett provided a landscape update and reported mulch damage to a wooden
 117 fence. He also presented findings from the Inframark inspection report and noted
 118 that regular bank maintenance is performed on Fridays.
 119 Discussion ensued regarding matching fieldstone materials.
 120

121 On MOTION by Ms. Campagna, seconded by Mr. Monelli, with all
 122 in favor, the Board approved the Tree Removal Proposal not to
 123 exceed \$2,000.00. 4-0

124 **D. District Counsel**

125 **1. Consideration of Scope of Services for District Management, Amenity
 126 Management and Field Services**

127 Discussion ensued regarding revising the amenity onsite staffing structure to
 128 include part-time maintenance support
 129 The Board also discussed implementation timing and reached consensus to revisit
 130 the matter following budget season for the new fiscal year.
 131
 132

133 **E. Onsite Manager Report**

134 Ms. Colon presented her report to the Board.
 135 The Board reviewed options for a shade structure proposal in the amount of
 136 \$7,396.00. Discussion ensued, and the item was tabled to the next meeting. The
 137 Board requested additional proposals for comparison.
 138 District Counsel also presented requirements related to the requested matter and
 139 requested the Onsite Manager coordinate with the District Engineer regarding
 140 applicable requirements.
 141 Further discussion was held regarding budget allocations totaling approximately
 142 \$250,000, including \$175,000 for repairs and enhancements and \$75,000 for
 143 operations, ADA improvements and mulch.

145 **1. Consideration of Additional Cameras in the Fitness Center and Restroom**
 146 **Doors**

147 The Board requested that the shade structure discussion be placed on the
 148 next meeting.

150 On MOTION by Mr. Monelli, seconded by Ms. Benton, with all in
 151 favor, the Additional Cameras in the Fitness Center and Restroom
 152 Doors for the amount \$1,200.00 was approved. 4-0

154 **2. Consideration of Magnetic Lock on Rear Pool Gate Proposal**

155 The Board considered the proposal for a magnetic lock on the rear pool gate in
 156 the amount of \$725.00. Discussion ensued regarding the option of installing
 157 deadbolt gates following repairs.

158 The District Manager stated that the magnetic lock would allow resident access
 159 and would be preferable to a deadbolt system.

161 On MOTION by Ms. Campagna, seconded by Ms. Desruisseaus,
 162 with all in favor, the Magnetic Lock on Rear Pool Gate Proposal was
 163 approved. 4-0

164 **F. District Manager**

165 **1. Discussion of Holiday Hours for the Clubhouse**

166 The Board discussed holiday hours for the clubhouse. It was determined that the
 167 clubhouse would remain open with no rental fees on Memorial Day, Independence
 168 Day, Labor Day, and Easter.

169 The clubhouse will be closed on New Year’s Day, Thanksgiving Day, and Christmas
 170 Day. New Year’s Eve and Christmas Eve will operate with reduced hours.

173 On MOTION by Ms. Benton, seconded by Mr. Monelli, with all in
 174 favor, the Holiday Hours for the Clubhouse was approved. 4-0

175 **2. Discussion of Fiscal Year 2027 Proposed Budget Date**

176 Discussion ensued regarding coordinating the proposed budget workshop.
 177

178 The Board reached consensus to schedule the budget discussion for the May meeting
179 and to circulate the related contract and supporting materials to the Board in advance.
180

181 **G. Update on HOA Community Events.**

182 The Board discussed a proposed graduation sign/banner to be displayed at no cost.
183 District Counsel reviewed volunteer insurance requirements and the associated
184 risk management process. It was noted that the HOA would assume responsibility
185 for the sign, with one sign permitted at each entrance.
186

187 On MOTION by Ms. Desruisseaux, seconded by Mr. Monelli, with
188 all in favor, the HOA Community events was approved. 4-0

189 The Board also considered food trucks for community events.
190

191 On MOTION by Ms. Benton, seconded by Mr. Monelli, with all in
192 favor, the food trucks for Community events was approved. 4-0
193

194 **SIXTH ORDER OF BUSINESS Business Items**

195 **A. Ratification of Card Reader Replacement Proposal.**

196 On MOTION by Ms. Campagna, seconded by Ms. Benton, with all
197 in favor, the Card Reader Replacement Proposal was ratified. 4-0
198

199 **B. Ratification of Control Box Repair**

200 On MOTION by Ms. Campagna, seconded by Ms. Benton, with all
201 in favor, the Control Box Repair was ratified. 4-0
202

203 **C. Ratification of the Broken Fence Slat on 36483 Camp Fire Terrace**

204 On MOTION by Ms. Campagna, seconded by Ms. Benton, with all
205 in favor, the Broken Fence Slat on 36483 Camp Fire Terrace was
206 ratified. 4-0
207

208 **D. Discussion of Renting Parking Spots**

209 The item was tabled to the June meeting.
210

211 **SEVENTH ORDER OF BUSINESS Public Comments**

212 Public comments were received regarding the game room.
213

214 **EIGHT ORDER OF BUSINESS Board of Supervisors' Requests
215 and Comments**

216 The Board discussed community parking matters.
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On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, removal of the parking decals/stickers was approved. 4-0

Ms. Benton requested that procedures for after-hours emergency calls be discussed and placed on the June agenda for further consideration.

Ms. Desruisseaux requested that Lennar be contacted regarding repair of damage within the conservation area caused by improper drainage.

Mr. Elias requested obtaining an onsite purchasing card (P-Card) with a monthly limit of \$150.00.

On MOTION by Ms. Benton, seconded by Mr. Monelli, with all in favor, the onsite P-Card with a spending limit not-to-exceed \$500.00 was approved. 4-0

Discussion ensued regarding a resident breaking into the clubhouse. Ms. Kelly presented an incident report to the Board.

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, the Board approved retaining the \$300.00 deposit. 4-0

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Campagna seconded by Ms. Benton, with all in favor, the meeting was adjourned at 8:15 p.m.

Secretary/Assistant Secretary



March 30, 2026

Proposal #19729326

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

New Striping Layout Per Plans

Scope of work:

1. Secure job site for safety of crew and public with barricades and/or cones.
2. Layout and stripe one new thermoplastic line per plan.
3. Install delineators and RPMs per plan.
4. Layout and stripe with DOT approved latex paint new no parking zones per plan.
5. Clean up the job site.

Labor and Materials - \$16,686.00

Notes:

- *DUE TO THE CRITICAL NATURE OF ESCALATING MATERIAL COSTS, MATERIAL PRICES ARE SUBJECT TO POTENTIAL MONTHLY, WEEKLY OR DAILY CHANGES. SHOULD THIS SITUATION ARISE, ACPLM WILL PROVIDE DOCUMENTATION OF MATERIAL ADJUSTMENT(S). A BILLABLE CHANGE ORDER MAY BE REQUIRED DUE TO THESE CHANGES.
- *WORK TO BE DONE IN ONE MOBILIZATION, WHICH COVERS THE DURATION AND COMPLETION OF THE PROJECT. IF ADDITIONAL MOBILIZATIONS ARE REQUESTED BY THE CUSTOMER THE ADDITIONAL MOBILIZATIONS WILL BE AN EXTRA CHARGE.
- *PRICE IS GOOD ONLY IF ACPLM HAS FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT. NOT HAVING FULL AND UNRESTRICTED ACCESS TO THE WORK AREA TO INCLUDE A STAGING AREA FOR THE DURATION OF THE PROJECT CAN RESULT IN ADDITIONAL WORK AND/OR MOBILIZATIONS WHICH SHALL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- *WORK TO BE DONE ON WEEKDAYS IN DAYLIGHT HOURS.
- *PROPOSAL DOES NOT INCLUDE TESTING, FLAGMEN, LANE CLOSURE, M.O.T., IMPACT FEES, SURVEYING, AS-BUILTS, SHOP DRAWINGS AND ENGINEERING. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.



Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 30, 2026

Proposal #19729326

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

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Office: 813.633.0548
Fax: 813.634.2686



www.acplm.net



2010 S 51st Street,
Tampa, FL 33619



March 30, 2026

Proposal #19729326

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

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PROPERTY IMPROVEMENTS

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Acceptance of Terms – Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Bill To Name and Address:

Job Site Name and Address:

Billing Contact Name:

Billing Phone Number:

Email Address:

Billing Instructions:



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March 30, 2026

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Sean Fernandez
Cell: 813 943-4665 sfernandez@acplm.net

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Proposal Amount - \$16,686.00



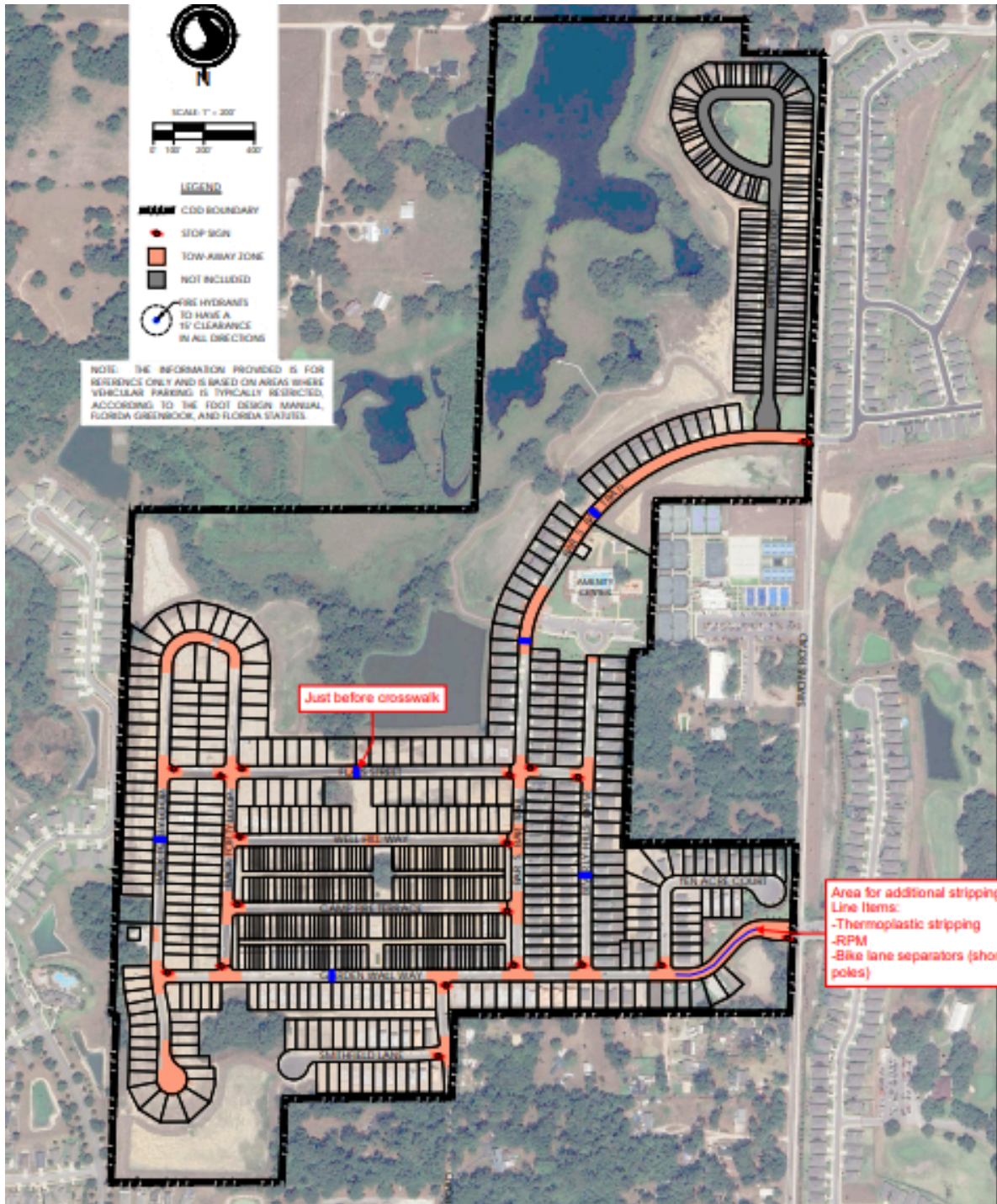
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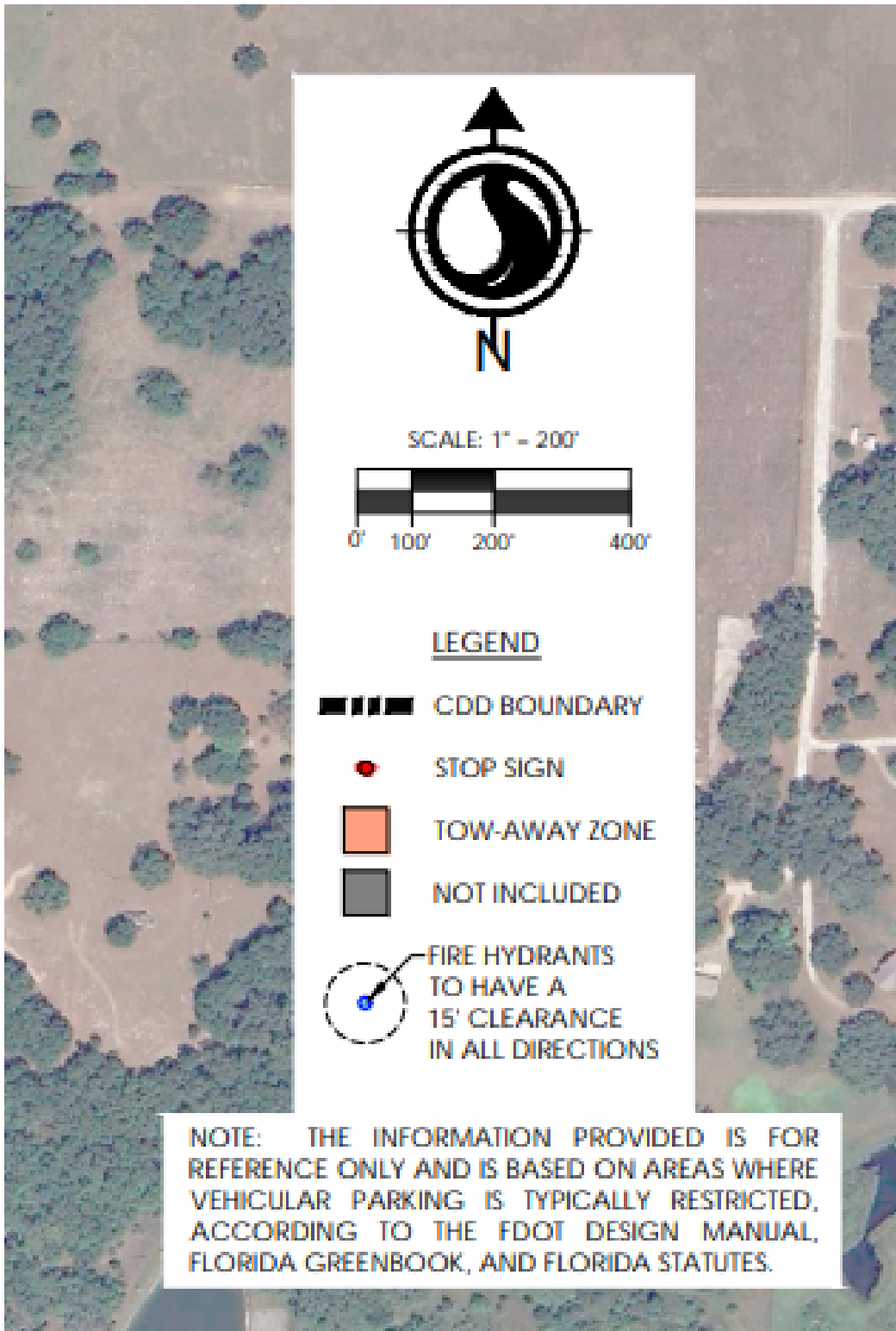
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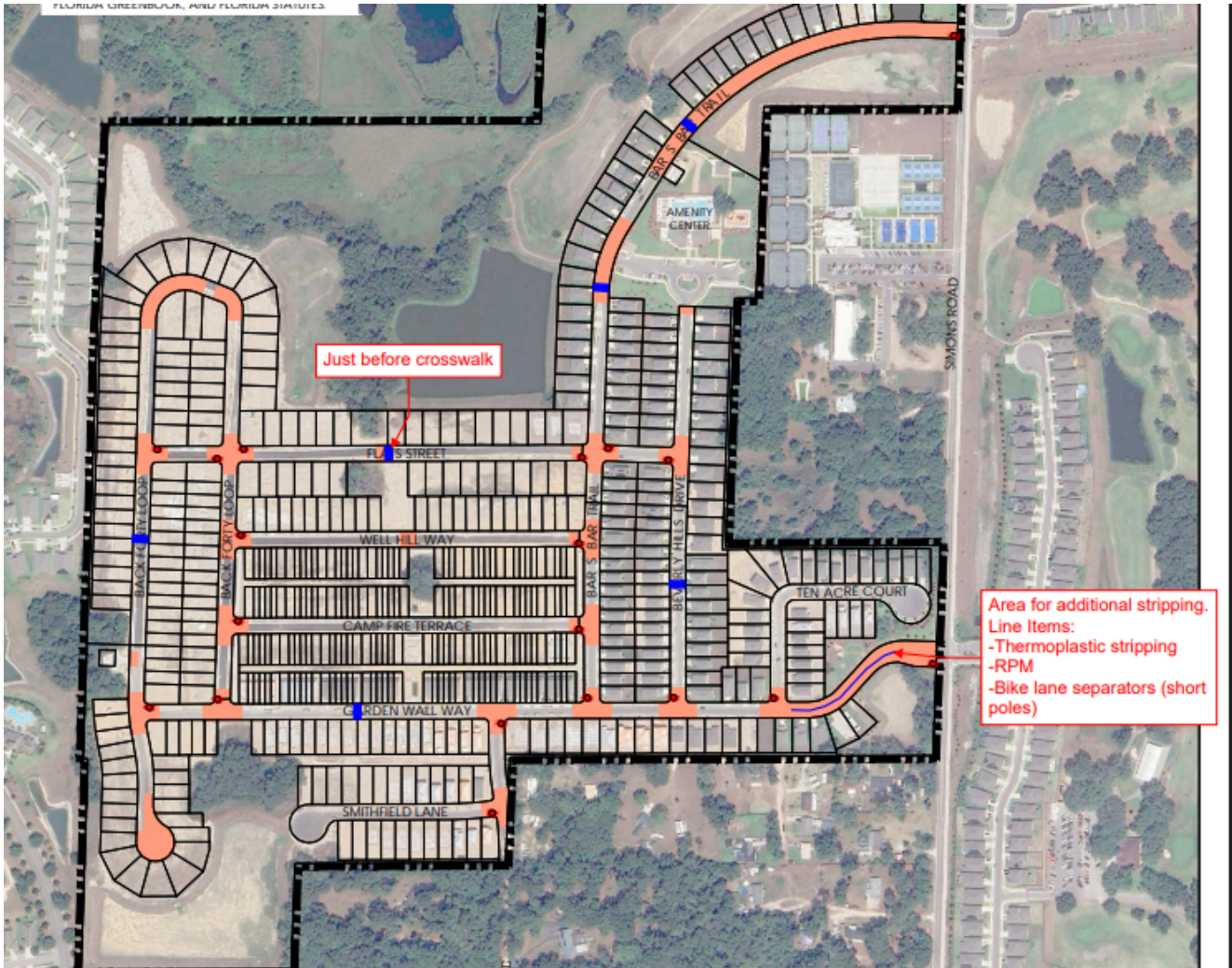


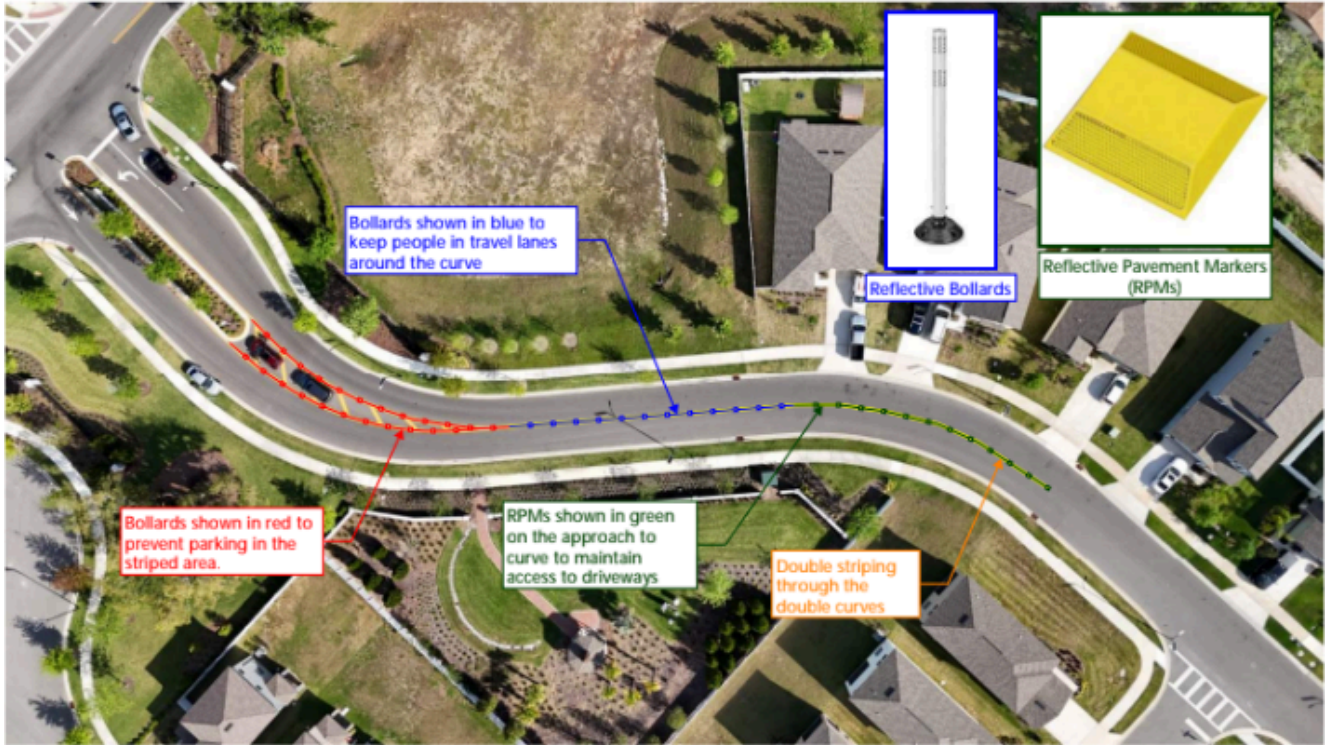
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2010 S 51st Street,
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Issue: Cars exiting the neighborhood are driving at high speeds going downhill and are constantly cutting this curve and driving in the opposing lane. This curve is a safety hazard for drivers and pedestrians. Especially in the morning/afternoon when kids are going to/returning from school. Another issue that occurs every morning/afternoon is parents parking their cars in the yellow striped area. This causes kids to run across the street to get to the cars.

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

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





May 4, 2026

Proposal #19937426

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

Thermoplastic with RPM Striping Layout Per Plans

Scope of work:

1. Secure job site for safety of crew and public with barricades and/or cones.
2. Layout and stripe one new thermoplastic line per plan.
3. Install RPMs per plan.
4. Clean up the job site.

Labor and Materials - \$4,806.00

Notes:

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May 4, 2026

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May 4, 2026

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Bill To Name and Address:

Job Site Name and Address:

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May 4, 2026

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Proposal Amount - \$4,806.00



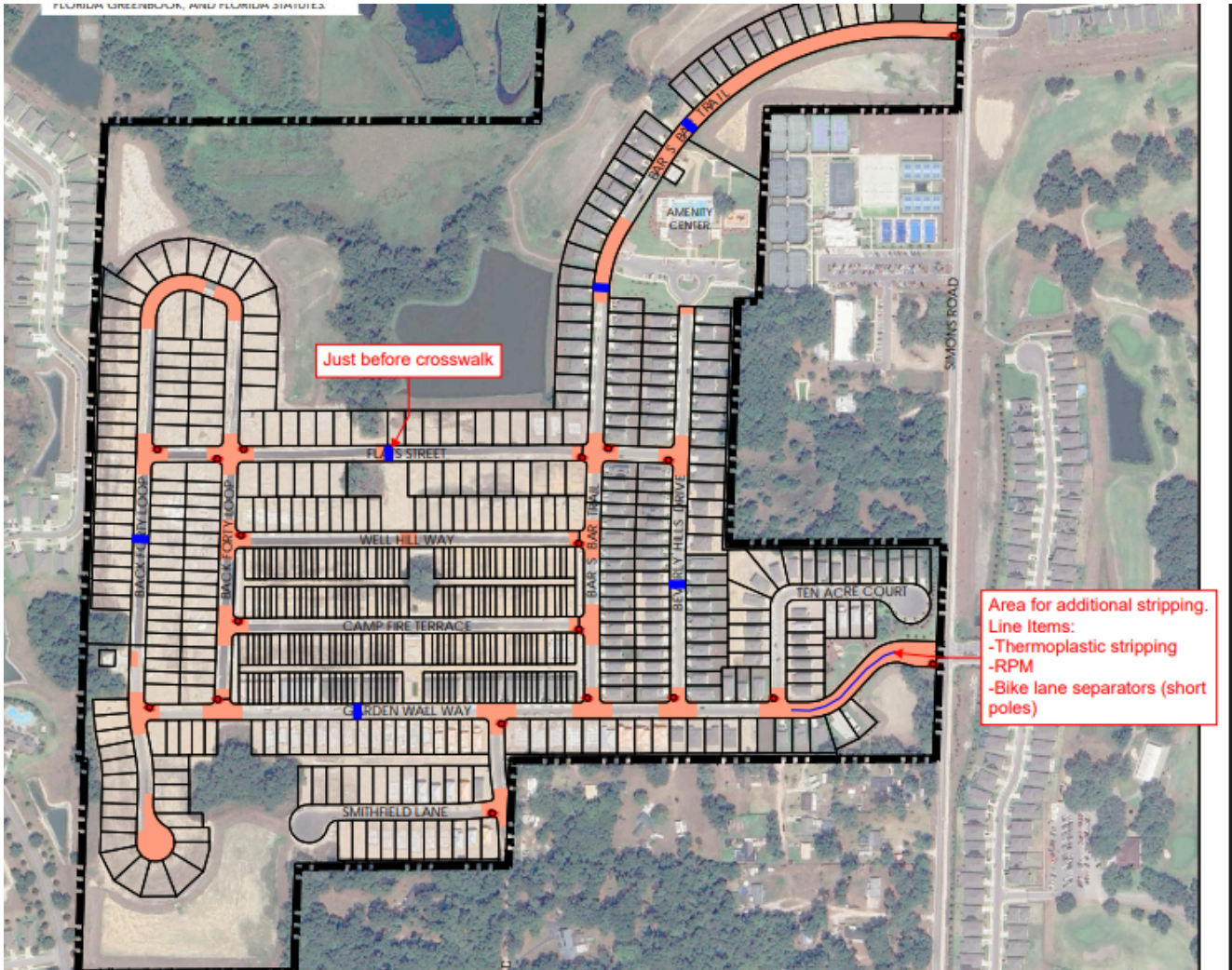
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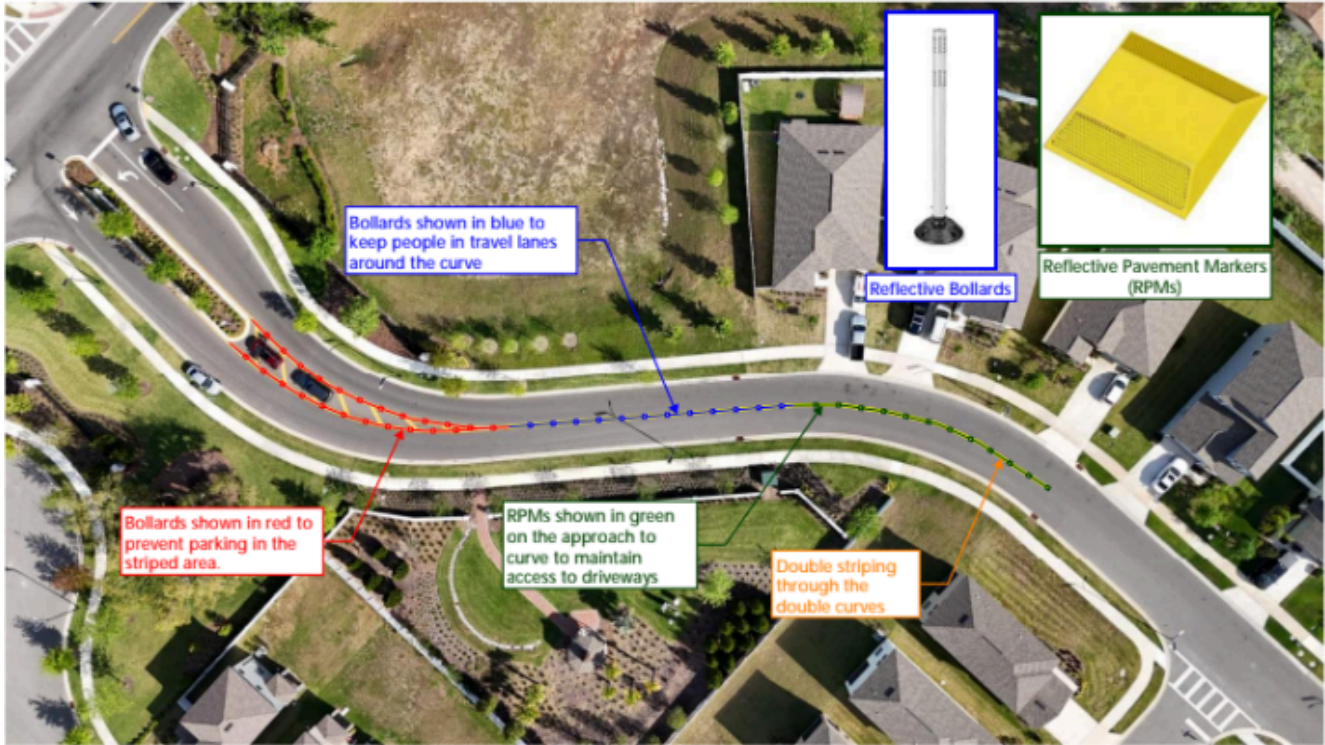
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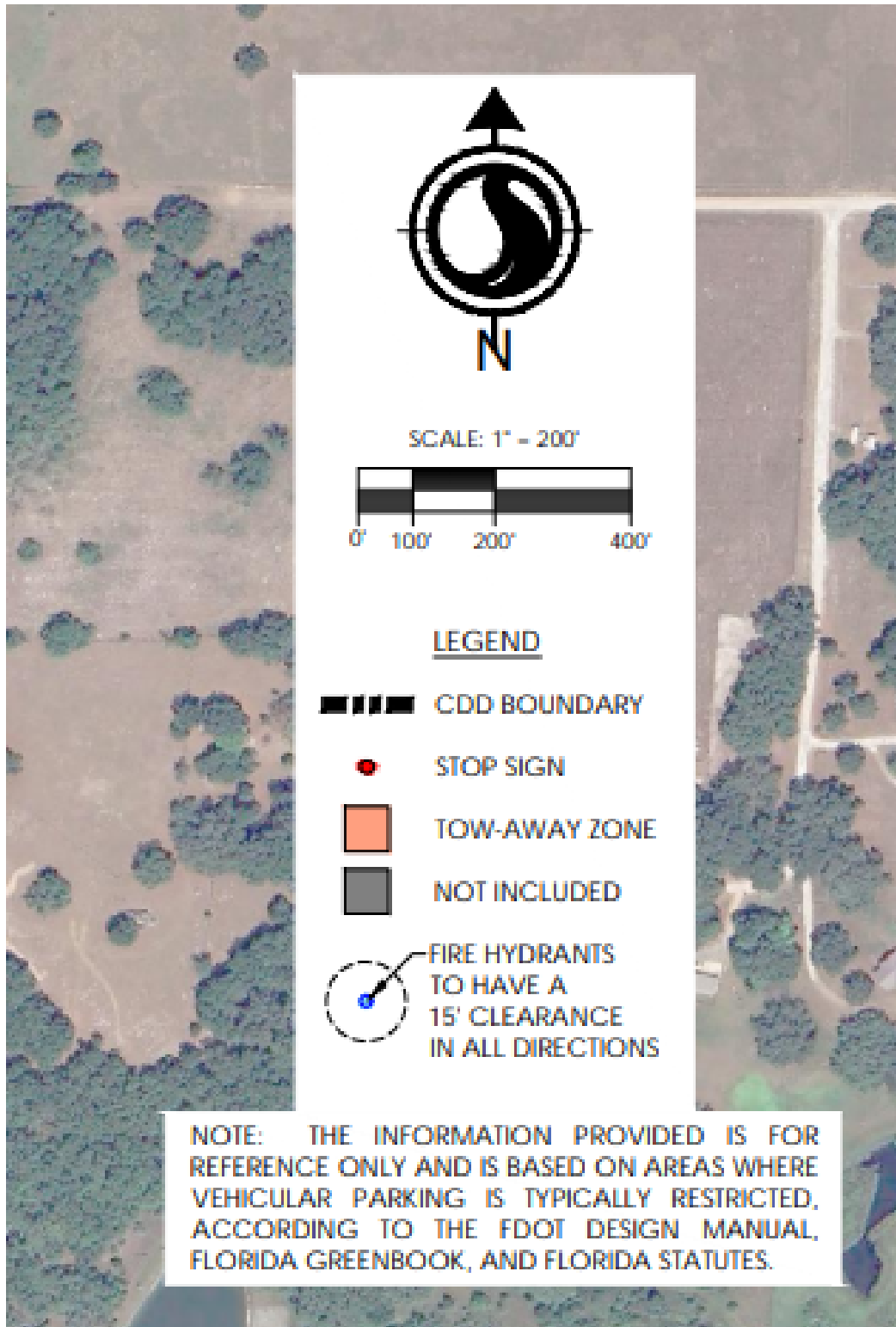


Issue: Cars exiting the neighborhood are driving at high speeds going downhill and are constantly cutting this curve and driving in the opposing lane. This curve is a safety hazard for drivers and pedestrians. Especially in the morning/afternoon when kids are going to/returning from school. Another issue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

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







May 4, 2026

Proposal #19938426

Contact

Tyson Waag
Phone: 813 220-0481
tyson.waag@stantec.com

Customer

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

Job

Abbott Square CDD
598 Bar South Bar Trail
Zephyrhills, Florida 33541

PROPERTY IMPROVEMENTS

New Latex Striping Layout Per Plans

Scope of work:

1. Secure job site for safety of crew and public with barricades and/or cones.
2. Layout and stripe with DOT approved latex paint new no parking zones per plan.
3. Clean up the job site.

Labor and Materials - \$8,640.00

Notes:

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Proposal Amount - \$8,640.00



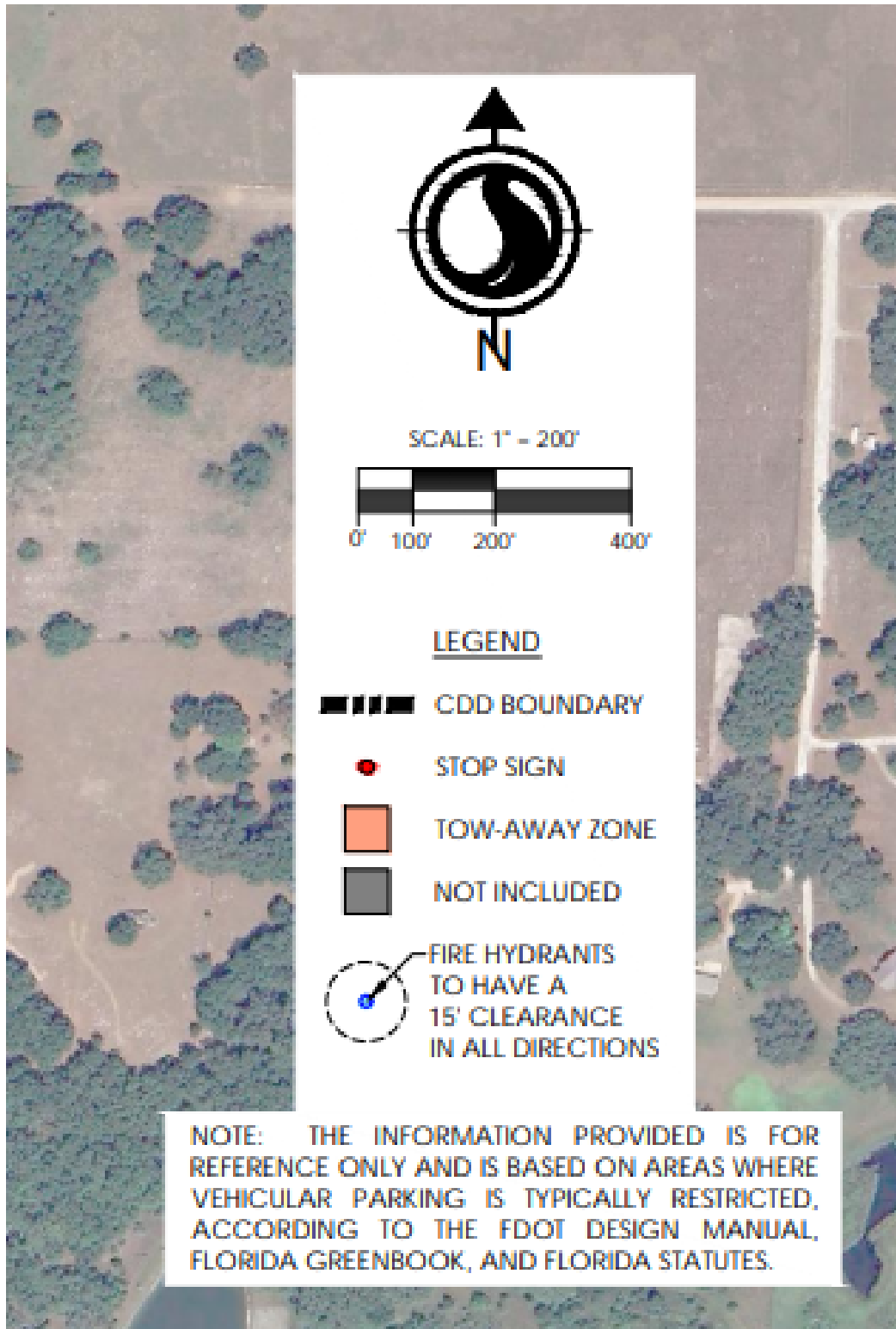
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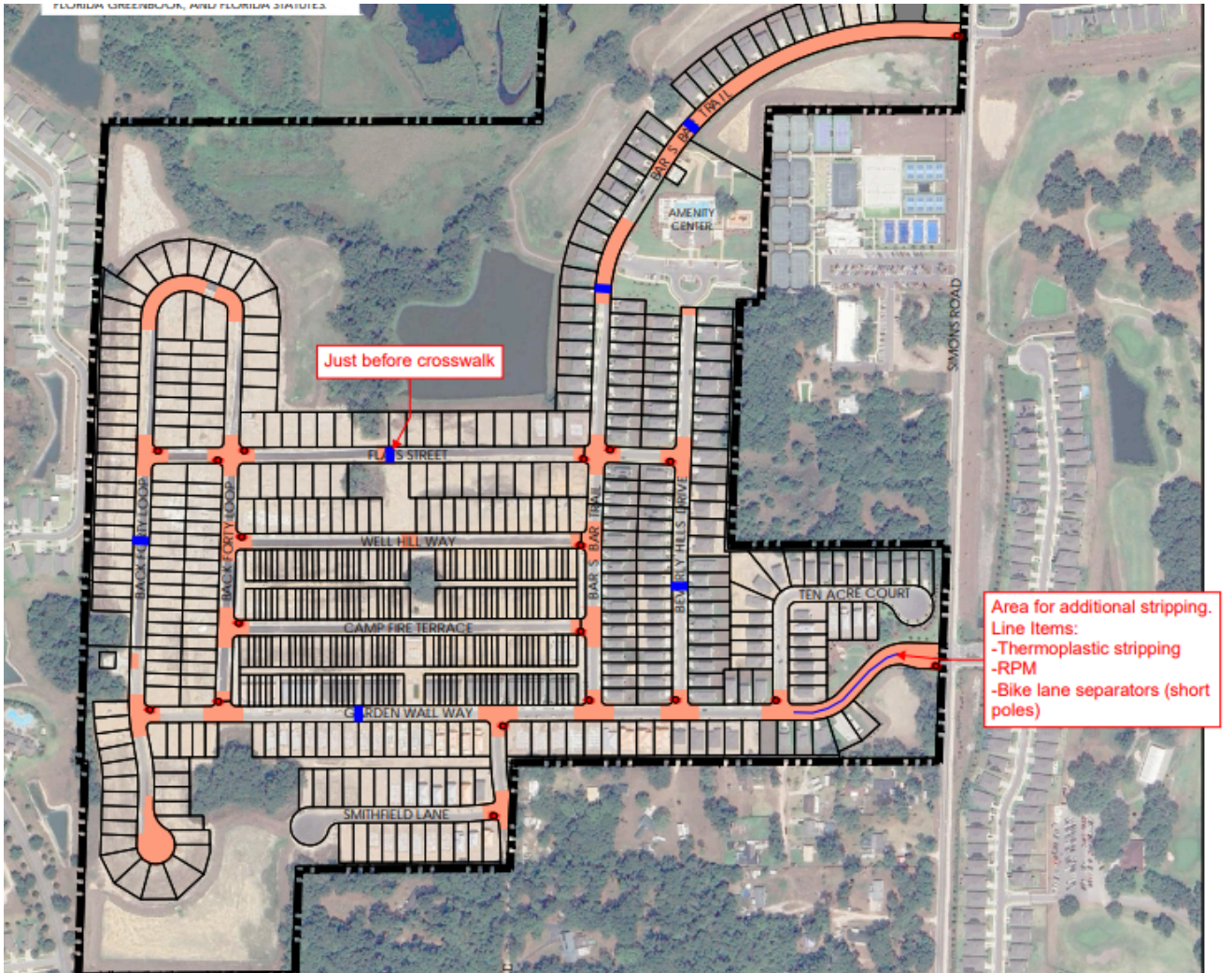


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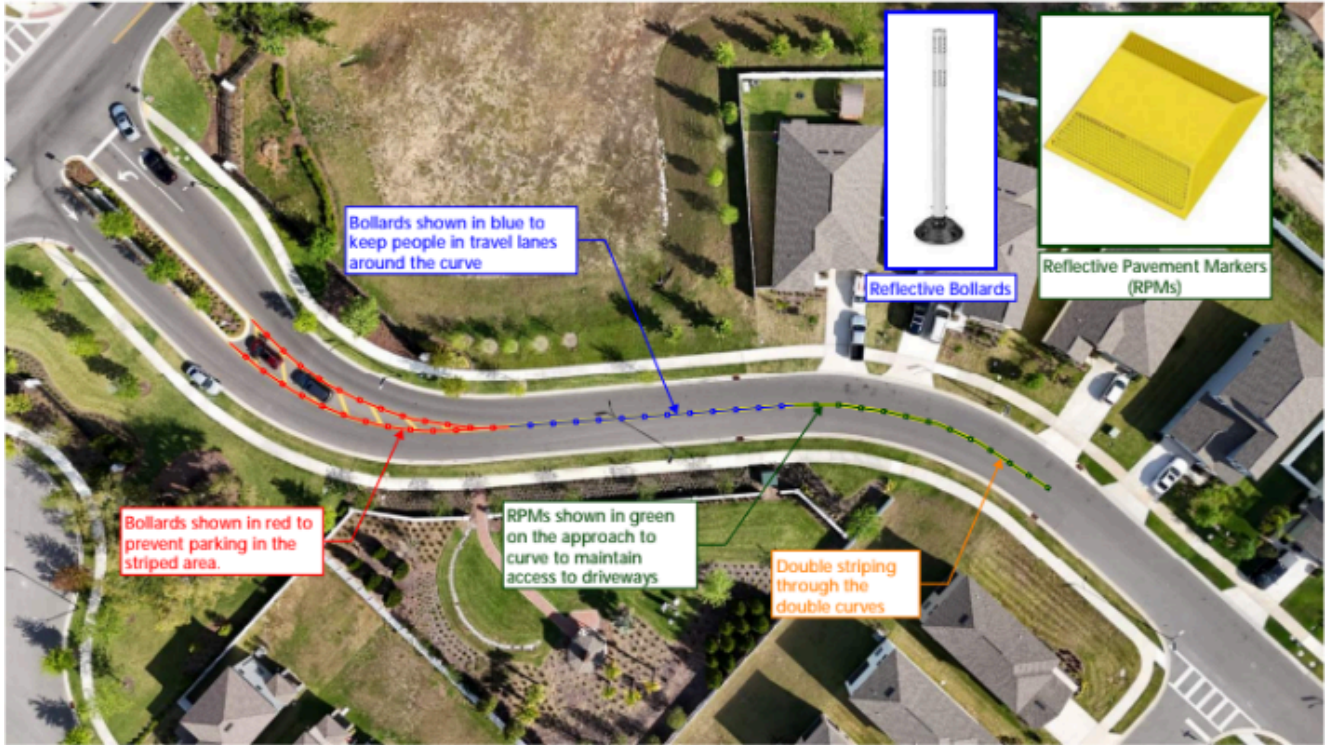
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 Tampa, FL 33619



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

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

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





To: Abbot Square CDD	Contact: Tyson Waag
Address: 2005 Pan Am Circle Suite 300 Tampa, FL	Phone:
	Fax:
Project Name: Abbott Square - No Parking Signage & Striping	Bid Number: 26-0300
Project Location: Ripple Loop Rd, Zephyrhills, FL	Bid Date: 5/4/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	SIGN - R7-200 - NO PARKING / RESTRICTED PARKING (COMBINED)	18.00	EACH	\$219.74	\$3,955.32
	TEMP PAINT	1.00	LS	\$2,047.89	\$2,047.89
Total Price for above Items:					\$6,003.21

Total Bid Price: \$6,003.21

Notes:

- ASPHALT NOTES:
- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$165 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$195 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
- Pricing does not include any maintenance of traffic (MOT). Prime contractor is to provide all MOT devices that may be required. MOT deficiencies on this project that cause delays to FAC, LLC's work shall result in back charges for stand-by time.
- Pricing does not include any additional work to adhere to the FDOT Index 600 drop-off criteria. Pricing does not include placement or removal of asphalt wedges at asphalt transitions.
- FAC, LLC cannot be held responsible for any damage caused to any concrete surfaces while performing our scope of work. FAC, LLC cannot be held responsible for any cleaning of any concrete surfaces while performing our scope of work. Prime contractor to provide any sanding if required for protection.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- CONCRETE NOTES:
- **Pricing valid through completion of work prior to 12/23/26.**
- **FAC Must Be Notified of Award of Contract Within 60 Days of Proposal Bid Date.**
- **Pricing Is Based On The Date Of This Proposal. Due to The Volatility Of Fuel, Concrete, Rebar, Welded Wire Mesh, and Other Reinforcements, We Are Unable To Predict Tomorrow's Market. This Proposal Does Not Include Any Adjustments / Surcharges For Material Price Increases Over 5% of Today's Market. Average Projected Concrete Price at \$XXX/CY for Duration of Project.**
- Items excluded (Unless Noted): Joint Sealer, Geotech, Engineering & Survey, Maintenance of Traffic, Concrete Pumping, Detectable Warnings, and Stamping of Concrete.
- 3000 PSI after 28 days unless otherwise noted.
- Quoted Fiber is Commercial Fiber at 1.5 LBS/CY unless otherwise noted.
- Based on work week Monday thru Friday between 7 am and 5 pm.
- Excavation and compaction by others to + / - 0.1'.
- FAC Expects A Minimum Of 2,000 LF / Day Production For Machine Curbs. Additional Costs If Minimum Is Not Met.
- Cleanup of Asphalt And Base Material Left From Trench Curb Operation By Others.
- Invoicing will be based on field measurements.
- Night plant opening fee billed by each night required.
- Add \$1.50 per LF for Trench Curb if Soil Cement is used and it is cured longer than 14 days.
- \$15,000 of Machine Work or \$7,000 of Hand Work Per Mobilization.



To: Abbot Square CDD	Contact: Tyson Waag
Address: 2005 Pan Am Circle Suite 300 Tampa, FL	Phone:
	Fax:
Project Name: Abbott Square - No Parking Signage & Striping	Bid Number: 26-0300
Project Location: Ripple Loop Rd, Zephyrhills, FL	Bid Date: 5/4/2026

- GENERAL NOTES:
- Payment and performance bonds are not included (Please add 1.25%, if required).
- This Proposal Does Not Cover Any Damages Due To Hurricanes, Floods, Natural Disasters, and Other Acts Of God.
- Any Project Under \$50,000 Will Not Be Subject To Retainage.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30

<p>ACCEPTED:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED:</p> <p>FLORIDA ASPHALT & CONCRETE</p> <p>Authorized Signature: _____</p> <p>Estimator: Celeste Bramonte (813) 225-5128 cbramonte@floridaasphalt.com</p>
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To: Abbot Square CDD	Contact: Tyson Waag
Address: 2005 Pan Am Circle Suite 300 Tampa, FL	Phone:
Project Name: Abbott Square - Simon Rd & Garden Wall Way	Bid Number: 26-0300
Project Location: Ripple Loop Rd, Zephyrhills, FL	Bid Date: 5/4/2026

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	THERMOPLASTIC, STD, YELLOW, SOLID, 6"	235.00	LF	\$10.06	\$2,364.10
	RETRO-REFLECTIVE PAVEMENT MARKINGS, TYPE B (RPMS)	42.00	EACH	\$11.78	\$494.76
Total Price for above Items:					\$2,858.86

Total Bid Price: \$2,858.86

Notes:

- ASPHALT NOTES:
- Unless quoted as "LS", it is agreed upon that the quantities referred to above are estimates only and that payment shall be made at the unit prices for actual quantities of work performed. This quotation expires thirty (30) days from the bid date listed.
- FAC, LLC. will mobilize the asphalt paving crew one (1) time. FAC, LLC shall have no obligation to perform in increments, quantities, or portions of the work that FAC, LLC. plans to perform in a single operation; nor shall FAC, LLC. have any obligation to perform work in a different sequence than planned by FAC, LLC. Any additional asphalt paving crew mobilizations shall require additional compensation of \$5,000 per mobilization.
- Asphalt pricing is based on FDOT specifications for asphalt materials and includes the use of recycled asphalt products. This quotation is predicated on FAC, LLC. receiving all F.D.O.T. Fuel and Asphalt Liquid Index Adjustments (If Applicable).
- Asphalt yield is estimated at 110 lbs/sy for each inch of asphalt. Any asphalt overruns due to irregular base conditions, improper curb height, etc. will be invoiced at an additional \$165 / ton of asphalt. Any asphalt leveling can be performed at a unit price of \$195 / ton of asphalt. Any asphalt patching can be performed at a unit price of \$525 per ton of asphalt.
- Pricing excludes any permits, fees, testing, staking / surveying / as-builts, utility location / adjustment / relocation, asphalt patching, asphalt leveling, asphalt milling, asphalt removal, temporary/permanent striping, and light towers.
- Pricing does not include any maintenance of traffic (MOT). Prime contractor is to provide all MOT devices that may be required. MOT deficiencies on this project that cause delays to FAC, LLC's work shall result in back charges for stand-by time.
- Pricing does not include any additional work to adhere to the FDOT Index 600 drop-off criteria. Pricing does not include placement or removal of asphalt wedges at asphalt transitions.
- FAC, LLC cannot be held responsible for any damage caused to any concrete surfaces while performing our scope of work. FAC, LLC cannot be held responsible for any cleaning of any concrete surfaces while performing our scope of work. Prime contractor to provide any sanding if required for protection.
- Pricing based on performing work during daytime hours and in accordance with FAC, LLC's normal operational schedule.
- CONCRETE NOTES:
- **Pricing valid through completion of work prior to 12/23/26.**
- **FAC Must Be Notified of Award of Contract Within 60 Days of Proposal Bid Date.**
- **Pricing Is Based On The Date Of This Proposal. Due to The Volatility Of Fuel, Concrete, Rebar, Welded Wire Mesh, and Other Reinforcements, We Are Unable To Predict Tomorrow's Market. This Proposal Does Not Include Any Adjustments / Surcharges For Material Price Increases Over 5% of Today's Market. Average Projected Concrete Price at \$XXX/CY for Duration of Project.**
- Items excluded (Unless Noted): Joint Sealer, Geotech, Engineering & Survey, Maintenance of Traffic, Concrete Pumping, Detectable Warnings, and Stamping of Concrete.
- 3000 PSI after 28 days unless otherwise noted.
- Quoted Fiber is Commercial Fiber at 1.5 LBS/CY unless otherwise noted.
- Based on work week Monday thru Friday between 7 am and 5 pm.
- Excavation and compaction by others to + / - 0.1'.
- FAC Expects A Minimum Of 2,000 LF / Day Production For Machine Curbs. Additional Costs If Minimum Is Not Met.
- Cleanup of Asphalt And Base Material Left From Trench Curb Operation By Others.
- Invoicing will be based on field measurements.
- Night plant opening fee billed by each night required.
- Add \$1.50 per LF for Trench Curb if Soil Cement is used and it is cured longer than 14 days.
- \$15,000 of Machine Work or \$7,000 of Hand Work Per Mobilization.
- GENERAL NOTES:



To: Abbot Square CDD	Contact: Tyson Waag
Address: 2005 Pan Am Circle Suite 300 Tampa, FL	Phone:
	Fax:
Project Name: Abbott Square - Simon Rd & Garden Wall Way	Bid Number: 26-0300
Project Location: Ripple Loop Rd, Zephyrhills, FL	Bid Date: 5/4/2026

- Payment and performance bonds are not included (Please add 1.25%, if required).
- This Proposal Does Not Cover Any Damages Due To Hurricanes, Floods, Natural Disasters, and Other Acts Of God.
- Any Project Under \$50,000 Will Not Be Subject To Retainage.
- This quote is contingent upon FAC, LLC's satisfaction with credit conditions.
- Net 30

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: FLORIDA ASPHALT & CONCRETE</p> <p>Authorized Signature: _____</p> <p>Estimator: Celeste Bramonte (813) 225-5128 cbramonte@floridaasphalt.com</p>
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NO PARKING
ANYTIME



NO PARKING

FIRE LANE









Operations & Maintenance Updates

Yale Harbor has completed multiple maintenance items throughout the amenity facilities, including repairs to the men's and women's restroom doors as well as the rear pool gate.

At the clubhouse, both grills are currently non-operational. A repair quote has been obtained, and additional proposals for full replacement are being solicited to determine the most cost-effective long-term solution.

Security & Access Control

The back pool gate fob access box and hallway security cameras have been ordered. Installation will be scheduled upon receipt of equipment.

Landscaping & Grounds

A proposal is currently being obtained for mulch installation around the amenity center to enhance overall property appearance.

Weed treatment throughout the property has been scheduled as part of ongoing landscape maintenance efforts.

Pest Control

Ant piles identified in the playground area are scheduled for treatment to ensure a safe and clean environment for residents.

Estimate #15592



Billing Address

Clubhouse
6598 Bar S Bar Trail
Zephyrhills FL 33541 United States
Kcolon@folioam.com
+1 656 234 9040

Contact: Kelly Colon
+16562349040

Service Address

Clubhouse
6598 Bar S Bar Trail
Zephyrhills FL 33541 United States
Kcolon@folioam.com
+1 656 234 9040

Contact: Kelly Colon
+16562349040

Send Payment To

Bolt Appliance Repair
17449 Stinchar Drive
Land O' Lakes FL 34638
+18139246481
info@boltappliance.com
87-1173218

Estimate Date	04/25/26
Sent On	04/25/26
Total	\$3,703.45
Payments	\$0.00
Balance	\$3,703.45

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Services	Service Report - Delta Heat Grill A visual inspection of the grill was performed. During the inspection, it was found that the following components show significant signs of corrosion and rust: <ul style="list-style-type: none">Gas valvesIgnition electrodes (spark igniters, switches, modules)BurnersBriquette trays The level of corrosion observed can affect proper operation, ignition performance, and overall safety of the unit. It was also found that the briquette trays are burned through and require replacement. During diagnostics, it was not possible to verify gas supply to the unit. Most likely, the gas supply was shut off at the time of inspection. Recommendation: Replacement of the affected components (gas valves, igniters, burners, and briquette trays) is required to restore safe and reliable operation of the grill. For the next visit, it is required to ensure that gas supply is available and turned on. This will allow proper testing of the grill after the replacement of parts. Estimate for both grills: Parts (includes tax, shipping): \$487.56 Gas valves assembly \$369.64 Ignition electrodes \$234.38 Spark modules \$850.16 Burners 901.71 Briquette trays Labor: \$860 parts replacement	\$3,703.45	×	1.0	\$3,703.45

Subtotal	\$3,703.45
Tax	\$0.00
Total	\$3,703.45

Payments

Date	Type	Amount
No payments		

Notes

We provide a standard 90-day warranty for parts and labor unless otherwise discussed, as some services or parts, such as refrigerant recharges, may have different terms or no warranty.

Terms

SERVICE CALL CHARGE:

Service call service charge will be applied towards repair estimates up to 30 days of estimate.

CANCELLATIONS:

Upon acceptance of an estimate for service, ordering and shipping procedures are set in motion which cannot be reversed, and upon cancellation, incur costs for shipping, handling, and restocking fees. Therefore, a 50% deposit is required prior to any special order of parts. As estimate shall be given to customer by the service dealer in digital format, and the service dealer may not charge for work done or parts supplied in excess of the estimate without prior consent of the customer where provided, the service dealer may charge a reasonable fee for services provided determining the nature of the malfunction is the preparation of a written estimate of repair.

WARRANTY:

Unless otherwise noted, parts are warranted for 90 days, and labor related to this repair is warranted for 90 days under conditions of normal household usage. Refrigerant charges are excluded from warranty. Except as provided for above, there is no warranty or guarantee of merchantability, fitness for a particular purpose, or any other kind, express or implied. We do not make any guarantee with respect to parts not supplied by us. If repairs become necessary within the warranty period, they will be charged separately. Warranty applies only during normal business hours and within our service area. Recall appointments are scheduled according to availability, excluding Sundays. We do not guarantee against loss or damage due to flooding or other natural events.

DAMAGE WAIVER:

In spite of care taken by technicians, damage to floors, walls, cabinets, as well as the appliance itself can occur while moving equipment for service. Damage can also occur due to faulty, cracked, or disconnected supply lines, connections and hoses, in order to service, customers hereby release this company, and the technician, from liability for such damage.

DISPUTES:

We want you satisfied! If for any reason you are dissatisfied with the service provided and cannot resolve the dispute through your local dispatch office, please describe the problem and we will be glad to assist your dispute.

PAST DUE AND RETURNED CHECKS:

A service charge of 2% per month will be added to all past due invoices, with a minimum charge of \$10.00 per month. A returned check fee of \$30 will be added to the total charges for every returned check. If a customer approves a repair and a part is ordered but then cancels the repair, a restocking fee of 15% of the total cost will be charged.

In the event a payment is made online toward this invoice, it may result in an additional online payment fee.

Signatures

Name	Signature	Reason	Requested	Signed	Document



Abbott Square CDD

Field Inspection Report - April 2026

Thursday, April 23, 2026

Prepared For Board Of Supervisors

13 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Items 1 - Garden Wall Way Entrance

Assigned To: Steadfast

The entrance median island was observed to be bare and lacking landscape coverage. Please propose annuals for this space to improve overall presentation of the entryway.



Items 2 - Garden Wall Way Frontage Landscape

Assigned To: Steadfast

Mulch bed at the outbound side of the entrance was observed with inadequate landscape coverage. Please propose to replace with new plant material to improve overall appearance.



Items 4 - Entrance Turf Condition

Assigned To: Steadfast

Poor turf quality was observed on the inbound side of the entrance. Areas appear thin and stressed. Please evaluate this area for turf repair or resodding as needed.



Items 5 - Bus Stop Garden Bed

Assigned To: Steadfast

Landscape beds in front of the bus stop were observed with inadequate coverage and dead plant material. Please propose to replace with new plant material to improve overall appearance.



Items 6 - Irrigation Pump Leak (Garden Wall Way)

Assigned To: Steadfast

A leak was observed at the irrigation pump located next to the bus stop on Garden Wall Way. It is recommended that the system be inspected and the leak repaired to prevent water loss and potential equipment damage.



Items 7 - Ten Acre Ct. Dead End

Assigned To: Steadfast

This area was observed with insufficient mulch coverage, resulting in exposed irrigation lines. Please propose to refresh mulch to provide proper coverage and protect the irrigation system.



Items 8 - Irrigation Pump Leak (Camp Fire Terr.)

Assigned To: Steadfast

A leak was observed at the irrigation pump located next to the grill on Camp Fire Terrace. It is recommended that the system be inspected and the leak repaired to prevent water loss and potential equipment damage.

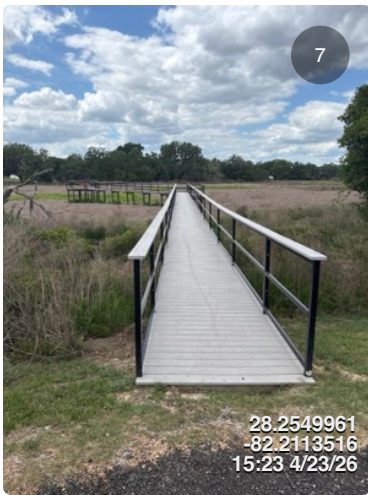


Items 9 - Walking Trail

Assigned To: Board

The walking trail was observed to be well maintained with no significant issues noted. Minor encroachments include several palm fronds leaning into the trail and one declining palm tree that may require pruning or removal to maintain safe clearance.





Items 10 - Amenity Center Island

Assigned To: Steadfast

The island mulch bed in front of the Amenity Center was observed with inadequate landscape coverage. Please propose to replace with new plant material to improve overall appearance.



Items 11 - Amenity Center Garden Bed

Assigned To: Steadfast

Mulch beds near the Amenity Center were observed with inadequate landscape coverage. Please propose to replace with new plant material to improve overall appearance.



Items 12 - Bar S Bar Trail Entrance

Assigned To: Steadfast

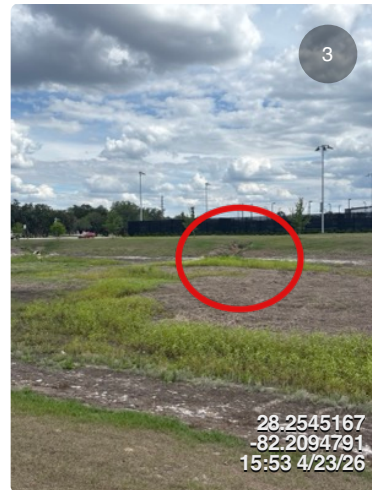
Both sides of the entrance lack adequate landscape coverage. It is recommended to remove dead plant material, refresh mulch beds, and resod the outbound side easement to improve overall appearance.



Items 13 - Bar S Bar Trail/Simons rd. Pond

Assigned To: Board

Minor erosion was observed at the pond closest to the tennis complex. The condition appears longstanding and stable. Will continue to monitor.



Items 14 - Game Room Mulch Beds

Assigned To: Steadfast

Mulch beds near the Game Room were observed with inadequate landscape coverage, particularly within the hedge line. Please propose to replace with new 3 gal. plant material.



RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

WHEREAS, the Abbott Square Community Development District ("**District**") is a local unit of special-purpose government situated in Pasco County, Florida (the "**County**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

WHEREAS, Section 190.003(17), *Florida Statutes* defines a "**qualified elector**" as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

WHEREAS, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

WHEREAS, the following Board seats will be up for election in the upcoming General Election and all seats will have 4-year terms:

- Seat No. 1, Currently held by Kelly Evans
- Seat No. 2, Currently held by Lori Campagna
- Seat No. 5, Currently held by Malinda Desruisseaux

NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:

Section 1. General Election. The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026 through noon, Friday June 12, 2026. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

Section 3. Conduction and Procedure of Election.

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.


Section 4. Election Costs. The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

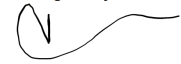
This Resolution is duly passed and adopted on January 12, 2026.

Attest:

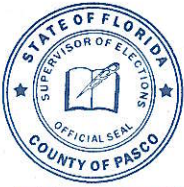
**Abbott Square
Community Development District**

Signed by:


 Print Name: Alize Aninipot
 Secretary / Assistant Secretary

Signed by:


 Print Name: Tanya Benton
 Chairperson / Vice Chairperson



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300



1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Wesley Elias
District Manager
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Wesley Elias:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Abbott Square Community Development District 758

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

RESOLUTION 2026-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF ABBOTT SQUARE
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Tanya Benton</u>	Chair
<u>Malinda Desruisseaux</u>	Vice-Chair
<u>Samantha Harvey</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Lori Campagna</u>	Assistant Secretary
<u>Mark Monelli</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11 day of May 2025.

ATTEST:

**ABBOTT SQUARE
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Secretary / Assistant Secretary

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