



# *Abbott Square Community Development District*

**June 8, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

MEETING ID:255 393 950 682 483

PASSCODE:7AE9ug6B

313 Campus Street, Celebration, Florida 34747

**CLEAR PARTNERSHIPS**



COLLABORATION



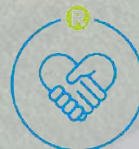
LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Abbott Square Community Development District

**Board of Supervisors**

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

**District Staff**

Kristee Cole, Senior District Manager  
 Michael Perez, Senior District Manager  
 Vivek Babbar, District Counsel  
 Tyson Waag, District Engineer  
 Jason Liggett, Field Manager  
 Lucas Mc Donald, District Accountant  
 Kareen Baker, District Admin  
 Bill Conrad, Steadfast

**Regular Meeting Agenda**

Monday, June 8, 2026, at 5:30 p.m.

The Regular Meeting of the **Abbott Square Community Development District** will be held on **Monday, June 8, 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:

<https://teams.microsoft.com/meet/255393950682843?p=izZEolkJNl8fr8BTcC>

**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 April 2026 Financial Report and Approval of Check Register and O&M..... Page 4
- B. Consideration of May 11, 2026, Regular Meeting Minutes..... Page 82

**4. SPECIAL BUSINESS ITEM**

- A. Presentation of the Fiscal Year 2027 Proposed Budget..... Page 86
- B. Consideration of Resolution 2026-07, Approving the Fiscal Year 2027 Budget and Setting the Public Hearing..... Page 106

**5. STAFF REPORTS**

- A. District Engineer
  - i. Consideration of the ACPLM for Restriping Proposal (**Tabled Item**)..... Page 107
  - ii. Consideration of Parking Striping Proposals (**Tabled Item**)..... Page 129
  - iii. Ariel View of Parking (**To Be Sent Under Separate Cover**)
  - iv. Review of SWFMD Permits (**To Be Sent Under Separate Cover**)
- B. Onsite Manager’s Report..... Page 140
  - i. Consideration of Kitchen Projects Proposals (**Tabled Item**)
    - a. Bolt Appliance Repair..... Page 145

b. Oasis Outdoor Living.....	Page 146
c. Creative Outdoor Kitchens.....	Page 148
<b>C. District Counsel</b>	
i. Discussion of Resident Security Deposit Withholding.....	Page 149
ii. Discussion and Recommendation for Renting out Overnight Parking Lot Spaces in the Clubhouse Parking	
<b>D. Field Manager</b>	
i. Review of the May 2026 Field Inspection Report.....	Page 154
ii. Consideration of Fencing Proposals ( <b>Tabled Item</b> )	
a. Kings Power Washing.....	Page 164
b. Green Earth Power Washing.....	Page 165
<b>E. Landscape</b>	
i. Consideration of Steadfast Alliance Estimates #SCA4003 Through #SCA4009.....	Page 168
ii. Consideration of Steadfast Alliance Estimate – Pine Bark Mulch (15 Cubic Yards) .....	Page 175
iii. Consideration of Steadfast Alliance Estimate – Seasonal Color Installation of (New Annuals) .....	Page 176
iv. Consideration of Steadfast Alliance Estimate -Sod Removal and Installation (2520 Square Feet).....	Page 177
<b>F. District Manager.....</b>	Page 178
<b>G. Update on HOA Community Events.....</b>	Page 179
<b>6. BUSINESS ITEMS</b>	
A. Consideration and Approval to Issue an RFP for Landscaping Services	
B. Discussion of Clubhouse Rental Agreement.....	Page 180
C. Discussion Regarding Part-Time Clubhouse Position	
D. Discussion of Donation for the Games Room and HOA Usage	
<b>7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS</b>	
<b>8. ADJOURNMENT</b>	

*Abbott Square  
Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of April 30, 2026  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE		CAPITAL PROJECTS		GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
		FUND SERIES 2025	FUND SERIES 2022	FUND SERIES 2025	FUND SERIES 2022			
<b>ASSETS</b>								
Cash - Operating Account	\$ 625,432	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,432
Accounts Receivable - Other	1,991	-	-	-	-	-	-	1,991
Investments:								
Acq. & Construction - Other	-	-	-	76,570	-	-	-	76,570
Acquisition & Construction Account	-	-	-	20,731	266	-	-	20,997
Construction Fund	-	-	-	182,257	-	-	-	182,257
Interest Account	-	3,722	-	-	-	-	-	3,722
Reserve Fund	-	171,661	318,363	-	-	-	-	490,024
Revenue Fund	-	344,874	739,029	-	-	-	-	1,083,903
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
<b>TOTAL ASSETS</b>	<b>\$ 627,423</b>	<b>\$ 520,257</b>	<b>\$ 1,057,392</b>	<b>\$ 279,558</b>	<b>\$ 266</b>	<b>\$ 9,611,294</b>	<b>\$ 8,980,000</b>	<b>\$ 21,076,190</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 9,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,173
Due To Developer	6,000	-	-	-	-	-	-	6,000
Bonds Payable	-	-	-	-	-	-	8,980,000	8,980,000
Other Long-Term Liabilities	-	-	-	-	-	1,176,241	-	1,176,241
<b>TOTAL LIABILITIES</b>	<b>15,173</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,176,241</b>	<b>8,980,000</b>	<b>10,171,414</b>

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of April 30, 2026  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GENERAL	GENERAL	TOTAL
		FUND SERIES	FUND SERIES	PROJECTS	PROJECTS	FIXED ASSETS	LONG TERM	
		2025	2022	2025	2022	FUND	DEBT FUND	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	520,257	1,057,392	-	-	-	-	1,577,649
Capital Projects	-	-	-	279,558	266	-	-	279,824
Unassigned:	612,250	-	-	-	-	8,435,053	-	9,047,303
<b>TOTAL FUND BALANCES</b>	<b>612,250</b>	<b>520,257</b>	<b>1,057,392</b>	<b>279,558</b>	<b>266</b>	<b>8,435,053</b>	<b>-</b>	<b>10,904,776</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 627,423</b>	<b>\$ 520,257</b>	<b>\$ 1,057,392</b>	<b>\$ 279,558</b>	<b>\$ 266</b>	<b>\$ 9,611,294</b>	<b>\$ 8,980,000</b>	<b>\$ 21,076,190</b>

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 13,365	\$ 13,365	0.00%
Rental Income	-	1,650	1,650	0.00%
Special Assmnts- Tax Collector	871,373	867,125	(4,248)	99.51%
Other Miscellaneous Revenues	-	196	196	0.00%
<b>TOTAL REVENUES</b>	<b>871,373</b>	<b>882,336</b>	<b>10,963</b>	<b>101.26%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Arbitrage Rebate	500	(2)	502	-0.40%
Dissemination Agent/Reporting	1,000	-	1,000	0.00%
Field Management	15,000	8,750	6,250	58.33%
Trustee Fees	5,000	-	5,000	0.00%
District Counsel	25,000	9,607	15,393	38.43%
District Engineer	10,000	4,525	5,475	45.25%
District Manager	49,440	28,840	20,600	58.33%
Auditing Services	5,000	-	5,000	0.00%
Postage	500	91	409	18.20%
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	276	1,224	18.40%
Tax Collector/Property Appraiser Fees	10,229	150	10,079	1.47%
Bank Fees	500	-	500	0.00%
Payroll Services	-	43	(43)	0.00%
Website Administration	1,553	1,553	-	100.00%
Dues, Licenses and Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>160,341</b>	<b>90,100</b>	<b>70,241</b>	<b>56.19%</b>
<b><u>Electric Utility Services</u></b>				
Electric Utility Services	3,600	10,382	(6,782)	288.39%
Street Lights	94,485	57,766	36,719	61.14%
<b>Total Electric Utility Services</b>	<b>98,085</b>	<b>68,148</b>	<b>29,937</b>	<b>69.48%</b>

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>Landscape Services</u></b>				
Contracts Trash Removal	18,000	10,750	7,250	59.72%
Landscape Maintenance - Contract	148,464	77,815	70,649	52.41%
R&M-Well Maintenance	19,176	2,307	16,869	12.03%
Landscape - Annuals	5,000	583	4,417	11.66%
Mulch	20,000	-	20,000	0.00%
Landscaping - Plant Replacement Program	5,000	1,000	4,000	20.00%
Wetland Maintenance	7,500	-	7,500	0.00%
R&M-Trail Maintenance	7,500	4,975	2,525	66.33%
Parks Maintenance	10,000	600	9,400	6.00%
Retention Pond Maintenance	8,600	300	8,300	3.49%
Irrigation Maintenance	2,500	(575)	3,075	-23.00%
Aquatic Maintenance	22,900	2,272	20,628	9.92%
Misc-Contingency	20,000	5,595	14,405	27.98%
<b>Total Landscape Services</b>	<b>294,640</b>	<b>105,622</b>	<b>189,018</b>	<b>35.85%</b>
<b><u>Amenities</u></b>				
Onsite Payroll	88,500	56,329	32,171	63.65%
Payrol Taxes & Admin Fee	19,000	-	19,000	0.00%
Management Services	36,000	27,389	8,611	76.08%
Pressure Washing	5,000	3,350	1,650	67.00%
Pest Control	2,340	3,900	(1,560)	166.67%
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	14,044	6,956	66.88%
HVAC	2,000	-	2,000	0.00%
Gate - Repair Maint	1,500	1,009	491	67.27%
Janitorial Maintenance	26,787	16,985	9,802	63.41%
Phone & Internet	863	503	360	58.29%
Propane	1,000	-	1,000	0.00%
Electricity - Clubhouse/Pool	11,000	-	11,000	0.00%
Property and Casualty Insurance	15,000	15,000	-	100.00%
Pool Repairs	2,500	646	1,854	25.84%
General Maintenance	5,000	1,800	3,200	36.00%
Irrigation Repairs	1,300	1,250	50	96.15%
Well Pump Repairs	1,450	9,957	(8,507)	686.69%
Mulch	10,000	2,100	7,900	21.00%

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 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
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	2,237	263	89.48%
Access Keys/Cards	300	5,205	(4,905)	1735.00%
Holiday Decorations	2,500	4,250	(1,750)	170.00%
Cleaning Supplies	3,000	665	2,335	22.17%
Water & Sewer - Clubhouse	5,500	4,257	1,243	77.40%
Pool Permits	280	-	280	0.00%
Furniture/Furnishings	2,500	-	2,500	0.00%
<b>Total Amenities</b>	<b>318,307</b>	<b>202,802</b>	<b>115,505</b>	<b>63.71%</b>
<b>TOTAL EXPENDITURES</b>	<b>871,373</b>	<b>466,672</b>	<b>404,701</b>	<b>53.56%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	415,664	415,664	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>196,586</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 612,250</b>		

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 7,048	\$ 7,048	0.00%
Special Assmnts- Tax Collector	-	341,649	341,649	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>348,697</b>	<b>348,697</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Interest Expense	-	47,587	(47,587)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>47,587</b>	<b>(47,587)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>47,587</b>	<b>(47,587)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	301,110	301,110	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	3,368	3,368	0.00%
Operating Transfers-Out	-	(3,489)	(3,489)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(121)</b>	<b>(121)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 300,989	\$ 300,989	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>219,268</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 520,257</b>		

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 16,919	\$ 16,919	0.00%
Special Assmnts- Tax Collector	639,163	633,618	(5,545)	99.13%
<b>TOTAL REVENUES</b>	<b>639,163</b>	<b>650,537</b>	<b>11,374</b>	<b>101.78%</b>
<b>EXPENDITURES</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	489,163	241,206	247,957	49.31%
<b>Total Debt Service</b>	<b>639,163</b>	<b>241,206</b>	<b>397,957</b>	<b>37.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>639,163</b>	<b>241,206</b>	<b>397,957</b>	<b>37.74%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	409,331	409,331	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>648,061</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,057,392</u></b>		

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 5,634	\$ 5,634	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,634</b>	<b>5,634</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,634	5,634	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	3,489	3,489	0.00%
Operating Transfers-Out	-	(3,368)	(3,368)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>121</b>	<b>121</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 5,755</u>	<u>\$ 5,755</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>273,803</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 279,558</b></u>		

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending April 30, 2026  
 Capital Projects Fund Series 2022 (301)  
*(In Whole Numbers)*

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

# Bank Account Statement

ABBOTT SQUARE CDD

**Bank Account No.** 2901  
**Statement No.** 26-04

**Statement Date** 04/30/2026

<b>G/L Account No. 101001 Balance</b>	625,431.80	<b>Statement Balance</b>	640,849.93
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	625,431.80	<b>Subtotal</b>	640,849.93
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-15,418.13
<b>Ending G/L Balance</b>	625,431.80	<b>Ending Balance</b>	625,431.80

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
04/09/2026	Payment	100224	GLISTEN POOL SERVICE LLC	Inv: 5957			-2,000.00
04/20/2026	Payment	100231	JR NATIONAL PROFESSIONAL SERVICES	Inv: 2513, Inv: 2514			-500.00
04/24/2026	Payment	100233	STRALEY ROBIN VERICKER	Inv: 28192			-2,837.50
04/24/2026	Payment	100235	YALE HARBOR COMMUNITY MAINTENANCE INC	Inv: 2130			-2,304.13
04/24/2026	Payment	100236	GIG FIBER, LLC	Inv: 6558			-7,776.50
<b>Total Outstanding Checks</b>							<b>-15,418.13</b>
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

**Abbott Square CDD**  
 Cash Flow Analysis - General Fund  
 (updated 04/30/2026)

**Account Balances**

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Valley Operating Account		3.50%	\$625,432	Current Balance as of 04/30/2026
<b>Total Account Balances</b>			<b>\$625,432</b>	

**Cash Flow Analysis**

**Operating Accounts (Checking)**

	<u>Apr-26</u>
Beginning Bank Balance as of 04/30/2026	\$625,432
o/s AP as of 04/30/2026	(75,840) Cash required to finance May
Due to Debt Service Fund	-
<b>Ending Balance (1)</b>	<b>549,592</b> <b>Cash Forecast 05.31.2026</b>
Cash in - O/S Tax Revenue	4,249
	<u><b>553,841</b></u>

**Trend Report (See Trend Report)**

October	79,321
November	70,918
December	67,013
January	97,523
February	16,149
March	87,949
April	47,802
May	
June	
July	
August	
September	
	<u>466,675</u>
	7
	66,668 Average based on actuals/number of months
	9,173 AP 04.30.2026
	<u><b>75,840</b></u>

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund  
 For the Period from 4/01/2026 to 04/30/2026  
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100222	04/09/26	COMPLETE I.T	19668	4-1-26 CDD/HOA Google Email w/ Vault	Misc-Contingency	549900-53902	\$67.80
001	100223	04/09/26	JAYMAN ENTERPRISES LLC	4493	March 2026 Trash Cans Throughout Community 2x per week	Contracts Trash Removal	534038-53902	\$1,750.00
001	100224	04/09/26	GLISTEN POOL SERVICE LLC	5957	4/1/26 Glisten Pools Service	Pool Maintenance	534078-57217	\$2,000.00
001	100225	04/09/26	STEADFAST MAINTENANCE	SA-22102	4/1/26 Replacement of Control box at the well on Garden Wall Way	R&M-Well Maintenance	546117-53902	\$1,010.85
001	100226	04/09/26	YALE HARBOR COMMUNITY MAINTENANCE INC	2120	3/29/26 Window Cleaning Yale Harbour	Janitorial Maintenance	53800-57217	\$500.00
001	100227	04/09/26	INFRAMARK LLC	175478	April 2026 District Management and Field Management Services	District Manager	531150-51301	\$4,120.00
001	100227	04/09/26	INFRAMARK LLC	175478	April 2026 District Management and Field Management Services	Field Management	531016-51301	\$1,250.00
001	100228	04/20/26	SOUTHERN AUTOMATED ACCESS SVCS LLC	17877	3/30/26 Report Charge for Card Reader and Pool Gate Mag Lock	General Maintenance	546176-57217	\$115.00
001	100229	04/20/26	ROTO-ROOTER SERVICES COMPANY	186-24981047	4/10/26 Replace Faucet in the Clubhouse Kitchen	Building Maintenance	546925-57217	\$500.00
001	100230	04/20/26	STEADFAST MAINTENANCE	SA-22407	and 4/14/26 Rid o Rust Refilled and Serviced Tank	Irrigation Maintenance	546930-53902	\$181.53
001	100230	04/20/26	STEADFAST MAINTENANCE	SA-22407	and 4/14/26 Rid o Rust Refilled and Serviced Tank	Well Pump Repairs	546215-57217	\$497.83
001	100230	04/20/26	STEADFAST MAINTENANCE	SA-22196	3/31/26 Rid O Rust and Serviced Rust System Amenity Center	Well Pump Repairs	546215-57217	\$248.91
001	100230	04/20/26	STEADFAST MAINTENANCE	SA-22196	3/31/26 Rid O Rust and Serviced Rust System Amenity Center	Accounts Receivable - Other	115125	\$248.92
001	100230	04/20/26	STEADFAST MAINTENANCE	SA-22221	4-3-26 Grinding of 4 palm tree stumps, fill 2 tree rings with sod, cap irrigation bubblers	Landscaping - Plant Replacement Program	546468-53902	\$1,000.00
001	100231	04/20/26	JR NATIONAL PROFESSIONAL SERVICES	2514	4/7/26 Repairing the lock on the main entrance side gate	Gate - Repair Maint	534140-57217	\$240.00
001	100231	04/20/26	JR NATIONAL PROFESSIONAL SERVICES	2513	4/7/26 Repairing Men and Women's Bathroom Doors to the Pool	Building Maintenance	546925-57217	\$260.00
001	100232	04/20/26	HOME ENCOUNTER LLC	040126-	4/1/26 Amenity Management Services	Management Services	531093-57217	\$9,688.13
001	100233	04/24/26	STRALEY ROBIN VERICKER	28192	Legal Services March 2026	District Counsel	531146-51301	\$2,837.50
001	100234	04/24/26	STEADFAST MAINTENANCE	SA-22195	Amenity Center Monthly Water Management	Irrigation Maintenance	546930-53902	\$112.50
001	100234	04/24/26	STEADFAST MAINTENANCE	SA-22641	Top Choice Amenity Center - Pesticide Treatment	Misc-Contingency	549900-53902	\$2,786.00
001	100235	04/24/26	YALE HARBOR COMMUNITY MAINTENANCE INC	2130	Janitorial Services April 2026	Janitorial Maintenance	53800-57217	\$1,950.00
001	100235	04/24/26	YALE HARBOR COMMUNITY MAINTENANCE INC	2130	Janitorial Services April 2026	Cleaning Supplies	551003-57217	\$354.13
001	100236	04/24/26	GIG FIBER, LLC	6558	Solar Equipment Lease Income April 2026	Street Lights	543057-53100	\$7,776.50
001	100237	04/24/26	BUSINESS OBSERVER INC	25-02674P	Legal Advertising Jan 2026	Legal Advertising	548002-51301	\$102.81
001	100238	04/24/26	INFRAMARK LLC	177099	Postage March 2026	Postage	541010-51301	\$7.40
001	300062	04/10/26	ADP INC	040326-1870-ACH	4/10/26 ADP Payroll	Payroll Services	549405-51301	\$23.00
001	300063	04/29/26	DUKE ENERGY	040826-5230-ACH	SVC PRD 03/05/26-04/06/26	Street Lights	543057-53100	\$110.97
001	300064	04/29/26	DUKE ENERGY	040826-4247-ACH	SVC PRD 03/05/26-04/06/26	Street Lights	543057-53100	\$156.66
001	300065	04/29/26	DUKE ENERGY	040826-0417-ACH	SVC PRD 03/05/26-04/06/26	Street Lights	543057-53100	\$1,145.97
001	300066	04/29/26	DUKE ENERGY	040826-8253-ACH	SVC PRD 03/05/26-04/06/26	Street Lights	543057-53100	\$107.11
001	300067	04/29/26	DUKE ENERGY	040826-7996-ACH	4/8/26 Duke Energy Meter Number 8343958	Electric Utility Services	543041-53100	\$132.82
001	300069	04/23/26	DOORKING, INC	2745779-ACH	DOORKING SVCS	Phone & Internet	541016-57217	\$62.95
<b>Fund Total</b>								<b>\$41,345.29</b>

**DEBT SERVICE FUND SERIES 2025 - 200**

200	1175	04/13/26	ABBOTT SQUARE CDD	04092026-0408	SERIES 2022 AND SERIES 2025 FY26 TAX DIST ID 04.08.26	Cash in Transit	103200	\$3,526.01
200	1176	04/13/26	ABBOTT SQUARE CDD	04072026-0407	SERIES 2022 AND SERIES 2025 FY26	Cash in Transit	103200	\$680.43
<b>Fund Total</b>								<b>\$4,206.44</b>

**DEBT SERVICE FUND SERIES 2022 - 201**

201	1175	04/13/26	ABBOTT SQUARE CDD	04092026-0408	SERIES 2022 AND SERIES 2025 FY26 TAX DIST ID 04.08.26	Cash in Transit	103200	\$6,539.30
201	1176	04/13/26	ABBOTT SQUARE CDD	04072026-0407	SERIES 2022 AND SERIES 2025 FY26	Cash in Transit	103200	\$1,261.92
<b>Fund Total</b>								<b>\$7,801.22</b>

**Total Checks Paid**      **\$53,352.95**

**ABBOTT SQUARE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
ABBOTT SQUARE CDD	4/9/2026	04092026-0408	\$6,539.30			SERIES 2022 FY26 TAX DIST ID 04.08.2026
ABBOTT SQUARE CDD	4/9/2026	04092026-0408	\$3,526.01	\$10,065.31		SERIES 2025 FY26 TAX DIST ID 04.08.2026
ABBOTT SQUARE CDD	4/7/2026	04072026-0407	\$1,261.92			SERIES 2022 FY26 TAX DIST ID 02.01.26-02.28.26
ABBOTT SQUARE CDD	4/7/2026	04072026-0407	\$680.43	\$1,942.35	\$12,007.66	SERIES 2025 FY26 TAX DIST ID 02.01.26-02.28.26
ADP INC	3/6/2026	030626-1870-ACH	\$20.40			3/13/26 ADP Payroll
ADP INC	4/3/2026	040326-1870-ACH	\$23.00		\$43.40	payroll services
BUSINESS OBSERVER INC	12/26/2025	25-02674P	\$102.81			LEGAL ADVERTISING
CITY OF ZEPHYRHILLS	4/10/2026	323698	\$576.42			March Water services 2026
COMPLETE I.T	4/1/2026	19668	\$67.80			4-1-26 CDD/HOA Google Email w/ Vault
DUKE ENERGY	4/8/2026	040826-8253-ACH	\$107.11			SVC PRD 03/05/26-04/06/26
DUKE ENERGY	4/8/2026	040826-7996-ACH	\$132.82			4/8/26 Duke Energy Meter Number 8343958
DUKE ENERGY	4/8/2026	040826-5230-ACH	\$110.97			SVC PRD 03/05/26-04/06/26
DUKE ENERGY	4/8/2026	040826-4247-ACH	\$156.66			SVC PRD 03/05/26-04/06/26
DUKE ENERGY	4/8/2026	040826-0417-ACH	\$1,145.97		\$1,653.53	SVC PRD 03/05/26-04/06/26
GIG FIBER, LLC	4/1/2026	6558	\$7,776.50			solar Lease Equipment April 2026
GLISTEN POOL SERVICE LLC	4/1/2026	5957	\$2,000.00			4/1/26 Glisten Pools Service
HOME ENCOUNTER LLC	4/1/2026	040126-	\$9,688.13			4/1/26 Amenity Management Services
INFRAMARK LLC	4/1/2026	175478	\$4,120.00			April 2026 District Management Services
INFRAMARK LLC	4/1/2026	175478	\$1,250.00	\$5,370.00		April 2026 Field Management Services
INFRAMARK LLC	4/20/2026	177099	\$7.40			Postage
INFRAMARK LLC	4/22/2026	1166500	\$175.00		\$5,552.40	Broken Fence repaired
JAYMAN ENTERPRISES LLC	4/1/2026	4493	\$1,750.00			March 2026 Trash Cans Throughout Community 2x per week
JR NATIONAL PROFESSIONAL SERVICES	4/7/2026	2514	\$240.00			4/7/26 Repairing the lock on the main entrance side gate
JR NATIONAL PROFESSIONAL SERVICES	4/7/2026	2513	\$260.00		\$500.00	4/7/26 Repairing Men and Women's Bathroom Doors to the Pool

**ABBOTT SQUARE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ROTO-ROOTER SERVICES COMPANY	4/10/2026	186-24981047	\$500.00			4/10/26 Replace Faucet in the Clubhouse Kitchen
SOUTHERN AUTOMATED ACCESS SVCS LLC	3/30/2026	17877	\$115.00			3/30/26 Report Charge for Card Reader and Pool Gate Mag Lock
STANTEC CONSULTING SERVICES	3/13/2026	2545365	\$1,976.00			2026 FY GENERAL CONSULTING
STEADFAST MAINTENANCE	4/1/2026	SA-22102	\$1,010.85			4/1/26 Replacement of Control box at the well on Garden Wall Way
STEADFAST MAINTENANCE	4/14/2026	SA-22407	\$181.53			4/14/26 Irrigation Parts 1-PGV151 Hunter Valve and Labor
STEADFAST MAINTENANCE	4/14/2026	SA-22407	\$497.83	\$679.36		4/14/26 Rid o Rust Refilled and Serviced Tank
STEADFAST MAINTENANCE	3/31/2026	SA-22196	\$248.91			3/31/26 Rid O Rust and Serviced Rust System Amenity Center
STEADFAST MAINTENANCE	3/31/2026	SA-22196	\$248.92	\$497.83		3/31/26 Rid O Rust and Serviced Rust System Amenity Center
STEADFAST MAINTENANCE	4/7/2026	SA-22221	\$1,000.00			4-3-26 Grinding of 4 palm tree stumps, fill 2 tree rings with sod, cap irrigation bubblers
STEADFAST MAINTENANCE	3/31/2026	SA-22195	\$112.50			IRR monthly check
STEADFAST MAINTENANCE	4/22/2026	SA-22641	\$2,786.00			MISC CONTINGENCY
STEADFAST MAINTENANCE	4/22/2026	SA-22638	\$2,340.00		\$8,426.54	Fertilization and Pesticides
STRALEY ROBIN VERICKER	4/15/2026	28192	\$2,837.50			Legal Services March 2026
YALE HARBOR COMMUNITY MAINTENANCE INC	3/29/2026	2120	\$500.00			3/29/26 Window Cleaning Yale Harbour
YALE HARBOR COMMUNITY MAINTENANCE INC	4/21/2026	2130	\$1,950.00			JANITORIAL MAINTENANCE
YALE HARBOR COMMUNITY MAINTENANCE INC	4/21/2026	2130	\$354.13	\$2,304.13	\$2,804.13	CLEANING SUPPLIES
<b>Miscellaneous Subtotal</b>			<b>\$58,377.82</b>			
<b>TOTAL</b>			<b>\$58,377.82</b>			

# ABBOTT SQUARE

## DISTRICT CHECK REQUEST

**Today's Date** 4/9/2026

**Total Check Amount** \$10,065.31

**Payable To** Abbott Square CDD

**Check Amount** \$6,539.30

**Check Description** Series 2022 - FY26 Tax Dist. 04/08/2026

**Post to** 201-103200-1000

**Check Amount** \$3,526.01

**Check Description** Series 2025- FY26 Tax Dist. 04/08/2026

**Post to** 200-103200-1000

*Hanna Yi*

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Authorization

# ABBOTT SQUARE CDD

# 2026

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	871,373.40	47.065%	
Net DS 2022	636,722.68	34.391%	99.51%
Net DS 2025	343,322.82	18.544%	
Net Total	1,851,418.89	100.000%	

Date Received	Amount Received	001	201	200	Proof	Distribution Number & Date Transferred	Payments (CDD check #)
		47.065%	34.391%	18.544%			
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2025 Debt Service Revenue			
11/5/2025	8,195.76	3,857.35	2,818.61	1,519.80	-	11/5/2025	1148
11/6/2025	5,455.00	2,567.40	1,876.03	1,011.56	0.01	11/6/2025	1148
11/14/2025	49,780.89	23,429.46	17,120.18	9,231.25	-	11/14/2025	1156
11/20/2025	22,588.67	10,631.40	7,768.48	4,188.79	-	11/14/2025	1161
11/25/2025	12,751.28	6,001.41	4,385.30	2,364.57	-	11/20/2025	1161
12/5/2025	1,583,796.36	745,416.41	544,684.44	293,695.52	(0.01)	12/5/2025	1165
12/10/2025	80,059.17	37,679.98	27,533.20	14,845.99	-	12/10/2025	1166
12/17/2025	\$5,983.05	2,815.93	2,057.63	1,109.48	0.01	12/17/2025	1167
1/8/2026	26,442.22	12,445.08	9,093.76	4,903.38	-	1/8/2026	1168
2/10/2026	\$24,655.57	11,604.19	8,479.31	4,572.07	-		1172
3/12/2026	\$1,064.49	501.00	366.09	197.40	-	02/1-02/28/2026 04/07/2026	
3/12/2026	\$2,604.83	1,225.97	895.83	483.03	-	02/1-02/28/2026 04/07/2026	
4/8/2026	19,014.54	8,949.23	6,539.30	3,526.01	-	03/01/26-03/31/26 04/09/2026	
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	1,842,391.83	867,124.80	633,618.17	341,648.86	-		
<b>Net Total on Roll</b>	1,851,418.89	871,373.40	636,722.68	343,322.82	-		
<b>Collection Surplus / (Deficit)</b>	(9,027.06)	(4,248.60)	(3,104.50)	(1,673.96)			

# ABBOTT SQUARE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 4/7/2026

**Payable To** Abbott Square CDD

**Check Description** Series 2022 - FY26 Tax Dist. ID #02.01.26-02.28.26

**Payment Amount** **\$1,261.92**

**Check Description** Series 2025 - FY26 Tax Dist. ID #02.01.26-02.28.26

**Payment Amount** **\$680.43**

**Total Payment Amount** **\$1,942.35**

**Special Instructions** Mail check with US Bank letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Lucus Mc Donald  
Authorization

Fund	<u>201</u>	= Series 2022	
G/L	<u>103200</u>		
Fund	<u>200</u>	= Series 2025	
G/L	<u>103200</u>		
Object Code			
Chk #	<u>          </u>	Date	<u>          </u>

# ABBOTT SQUARE CDD

# 2026

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026	
Net O&M	871,373.40	47.065%	
Net DS 2022	636,722.68	34.391%	98.5%
Net DS 2025	343,322.82	18.544%	
Net Total	1,851,418.89	100.000%	

Date Received	Amount Received	001	201	200	Proof	Distribution Number & Date Transferred	Payments (CDD check #)
		47.065%	34.391%	18.544%			
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2025 Debt Service Revenue			
11/5/2025	8,195.76	3,857.35	2,818.61	1,519.80	-	11/5/2025	1148
11/6/2025	5,455.00	2,567.40	1,876.03	1,011.56	0.01	11/6/2025	1148
11/14/2025	49,780.89	23,429.46	17,120.18	9,231.25	-	11/14/2025	1156
11/20/2025	22,588.67	10,631.40	7,768.48	4,188.79	-	11/14/2025	1161
11/25/2025	12,751.28	6,001.41	4,385.30	2,364.57	-	11/20/2025	1161
12/5/2025	1,583,796.36	745,416.41	544,684.44	293,695.52	(0.01)	12/5/2025	1165
12/10/2025	80,059.17	37,679.98	27,533.20	14,845.99	-	12/10/2025	1166
12/17/2025	\$5,983.05	2,815.93	2,057.63	1,109.48	0.01	12/17/2025	1167
1/8/2026	26,442.22	12,445.08	9,093.76	4,903.38	-	1/8/2026	1168
2/10/2026	\$24,655.57	11,604.19	8,479.31	4,572.07	-		
3/12/2026	\$1,064.49	501.00	366.09	197.40	-	02/1-02/28/2026	
3/12/2026	\$2,604.83	1,225.97	895.83	483.03	-	02/1-02/28/2026	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	1,823,377.29	858,175.57	627,078.87	338,122.85	-		
<b>Net Total on Roll</b>	1,851,418.89	871,373.40	636,722.68	343,322.82	-		
<b>Collection Surplus / (Deficit)</b>	(28,041.60)	(13,197.83)	(9,643.81)	(5,199.97)			

## Distribution Details

Funding Agency: ABBOTT SQUARE CDD (ABTSQ)

Date: 02/01/2026 - 02/28/2026

Components: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Roll Yr	Category	Type	Amount	Commission (ZZZ)
ABBOTT SQUARE CDD (ABTSQ)	ABBOTT SQUARE (ABTSQ)	2025	Real Estate - Current	Discount	\$-26.85	\$-0.53
		2025	Real Estate - Current	Tax Due	\$2,684.84	\$53.69
		2025	Real Estate - Installment	Tax Due	\$1,086.22	\$21.73
<b>ABBOTT SQUARE CDD (ABTSQ)</b>				<b>Total</b>	<b>\$3,744.21</b>	<b>\$74.89</b>
				<b>Wire Total</b>	<b>\$3,669.32</b>	



ADP, Inc.  
PO Box 830272  
Philadelphia PA 19182-0272

**ADVICE OF DEBIT**

Client Name	INFRAMARK, LLC
Client Number	2991870
Advice of Debit Number	715467307
Advice of Debit Date	03/06/2026
Advice of Debit Due Date	03/13/2026
Total Debited This Invoice	\$20.40



0006304 01 MB 0.672 01 TR 00026 R2BDDC11 000000



GREGORY SARKISSIAN  
ABBOTT SQUARE CDD ✓  
2005 PAN AM CIR  
STE 300  
TAMPA, FL 33607-6008

**Inquiries**

For Product/Service inquiries, please contact your Client Service Team.

**CURRENT CHARGES**

ADP PAYROLL SERVICES	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
COMPANY CODE 0062-10-C1G					
Processing Charges for Period Ending Date: 02/09/2026					
Workforce Now Payroll Solution Bundle	4	\$2.60 each		\$10.40	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

**TOTAL CHARGES FOR COMPANY CODE: 0062-10-C1G \$20.40**

**Total Debited \$20.40**

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXX2901 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



ADP, Inc.  
 PO Box 830272  
 Philadelphia PA 19182-0272



**ADVICE OF DEBIT**

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 717598626
Advice of Debit Date	: 04/03/2026
Advice of Debit Due Date	: 04/10/2026
Total Debited This Invoice	: \$23.00



0006789 01 MB 0.672 01 TR 00027 R2BDDC11 000000



GREGORY SARKISSIAN  
 ABBOTT SQUARE CDD  
 2005 PAN AM CIR  
 STE 300  
 TAMPA, FL 33607-6008

**Inquiries**

For Product/Service inquiries, please contact your Client Service Team.

**CURRENT CHARGES**

**ADP PAYROLL SERVICES**

COMPANY CODE 0062-10-C1G	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
<b>Processing Charges for Period Ending Date: 03/10/2026</b>					
<b>Workforce Now Payroll Solution Bundle</b>	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
<b>Delivery</b>	1	\$10.00 each		\$10.00	

**TOTAL CHARGES FOR COMPANY CODE: 0062-10-C1G** **\$23.00**

**Total Debited** **\$23.00**

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXXX2901 on 04/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02674P

Date 12/26/2025

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

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

### Description

### Amount

Serial # 25-02674P <b>Public Board Meetings</b> RE: Abbott Square Board of Supervisors Meeting on January 12, 2026 Published: 12/26/2025	\$102.81
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### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$102.81</b>

**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.

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 January 12, 2026 at 6:30 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](mailto: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.

December 26, 2025

25-02674P

**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.

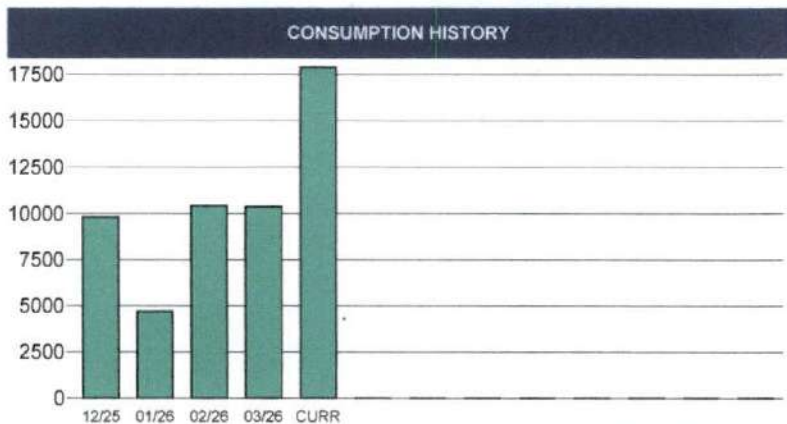


City of Zephyrhills  
 5335 8<sup>th</sup> Street  
 Zephyrhills, FL 33542  
 (813) 780-0015

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
323698	04/10/2026	003258928	COMMERCIAL	05/01/2026

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	RATE	CHARGE AMOUNT
WATER USAGE COMMERCIAL	1571909102	A	03/04/2026	04/06/2026	688812	686679	17867	WUIC-C	\$54.67
WATER BASE COMMERCIAL			03/04/2026	04/06/2026					\$48.38
COMMERCIAL RUBBISH			03/04/2026	04/06/2026					\$157.06
SEWER USAGE COMMERCIAL			03/04/2026	04/06/2026					\$129.00
SEWER BASE COMMERCIAL			03/04/2026	04/06/2026					\$187.31



Previous Balance	\$499.37
Total Current Billing	\$576.42
Adjustments	\$0.00
Less Payments Received	\$499.37
Deposits	\$0.00
Penalties	\$0.00
<b>Total Amount Due</b>	<b>\$576.42</b>

**AUTOPAY - DO NOT PAY**

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

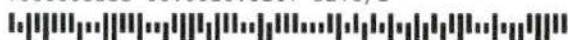


**Utility Bill**  
 REMIT PORTION

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

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
6598 BAR S BAR TRAIL	323698	7348	003258928	05/01/2026	\$593.71	\$576.42

ZPH0410A 3276 1 AB 0.641  
 7000003355 00.0010.0147 3276/1



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



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



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 #	19668
Invoice Date	04-01-26
<b>Balance Due</b>	<b>\$67.80</b>

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.*				

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<b>Subtotal</b>	<b>\$67.80</b>
Tax	\$0.00
Invoice Total	\$67.80
Payments	\$0.00
Credits	\$0.00
<b>Balance Due</b>	<b>\$67.80</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
ABBOTT SQUARE COMMUNITY  
DEVELOPMENT DIST  
36764 GARDEN WALL WAY SIGN  
ZEPHYRHILLS FL 33541

Bill date Apr 8, 2026  
For service Mar 5 - Apr 6  
33 days

Account number **9101 4506 8253**

## Billing summary

Previous Amount Due	\$136.59
<i>Payment Received Mar 27</i>	-136.59
Current Electric Charges	104.34
Taxes	2.77
<b>Total Amount Due Apr 29</b>	<b>\$107.11</b>

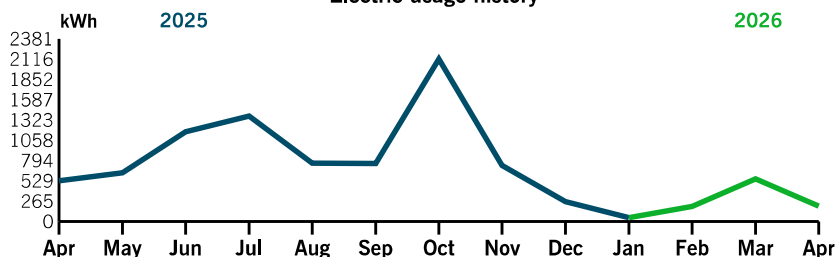


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit [sunshine811.com](http://sunshine811.com).

## Your usage snapshot

Electric usage history



### Average temperature in degrees

75° 79° 81° 83° 83° 81° 75° 67° 65° 60° 60° 70° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	201	531	8,791	733
Avg. Daily (kWh)	6	18	24	

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](http://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 4506 8253**

### Amount of automatic draft

**\$107.11**  
by Apr 29

*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**

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DIST**  
ABBOTT SQUARE COMMUNITY DEVELOPMENT  
2005` PAN AM CIR STE 300  
TAMPA FL 33607

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

889101450682530006600000000000000001071100000107118



## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

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

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### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

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### General questions or concerns

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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: May 5

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

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

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

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8343853	Actual	Mar 5 - Apr 6
<u>Usage Values</u>		
Billed kWh		201.109 kWh
Billed Demand kW		5.968 kW
Load Factor		4.25 %



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

<b>Billing Period - Mar 05 26 to Apr 06 26</b>	
<b>Meter - 8343853</b>	
Customer Charge	\$18.47
Energy Charge	
201.109 kWh @ 3.411c	6.86
Fuel Charge	
201.109 kWh @ 4.422c	8.89
Demand Charge	
5.968 kW @ \$11.69	69.77
Asset Securitization Charge	
201.109 kWh @ 0.172c	0.35
<b>Total Current Charges</b>	<b>\$104.34</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	2.68
<b>Total Taxes</b>	<b>\$2.77</b>





duke-energy.com  
877.372.8477

### Your usage snapshot - Continued

<b>Current electric usage for meter number 8343958</b>	
Actual reading on Apr 6	49889
Previous reading on Mar 5	- 49103
Energy Used	786 kWh
Billed kWh	786.000 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

<b>Billing Period - Mar 05 26 to Apr 06 26</b>	
<b>Meter - 8343958</b>	
Customer Charge	\$17.92
Energy Charge	
786.000 kWh @ 9.566c	75.18
Fuel Charge	
786.000 kWh @ 4.422c	34.76
Asset Securitization Charge	
786.000 kWh @ 0.195c	1.53
<b>Total Current Charges</b>	<b>\$129.39</b>

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](http://duke-energy.com/rates)

### Billing details - Taxes

Regulatory Assessment Fee	\$0.11
Gross Receipts Tax	3.32
<b>Total Taxes</b>	<b>\$3.43</b>





## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
Charlotte, NC 28201-1094  
In person [duke-energy.com/location](http://duke-energy.com/location)

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Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

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### General questions or concerns

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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

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P.O. Box 14042  
St Petersburg, FL 33733

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### Special Needs Customers

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## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8412817	Actual	Mar 5 - Apr 6
<u>Usage Values</u>		
Billed kWh		355.184 kWh
Billed Demand kW		5.236 kW
Load Factor		8.57 %



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

<b>Billing Period - Mar 05 26 to Apr 06 26</b>	
<b>Meter - 8412817</b>	
Customer Charge	\$18.47
Energy Charge	
355.184 kWh @ 3.411c	12.11
Fuel Charge	
355.184 kWh @ 4.422c	15.71
Demand Charge	
5.236 kW @ \$11.69	61.21
Asset Securitization Charge	
355.184 kWh @ 0.172c	0.61
<b>Total Current Charges</b>	<b>\$108.11</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.09
Gross Receipts Tax	2.77
<b>Total Taxes</b>	<b>\$2.86</b>



## We're here for you

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### Report an emergency

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

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

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### Help managing your account (not applicable for all customers)

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

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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8347795	Actual	Mar 5 - Apr 6
<u>Usage Values</u>		
Billed kWh		865.173 kWh
Billed Demand kW		5.550 kW
Load Factor		19.68 %



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

<b>Billing Period - Mar 05 26 to Apr 06 26</b>	
<b>Meter - 8347795</b>	
Customer Charge	\$18.47
Energy Charge	
865.173 kWh @ 3.411c	29.51
Fuel Charge	
865.173 kWh @ 4.422c	38.26
Demand Charge	
5.550 kW @ \$11.69	64.88
Asset Securitization Charge	
865.173 kWh @ 0.172c	1.49
<b>Total Current Charges</b>	<b>\$152.61</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.13
Gross Receipts Tax	3.92
<b>Total Taxes</b>	<b>\$4.05</b>



## We're here for you

### Report an emergency

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800.228.8485

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



## Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
9918943	Actual	Mar 5 - Apr 6
<u>Usage Values</u>		
Billed kWh		10,280.280 kWh
Billed Demand kW		23.520 kW
Load Factor		55.19 %



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

<b>Billing Period - Mar 05 26 to Apr 06 26</b>	
<b>Meter - 9918943</b>	
Customer Charge	\$18.47
Energy Charge	
10,280.280 kWh @ 3.411c	350.66
Fuel Charge	
10,280.280 kWh @ 4.422c	454.59
Demand Charge	
23.520 kW @ \$11.69	274.95
Asset Securitization Charge	
10,280.280 kWh @ 0.172c	17.68
<b>Total Current Charges</b>	<b>\$1,116.35</b>

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](http://duke-energy.com/rates)

## Billing details - Taxes

Regulatory Assessment Fee	\$0.97
Gross Receipts Tax	28.65
<b>Total Taxes</b>	<b>\$29.62</b>

# INVOICE



2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 (813) 800-5323

## Gig Fiber, LLC

**Bill To:** Inframark  
 inframarkcms@payableslockbox.com  
 9546030035  
 210 N University Dr Suite 702  
 Coral Springs, FL 33071

**Invoice #** 6558  
**Date** Apr 1, 2026  
**Due Date** Apr 30, 2026  
**Amount Due:** \$7,776.50

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

**Subtotal** \$7,776.50

**Total** \$7,776.50

**Payments:** \$0.00

**Amount Due: \$7,776.50**

**Notes**  
 Make Payable to Gig Fiber LLC

**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 #** 5957  
**DATE** 04/01/2026  
**DUE DATE** 05/01/2026  
**TERMS** Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>commercial pool service</b>	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



<b>Invoice Date</b>	04/01/2026
---------------------	------------

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
04/01/2026	Apr General Management	1.00	\$9,188.13	\$9,188.13	\$0.00	\$9,188.13
04/01/2026	Apr Oversight	1.00	\$500.00	\$500.00	\$0.00	\$500.00
<b>Total</b>				<b>\$9,688.13</b>	<b>\$0.00</b>	<b>\$9,688.13</b>
				<b>\$9,688.13</b>	<b>\$0.00</b>	<b>\$9,688.13</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
175478

**DATE**  
4/1/2026

**CUSTOMER ID**  
C5085

**NET TERMS**  
Due On Receipt

**PO#**

**DUE DATE**  
4/1/2026

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

Services provided for the Month of: April 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
<b>Subtotal</b>					<b>5,370.00</b>

<b>Subtotal</b>	\$5,370.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>	177099
<b>CUSTOMER ID</b>	C5085
<b>PO#</b>	

<b>DATE</b>	4/20/2026
<b>NET TERMS</b>	Due On Receipt
<b>DUE DATE</b>	4/20/2026

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

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.74		7.40
<b>Subtotal</b>					<b>7.40</b>

<b>Subtotal</b>	\$7.40
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$7.40

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**

<b>Client ID Number</b>	
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<b>Invoice Number</b>	<b>1166500</b>
<b>Invoice Date</b>	<b>4/22/2026</b>
<b>Due Date</b>	<b>5/22/2026</b>

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

**Wesley Chapel, FL 33544-6322**

<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$175.00</b>

<b>Subtotal</b>	<b>\$175.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$175.00</b>

**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.**

INFRAMARK, LLC

DISTRICT : ABBOTT SQUARE CDD

Go Green! Think before you print.

INVOICE NO. 1166500 - DETAIL

INVOICE DATE: 4/22/2026

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
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	4/17/2026	4524216	ABSCDD District Area	General Maintenance; Broken fence slat	\$0.00	\$0.00	\$175.00	\$0.00	\$175.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	<b>\$0.00</b>	<b>\$175.00</b>	

**Jayman Enterprises, LLC**

1020 HILL FLOWER DR  
 Brooksville, FL 34604

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

Date	Invoice #
4/1/2026	4493

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	March 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. Wasp treatment and monitoring of pavilions Price includes all labor and materials	1,750.00	1,750.00
All work is complete!		Total	\$1,750.00




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2831 Allegra Way Suite 110  
 Lutz, FL 33559  
 Jrnationalprofessionalservice@gmail.com  
 Phone: (813) 585-8081

**FOR:**  
 Abbott Square CDD  
 6482 Beverly Hls Dr, Zephyrhills, FL 33541

# INVOICE

**INVOICE: 2514**  
**DATE: 04/07/2026**  
**FOR:**  
 Gate Repairs

SERVICE'S	DESCRIPTION	AMOUNT
Gate Repairs	Repairing the lock on the main entrance side gate.	\$240.00
<b>TOTAL</b>		<b>\$240.00</b>



2831 Allegra Way Suite 110  
 Lutz, FL 33559  
 Jrnationalprofessionalservice@gmail.com  
 Phone: (813) 585-8081

**FOR:**  
 Abbott Square CDD  
 6482 Beverly Hls Dr, Zephyrhills, FL 33541

# INVOICE

**INVOICE: 2513**  
**DATE: 04/07/2026**  
**FOR:**  
 Bathroom Repairs

SERVICE'S	DESCRIPTION	AMOUNT
Bathroom Repair- Men's	Repairing the men's bathroom door to the pool.	\$130.00
Bathroom Repair- Women's	Repairing the Women's bathroom door to the pool.	\$130.00
<b>TOTAL</b>		<b>\$260.00</b>

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p><b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>JR NATIONAL PROFESSIONAL SERVICES</b></p> <p><b>2</b> Business name/disregarded entity name, if different from above</p>	
	<p><b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC                 <input checked="" type="checkbox"/> C Corporation                 <input type="checkbox"/> S Corporation                 <input type="checkbox"/> Partnership                 <input type="checkbox"/> Trust/estate             </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____             </p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ▶ _____             </p>	<p><b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p><b>5</b> Address (number, street, and apt. or suite no.) See instructions. 2031 Allegra Way #110</p> <p><b>6</b> City, state, and ZIP code Lutz, Florida 33559</p>	<p>Requester's name and address (optional)</p>
	<p><b>7</b> List account number(s) here (optional)</p>	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
				-					
<b>or</b>									
<b>Employer identification number</b>									
8	5	-	1	4	4	0	2	3	9

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ 04/02/2026
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or “doing business as” (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity’s name as shown on the entity’s tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a “disregarded entity.” See Regulations section 301.7701-2(c)(2)(iii). Enter the owner’s name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner’s name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity’s name on line 2, “Business name/disregarded entity name.” If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys’ fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

**Line 5**

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

**Line 6**

Enter your city, state, and ZIP code.

**Part I. Taxpayer Identification Number (TIN)**

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

**Part II. Certification**

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.**

You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.**

You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.**

You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

\*Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



Roto-Rooter Services Company  
Remittance Address:  
5672 Collections Center Drive  
Chicago IL 60693-0056

CFC #1429911; SR0981309

INVOICE DATE	Agenda Page 61 P.O. NUMBER
4/10/26	N/A
INVOICE NUMBER	SERVICE DATE
186-24981047	4/07/26

**Bill to:**

ABBOTT SQ CLUB  
6598 BAR S BAR TRL  
PASADENA HILLS, FL 33541

**Service Address:**

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

JOB CODE	DESCRIPTION OF SERVICE PERFORMED	GUARANTEE
0323	Replace faucet in kitchen. Check for leaks and test for proper function. All work is done in accordance with local plumbing codes.	90 Days

LABOR \$ 387.00  
PARTS \$ 113.00

**Billing Questions?**

Call 813-889-8430  
or email AR.TAMPA@RRSC.COM

**Need Service?**

Call **1-800-GET-ROTO** (438-7686) 24 Hours a Day, 365 Days a Year

INVOICE AMOUNT \$ 500.00

**NO OVERTIME CHARGES FOR NIGHTS, WEEKENDS OR HOLIDAYS FOR PLUMBING & DRAIN SERVICES!**

**TERMS: Net 30 days**

TOTAL DUE \$ 500.00

Thank you for choosing Roto-Rooter!

**Bill to:**

ABBOTT SQ CLUB  
6598 BAR S BAR TRL  
PASADENA HILLS, FL 33541

**Service Address:**

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

INVOICE NUMBER	TOTAL DUE
186-24981047	\$500.00

**Method of Payment:**



- Check # \_\_\_\_\_  
 Master Card  VISA  Discover  Am Ex

Card # \_\_\_\_\_

Expiration Date \_\_\_\_\_

Card Billing Zip Code \_\_\_\_\_

Authorized Signature \_\_\_\_\_

**Remit to:**

Roto-Rooter Services Company  
5672 Collections Center Drive  
Chicago, IL 60693-0056



(Please return stub with payment)





Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
3/30/2026	17877

Bill To
Abbott Square CDD CLUBHOUSE

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the gym door doesn't open for fobs. Determined the card reader is bad. Quoted replacement. The pool rear gate mag lock wiring was cut. Quoted that as well. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	<b>Total</b>	\$115.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$115.00



INVOICE

Invoice Number 2545365  
Invoice Date March 13, 2026  
Customer Number 184629  
Project Number 238202136

**Bill To**  
Abbott Square Community  
Development District  
Accounts Payable  
c/o Inframark  
2300 Glades Road, Suite 410W  
Boca Raton FL 33431  
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

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**Project Description:** Abbott Square CDD.

**Stantec Project Manager:** Stewart, Tonja L  
**Authorization Amount:** \$35,000.00  
**Authorization Previously Billed:** \$25,206.00  
**Authorization Budget Remaining:** \$7,818.00  
**Authorization Billed to Date:** \$27,182.00  
**Current Invoice Due:** \$1,976.00  
**For Period Ending:** March 13, 2026

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**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

2545365

Project Number

238202136

**Top Task 2026**

**2026 FY General Consulting Services**

**Professional Services**

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2026-02-20	0.50	190.00	95.00
		<b>0.50</b>		<b>95.00</b>
Level 10				
Waag, R Tyson (Tyson)	2026-02-09	4.50	198.00	891.00
Waag, R Tyson (Tyson)	2026-02-17	0.50	198.00	99.00
Waag, R Tyson (Tyson)	2026-02-25	0.50	198.00	99.00
Waag, R Tyson (Tyson)	2026-03-05	0.50	198.00	99.00
Waag, R Tyson (Tyson)	2026-03-09	3.00	198.00	594.00
Waag, R Tyson (Tyson)	2026-03-12	0.50	198.00	99.00
		<b>9.50</b>		<b>1,881.00</b>
<b>Professional Services Subtotal</b>		<b>10.00</b>		<b>1,976.00</b>

**Top Task 2026 Total**

**1,976.00**

Total Fees & Disbursements

\$1,976.00

**INVOICE TOTAL (USD)**

**\$1,976.00**

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-09	238202136	2026	WAAG, R TYSON (TYSON)	4.50	198.00	891.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON)	
2026-02-17	238202136	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	FOLLOW UP WITH DM REGARDING MEETING TASKS.	
2026-02-20	238202136	2026	NURSE, VANESSA M	0.50	190.00	95.00	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-02-25	238202136	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	FOLLOW UP WITH VENDOR REGARDING PROPOSALS FOR STRIPPING, NO-PARKING AND SPEED HUMPS. EMAIL CORRESPONDENCE WITH DM	
2026-03-05	238202136	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REGARDING STRIPPING DOCUMENT.	
2026-03-09	238202136	2026	WAAG, R TYSON (TYSON)	3.00	198.00	594.00	REVIEW EMAIL CORRESPONDENCE AND PROVIDE NO-PARKING, SPEED HUMP, AND STRIPPING MAP TO DM FOR SCOPE OF SERVICES.	
2026-03-12	238202136	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	MONTHLY BOS MEETING PREPARATION AND MEETING ATTENDANCE (IN-PERSON). VIEW PARKING SPEEDING AREA OF CONCERN WTH RESIDENT.	
<b>Total subTask 2026</b>				<b>10.00</b>		<b>1,976.00</b>		
<b>Total Top Task 2026</b>				<b>10.00</b>		<b>1,976.00</b>		
<b>Total Project 238202136</b>				<b>10.00</b>		<b>1,976.00</b>		

# Invoice



## Steadfast Alliance

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

Date	Invoice #
4/1/2026	SA-22102

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
				Net 30	SM1096 Abbott Square CDD

Quantity	Description	Rate	Serviced Date	Amount
1	This invoice is for the completed work below. The well technician was able to successfully replace the control box and test the pump and motor. No further issues to report with the well. They did not charge the additional labor so the final invoice reflects \$1010.85  Emergency Service Call to replace Control box at the well on Garden Wall Way. This is a not to exceed amount of \$ 1175.85	1,010.85	4/1/2026	1,010.85

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.

<b>Total</b>	\$1,010.85
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,010.85

# Invoice



## Steadfast Alliance

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

Date	Invoice #
4/14/2026	SA-22407

**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
	14350			Net 30	SM1096 Abbott Square CDD

Quantity	Description	Rate	Serviced Date	Amount
1	Water Management Program- April Inspection During our monthly inspection, our tech found and fixed these issues:  Villa Common- Zone 14 had weak pressure. Had to replace valve  No issues to report for the C-TH, D-TH, or CDD Timer at this time.	0.00	4/8/2026	0.00
1	Irrigation Parts  1-PGV151 Hunter Valve	96.53		96.53
1	Irrigation Labor	85.00		85.00
1	Rid O Rust System- Refilled and Serviced Tank	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.

<b>Total</b>	\$679.36
Payments/Credits	\$0.00
<b>Balance Due</b>	\$679.36

# Invoice



## Steadfast Alliance

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

Date	Invoice #
3/31/2026	SA-22196

**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
				Net 30	SM1105 Abbott Square Amenity Center

Quantity	Description	Rate	Serviced Date	Amount
1	Rid O Rust System- Refilled and serviced rust system.	497.83	3/30/2026	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.

<b>Total</b>	<b>\$497.83</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$497.83</b>

# Invoice



## Steadfast Alliance

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

Date	Invoice #
4/7/2026	SA-22221

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 Abbott Square 36690 Garden Wall Way Zephyrhills, FL 33541

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	11319			Net 30	SM1096 Abbott Square CDD

Quantity	Description	Rate	Serviced Date	Amount
	This invoice is to stump grind existing palm stumps and fill tree rings with sod. Price includes materials, labor, and equipment rentals. Work completed on 04-03-2026.			
	Scope of Work: Grind 4 palm tree stumps. Fill 2 tree rings with sod. Cap Irrigation Bubblers and adjust timer for sod.			
1	Equipment Rental - Stump Grinder - Per Day	800.00	4/3/2026	800.00
	*Includes Operator			
50	Bahia Sod - Per Square Foot	1.50		75.00
1	Irrigation - Add/Adjust as needed	125.00		125.00

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.

<b>Total</b>	\$1,000.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$1,000.00

# Invoice



## Steadfast Alliance

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

Date	Invoice #
3/31/2026	SA-22195

**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
	12841			Net 30	SM1105 Abbott Square Amenity Center

Quantity	Description	Rate	Serviced Date	Amount
1	Water Management Program- March Inspection  During our monthly inspection, our tech found and fixed these issues:  Zone 1 cut drip Zone 2 broken lateral line Zone 11 cut drip Zone 14 -5 clogged nozzles Zone 18 2 clogged nozzles	0.00	3/16/2026	0.00
1	Irrigation Parts 5- hunter nozzles side strips ss530. 2- hunter nozzles full circle h12f. 3- hunter pls coupling 17 bard pldcpl 2-sch coupling 1/2 inch 429-005 2- feet of 1/2 inch flex of-050	27.50		27.50
1	Irrigation Labor	85.00		85.00

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.

<b>Total</b>	\$112.50
Payments/Credits	\$0.00
<b>Balance Due</b>	\$112.50

# Invoice



## Steadfast Alliance

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

Date	Invoice #
4/22/2026	SA-22641

**Please make all Checks payable to:  
 Steadfast Alliance**

Bill To
Abbott Square Amenity Center C/O LEN - Abbott Square, LLC Folio Association Management 12906 Tampa Oaks Blvd Ste 100 Temple Terrace, FL 33637

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
				Net 30	SM1105.1 Fireant Treatment
Quantity	Description		Rate	Serviced Date	Amount
1	This invoice is for Top Choice pesticide treatment at the Amenity Center. Price includes materials and labor. Top Choice Application		2,786.00	4/15/2026	2,786.00

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.

<b>Total</b>	\$2,786.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$2,786.00

# Invoice



## Steadfast Alliance

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

Date	Invoice #
4/22/2026	SA-22638

**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
	23777			Net 30	SM1105 Abbott Square Amenity Center

Quantity	Description	Rate	Serviced Date	Amount
1	Fertilization and Pesticide Program / Fireant Treatment. Work completed on 04/15/2026.	2,340.00	4/15/2026	2,340.00

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.

<b>Total</b>	\$2,340.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$2,340.00

**YALE HARBOR  
COMMUNITY  
MAINTENANCE, INC.**

# INVOICE

**DATE**  
03/29/2026

**INVOICE NO**  
2120

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

<b>DIXON</b>	<b>ABBOTT SQUARE</b>	<b>UPON RECEIPT</b>	<b>04/10/2026</b>
--------------	----------------------	---------------------	-------------------

<b>QUANTITY</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>LINE TOTAL</b>
1	Window Cleaning	\$ 500.00	\$ 500.00

Subtotal	\$ 500.00
Sales Tax	
Total	\$ 500.00

**YALE HARBOR  
COMMUNITY  
MAINTENANCE, INC.**

# INVOICE

**DATE**  
04/21/2026

**INVOICE NO**  
2130

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

<b>DIXON</b>	<b>ABBOTT SQUARE</b>	<b>UPON RECEIPT</b>	<b>05/01/2026</b>
--------------	----------------------	---------------------	-------------------

<b>QUANTITY</b>	<b>DESCRIPTION</b>	<b>UNIT PRICE</b>	<b>LINE TOTAL</b>
1	Monthly Service May	\$ 1,950.00	\$ 1,950.00
1	Supplies	\$ 354.13	\$ 354.13

Subtotal	<b>\$ 2,304.13</b>
Sales Tax	
Total	<b>\$ 2,304.13</b>

# Order Summary

Order placed April 20, 2026    Order # 111-3962043-8782656

### Ship to

DIXON 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:	\$77.63
Shipping & Handling:	\$0.00
Total before tax:	\$77.63
Estimated tax to be collected:	\$5.43
<b>Grand Total:</b>	<b>\$83.06</b>

## Arriving Wednesday



Tork High-Capacity Toilet Paper Roll White T26, Advanced, 2-Ply, 36 x 1000 sheets, 110292A

Sold by: Amazon.com

Supplied by: Other

\$77.63

[Back to top](#)

# Order Summary

Order placed April 20, 2026    Order # 111-4577328-7027408

### Ship to

DIXON 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:	\$66.18
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$66.18
Estimated tax to be collected:	\$4.63
<b>Grand Total:</b>	<b>\$70.81</b>

### Arriving overnight 4 AM – 8 AM



Scott® Professional Universal Multifold Paper Towels, Bulk (01840), Absorbency Pockets, 9.2" x 9.4" sheets, Standard Tier, Compressed, White (250 Sheets/Pack, 16 Packs/Case, 4,000 Sheets/Case)

Sold by: Amazon.com  
Supplied by: Other  
\$39.84

### Arriving overnight 4 AM – 8 AM



Air Wick Scented Oils 0+10 Sweetgrass & Sandalwood

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

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# Order Summary

Order placed April 15, 2026    Order # 111-8954716-3277859

### Ship to

DIXON 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:	\$39.84
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
Total before tax:	\$39.84
Estimated tax to be collected:	\$2.79
<b>Grand Total:</b>	<b>\$42.63</b>

### Arriving today 10 AM – 3 PM



Scott® Professional Universal Multifold Paper Towels, Bulk (01840), Absorbency Pockets, 9.2" x 9.4" sheets, Standard Tier, Compressed, White (250 Sheets/Pack, 16 Packs/Case, 4,000 Sheets/Case)  
Sold by: Amazon.com  
Supplied by: Other  
\$39.84

[Back to top](#)

# Order Summary

Order placed April 9, 2026    Order # 111-0862001-0338637

### 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:	\$69.34
Shipping & Handling:	\$0.00
Total before tax:	\$69.34
Estimated tax to be collected:	\$4.85
<b>Grand Total:</b>	<b>\$74.19</b>

## Arriving Saturday



Fabuloso All-Purpose Cleaner Liquid Solution, Purple, Lavender Scent RvyeAy,  
2Pack (128 Oz)  
Sold by: My Great Goods  
Supplied by: Other  
**\$32.49**



Amazon Basics 2-Ply Flex-Sheets Paper Towels, 12 Basics Rolls = 40 Regular Rolls,  
Everyday Value with 150 Sheets per Roll, Packaging May Vary  
Sold by: Amazon.com  
Supplied by: Other  
**\$22.86**



Hefty Strong Extra Large Trash Bags, Black, 33 Gallon, 48 Count  
Sold by: Amazon.com  
Supplied by: Other  
**\$13.99**

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# Order Summary

Order placed April 9, 2026    Order # 111-2371295-5553807

### 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:	\$42.88
Shipping & Handling:	\$0.00
Total before tax:	\$42.88
Estimated tax to be collected:	\$3.00
<b>Grand Total:</b>	<b>\$45.88</b>

### Arriving Sunday



(6 Gallons) Ultra Germicidal Liquid Bleach - For Laundry, Disinfecting, Sanitizing, Deodorizing, Mold & Mildew Stain Remover - 1 Gallon Jugs

Sold by: GreenSky Supply

Supplied by: Other

\$42.88

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# Order Summary

Order placed April 9, 2026    Order # 111-4547229-1708257

### 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:	\$35.10
Shipping & Handling:	\$0.00
Total before tax:	\$35.10
Estimated tax to be collected:	\$2.46
<b>Grand Total:</b>	<b>\$37.56</b>

### Arriving April 17



Body Solid Weight Plate Art Wall Clock Battery Operated - 15" Vintage Wall Clock  
Decor for Home, Office, Living Room, Gym & Kitchen Decoration  
Sold by: Fitness Factory  
Supplied by: Other  
\$35.10

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**REGULAR MEETING MINUTES OF  
ABBOTT SQUARE  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Abbott Square Community Development District was held Monday, May 11, 2026, and called to order at 5:31 p.m. at 6598 Bar S Bar Trail, Zephyrhills, Florida 33541.

Present and constituting a quorum were:

Tanya Benton	Chairperson
Malinda Desruisseaux	Vice Chairperson
Mark Monelli	Assistant Secretary
Lori Campagna	Assistant Secretary

Also present either in person or via electronic communications were:

Alize Aninipot	District Manager
Michael Perez	Senior District Manager
Samantha Harvey	District Manager <i>(via teleconference)</i>
Vivek Babbar	District Counsel <i>(via teleconference)</i>
Tyson Wagg	District Engineer <i>(via teleconference)</i>
Jason Liggett	Field Inspection Coordinator
Long Nguyen	Field Inspection Coordinator
Yovani Cordero	Representative, Steadfast
Bill Conrad	Representative, Steadfast
Joey Hodge	Representative, Steadfast

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Aninipot called the meeting to order and called the roll, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no audience comments.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**E. District Manager**

**i. Discussion of Fiscal Year 2027 Proposed Budget**

44 Mr. Perez presented the Fiscal Year 2027 Proposed Budget. Discussion ensued regarding  
45 specific line items that reflected increases. District Counsel advised that approximately  
46 \$175,000 may be allocated toward permanent lighting at the Amenity Center. Further  
47 discussion took place regarding grill maintenance.

48 Discussion ensued regarding the addition of a tree removal line item to the budget. Further  
49 discussion ensued regarding the conservation area repair, as well as a discussion of a  
50 \$142.61 increase per household.

51

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

52 **A. Acceptance of the Financial Report and Check Register (March 2026)**

53

54  
55 On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux, with  
56 all in favor, the March 2026 Financial Report was accepted, and the  
57 Check Register was approved. 4-0

58

59 **B. Consideration of Minutes of the Regular Meeting held on April 13, 2026**

60

61 On MOTION by Ms. Campagna, seconded by Ms. Desruisseaux, with  
62 all in favor, the Minutes of the Regular Meeting held on April 13, 2026,  
63 were approved as presented. 4-0

64

65 **FOURTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

66 **A. District Engineer**

67 **i. Consideration of the ACPLM for Restriping Proposals**

68 **ii. Consideration of Parking Proposals**

69 Mr. Wagg presented proposals from ACPLM and Total Asphalt for restriping and parking.  
70 Discussion ensued regarding “No Parking” areas versus “designating parking areas”. All  
71 four proposals presented were tabled. The Board requested Mr. Wagg to provide an aerial  
72 parking layout and to review the SWFMD permits for the next meeting.

73

74 **B. Onsite Manager Report**

75 Ms. Colon presented her report to the Board. She also presented four proposals under  
76 separate cover.

77 **i. Consideration of Grill Repair Proposal**

78 Bolt Appliance Repair Proposal #15592 in the amount of \$3,703.45 for Grill repair was  
79 tabled.

80 Oasis Grilling Proposal in the amount of \$14,870, with additional upgrades, was tabled.

81 Kitchen Outdoor Proposal in the amount of \$3,975 was tabled.

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On MOTION by Ms. Benton, seconded by Mr. Monelli, with all in favor, Fitnesssmith Estimate #14621 in the amount of \$959.23 was approved. 4-0

**F. Update on HOA Community Events**

Ms. Colon presented the upcoming HOA events as provided by the Association.

**D. Field Manager**

Mr. Liggett introduced Mr. Nguyen to the Board.

**i. Review of the Field Inspection Report**

Mr. Nguyen presented the Field Inspection Report. Steadfast provided proposals for Item 5 under separate cover to Ms. Aninipot, which will be presented at the next meeting. Discussion ensued regarding the PW proposal for fencing around the community. This item was tabled due to two out of six proposals received.

**C. District Counsel**

No updates at this time.

**E. District Manager**

**i. Discussion of Form 1 Submission Requirements**

This item was not discussed due to time constraints.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Rescinding Resolution 2026-03, General Election**

Mr. Perez mentioned disregarding this agenda item. No discussion ensued.

**B. Announcing the Number of Qualified Registered Voters in the District -758**

Mr. Perez stated there are 758 qualified registered voters within the District.

**C. Consideration of Resolution 2026-06, Designating Officers**

On MOTION by Ms. Campagna, seconded by Ms. Benton, with all in favor, Resolution 2026-06 Designating Officers, removing Ms. Alize Aninipot and adding Ms. Samantha Harvey as Secretary, was adopted. 4-0

120 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors Requests and  
Comments**

121  
122 A resident expressed concern regarding the Board’s withholding of a \$300 Security Deposit  
123 due to a violation of the Amenity Center rules.

124 A resident inquired about the Board's plans regarding parking at the Clubhouse parking lot.  
125 The Board requested District Counsel provide a recommendation regarding the potential  
126 rental of overnight parking spaces within the Clubhouse parking lot, including an  
127 evaluation of any associated liability to the District, for presentation at the next meeting.  
128 Additionally, the Board requested that the District Manager coordinate with District  
129 Counsel and the Onsite Manager to discuss and review the documentation related to the  
130 resident funds currently being withheld.

131  
132 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

133  
134 On MOTION by Ms. Campagna seconded by Mr. Monelli, with all  
135 in favor, the meeting was adjourned at 7:37 p.m. 4-0

136  
137  
138  
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140

\_\_\_\_\_  
Secretary/Assistant Secretary



*Abbott Square  
Community Development District*

**FISCAL YEAR 2027**

**Proposed Budget**

**June 8, 2026**

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

## **Abbott Square**

Community Development District

## **Budget Overview**

FY 2027

## **Abbott Square**

Community Development District

## **Operating Budget**

FY 2027

**Table of Contents**

Page #

**OPERATING BUDGET**

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances ..... 1 - 3

Budget Narrative ..... 4 - 8

**DEBT SERVICE BUDGETS**

Series 2022

Summary of Revenues, Expenditures and Changes in Fund Balances ..... 9

Amortization Schedule ..... 10

Series 2025

Summary of Revenues, Expenditures and Changes in Fund Balances ..... 11

Amortization Schedule ..... 12

Budget Narrative ..... 13

**SUPPORTING BUDGET SCHEDULE**

Comparison of Assessment Rates ..... 14

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$9,253.00	\$0.00	\$9,253.00	0%	\$0.00
Special Assmnts- Tax Collector	\$871,373.00	\$856,449.00	\$14,924.00	\$871,373.00	0%	\$1,019,232.02
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$40,769.28
Rental Income	\$0.00	\$900.00	\$0.00	\$900.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$871,373.00</b>	<b>\$866,602.00</b>	<b>\$14,924.00</b>	<b>\$881,526.00</b>	<b>1%</b>	<b>\$978,462.74</b>

**EXPENDITURES**

*Administrative*

Supervisor Fees	\$12,000.00	\$3,200.00	\$8,800.00	\$12,000.00	0%	\$12,000.00
ProfServ-Arbitrage Rebate	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Field Management	\$15,000.00	\$7,500.00	\$7,500.00	\$15,000.00	0%	\$15,000.00
ProfServ-Trustee Fees	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
District Counsel	\$25,000.00	\$4,370.00	\$20,630.00	\$25,000.00	0%	\$25,500.00
District Engineer	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$12,500.00
District Manager	\$49,440.00	\$24,720.00	\$24,720.00	\$49,440.00	0%	\$49,440.00
Auditing Services	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Postage	\$500.00	\$83.00	\$417.00	\$500.00	0%	\$500.00
Insurance - General Liability	\$3,311.00	\$6,347.00	\$0.00	\$6,347.00	92%	\$3,432.00
Public Officials Insurance	\$2,709.00	\$5,786.00	\$0.00	\$5,786.00	114%	\$2,807.00
Insurance -Property & Casualty	\$16,424.00	\$18,944.00	\$0.00	\$18,944.00	15%	\$38,385.00
Printing and Binding	\$500.00	\$15.00	\$485.00	\$500.00	0%	\$500.00
Legal Advertising	\$1,500.00	\$243.00	\$1,257.00	\$1,500.00	0%	\$2,500.00
Tax Collector/Property Appraiser Fees	\$10,229.00	\$0.00	\$10,229.00	\$10,229.00	0%	\$10,229.00
Bank Fees	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Website Administration	\$1,553.00	\$0.00	\$1,553.00	\$1,553.00	0%	\$2,000.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$20,384.64
<b>Total Administrative</b>	<b>\$160,341.00</b>	<b>\$71,383.00</b>	<b>\$97,591.00</b>	<b>\$168,974.00</b>	<b>5%</b>	<b>\$207,352.64</b>

*Utility Services*

Electric Utility Services	\$3,600.00	\$8,589.00	\$12,310.90	\$20,899.90	481%	\$23,000.00
Street Lights	\$94,485.00	\$40,692.00	\$58,325.20	\$99,017.20	5%	\$97,319.55
<b>Total Utility Services</b>	<b>\$98,085.00</b>	<b>\$49,281.00</b>	<b>\$70,636.10</b>	<b>\$119,917.10</b>	<b>22%</b>	<b>\$120,319.55</b>

*Amenity*

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		Budget
	FY 2026	2/28/2026	9/30/2026	FY 2026		FY 2027
Pressure Washing	\$5,000.00	\$3,100.00	\$4,443.33	\$7,543.33	51%	\$20,000.00
Janitorial Maintenance	\$26,787.00	\$12,185.00	\$17,465.17	\$29,650.17	11%	\$30,000.00
Pool Maintenance	\$21,000.00	\$10,044.00	\$14,396.40	\$24,440.40	16%	\$24,000.00
Trash/Waste	\$6,500.00	\$4,026.00	\$5,770.60	\$9,796.60	51%	\$6,000.00
Pest Control	\$2,340.00	\$1,560.00	\$2,236.00	\$3,796.00	62%	\$2,340.00
HVAC	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Security Camera	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Furniture/Furnishing	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
Gate- Repair Maintenance	\$1,500.00	\$769.00	\$731.00	\$1,500.00	0%	\$1,500.00
Access Keys/Cards	\$300.00	\$5,205.00	\$0.00	\$5,205.00	1635%	\$720.00
Phone & Internet	\$863.00	\$318.00	\$455.80	\$773.80	-10%	\$863.00
Entrance Monuments, Gates,Walls R&M	\$5,000.00	\$2,922.00	\$2,078.00	\$5,000.00	0%	\$6,000.00
Payroll - General & Administration	\$88,500.00	\$32,526.00	\$46,620.60	\$79,146.60	-11%	\$91,155.00
Management Services	\$36,000.00	\$7,121.00	\$10,206.77	\$17,327.77	-52%	\$37,080.00
Payroll Taxes	\$19,000.00	\$0.00	\$19,000.00	\$19,000.00	0%	\$19,000.00
Sidewalk & Pavement Repair	\$5,000.00	\$5,803.00	\$8,317.63	\$14,120.63	182%	\$15,000.00
Landscape Maint Contract	\$26,787.00	\$15,262.00	\$11,525.00	\$26,787.00	0%	\$27,590.61
Propane	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$2,000.00
Electricity- Clubhouse/Pool	\$11,000.00	\$0.00	\$0.00	\$0.00	-100%	\$0.00
Property and Casualty Insurance	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00	0%	\$0.00
Pool Repairs	\$2,500.00	\$646.00	\$1,854.00	\$2,500.00	0%	\$2,500.00
General Maintenance	\$5,000.00	\$1,360.00	\$3,640.00	\$5,000.00	0%	\$5,000.00
Irrigation Repairs	\$1,300.00	\$1,250.00	\$50.00	\$1,300.00	0%	\$0.00
Well Pump Repairs	\$1,450.00	\$7,965.00	\$11,416.50	\$19,381.50	1237%	\$20,000.00
Mulch	\$10,000.00	\$2,100.00	\$7,900.00	\$10,000.00	0%	\$10,000.00
Landscape Replacement	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Fire Safety Alarm	\$700.00	\$0.00	\$700.00	\$700.00	0%	\$700.00
Building Maintenance	\$2,500.00	\$1,227.00	\$1,273.00	\$2,500.00	0%	\$23,500.00
Holiday Decorations	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	0%	\$5,000.00
Cleaning Supplies	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$3,000.00
Water & Sewer- Clubhouse	\$5,500.00	\$3,181.00	\$4,559.43	\$7,740.43	41%	\$7,700.00
Pool Permits	\$280.00	\$0.00	\$280.00	\$280.00	0%	\$280.00
Furniture/Furnishings	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
<b>Total Amenity</b>	<b>\$318,307.00</b>	<b>\$136,070.00</b>	<b>\$190,919.23</b>	<b>\$326,989.23</b>	<b>3%</b>	<b>\$372,928.61</b>
<b>Landscape and Pond Maintenance</b>						
Contractual Landscaping Maint.	\$148,464.00	\$53,577.00	\$76,793.70	\$130,370.70	-12%	\$148,462.97
R&M-Well Maintenance	\$19,176.00	\$1,296.00	\$17,880.00	\$19,176.00	0%	\$0.00
Landscape - Mulch	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00	0%	\$20,000.00
Landscape - Annuals	\$5,000.00	\$583.00	\$4,417.00	\$5,000.00	0%	\$5,000.00
Plant Replacement Program	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Irrigation Maintenance	\$2,500.00	-\$1,349.00	\$3,849.00	\$2,500.00	0%	\$3,900.00
Aquatic Maintenance	\$22,900.00	\$1,663.00	\$21,237.00	\$22,900.00	0%	\$22,898.97
Wetland Maintenance	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Dry Retention Maintenance	\$8,600.00	\$300.00	\$8,300.00	\$8,600.00	0%	\$8,600.00
Park Maintenance Projects	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
R&M-Trail Maintenance	\$7,500.00	\$2,985.00	\$4,278.50	\$7,263.50	-3%	\$8,000.00
Misc-Contingency	\$20,000.00	\$7,633.00	\$12,367.00	\$20,000.00	0%	\$20,000.00
Contracts-Trash & Debris Removal	\$18,000.00	\$7,500.00	\$10,750.00	\$18,250.00	1%	\$18,500.00
<b>Total Landscape and Pond Maintenance</b>	<b>\$294,640.00</b>	<b>\$74,188.00</b>	<b>\$202,372.20</b>	<b>\$276,560.20</b>	<b>-6%</b>	<b>\$277,861.94</b>
<i>Amenity Operations</i>						
<b>TOTAL EXPENDITURES</b>	<b>\$871,373.00</b>	<b>\$330,922.00</b>	<b>\$561,518.53</b>	<b>\$892,440.53</b>	<b>2%</b>	<b>\$978,462.74</b>
Excess (deficiency) of revenues	\$0.00	\$535,680.00	-\$546,594.53	-\$10,914.53	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	\$196,586.00	\$196,586.00	\$0.00	\$196,586.00	0%	\$185,671.47
<b>FUND BALANCE, ENDING</b>	<b>\$196,586.00</b>	<b>\$732,266.00</b>	<b>-\$546,594.53</b>	<b>\$185,671.47</b>	<b>-6%</b>	<b>\$185,671.47</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Financial/Revenue Collection Cost**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2022 and Series 2025 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2022 and 2025 bonds.

**Budget Narrative**  
Fiscal Year 2027

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Budget Narrative**  
Fiscal Year 2027

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Amenity**

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Cleaning Supplies**

Cost of janitorial supplies for CDD Facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Building Maintenance**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture/Furnishing**

Cost of repairs and maintenance to amenity furniture.

**Gate – Repair Maintenance**

Cost of repairs and maintenance to electronic locks and gates.

**Security Camera**

Cost of repairs and maintenance to electronic locks and gates.

**Budget Narrative**  
Fiscal Year 2027

**Access Keys/Cards**

Cost of providing keycards to residents to access CDD Facilities.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Phone & Internet**

Cost of phone and IT services for clubhouse operational needs.

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk & Pavement Repair**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Pool Permits**

Cost of permits required for CDD pool operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Landscape and Pond Maintenance**

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics Maintenance**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Contracts – Trash & Debris Removal**

Cost of cleaning up debris on district property.

## **Abbott Square**

Community Development District

## **Debt Service Budget**

FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$11,376.00	\$0.00	\$11,376.00	0%	\$0.00
Special Assmnts- Tax Collector	\$639,163.00	\$625,817.00	\$13,346.00	\$639,163.00	0%	\$677,367.65
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$27,094.71
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$639,163.00</b>	<b>\$637,193.00</b>	<b>\$13,346.00</b>	<b>\$650,539.00</b>	<b>2%</b>	<b>\$650,272.94</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$13,547.35
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$13,547.35</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$150,000.00	\$0.00	\$150,000.00	\$150,000.00	0%	\$165,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$489,163.00	\$241,206.00	\$247,957.00	\$489,163.00	0%	\$475,437.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$639,163.00</b>	<b>\$241,206.00</b>	<b>\$397,957.00</b>	<b>\$639,163.00</b>	<b>0%</b>	<b>\$640,437.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$639,163.00</b>	<b>\$241,206.00</b>	<b>\$397,957.00</b>	<b>\$639,163.00</b>		<b>\$653,984.85</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$395,987.00	-\$384,611.00	\$11,376.00	0%	-\$3,711.91
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$395,987.00	-\$384,611.00	\$11,376.00	0%	-\$3,711.91
<b>FUND BALANCE, BEGINNING</b>	<b>\$648,061.00</b>	<b>\$648,061.00</b>	<b>\$0.00</b>	<b>\$648,061.00</b>	<b>0%</b>	<b>\$659,437.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$648,061.00</b>	<b>\$1,044,048.00</b>	<b>-\$384,611.00</b>	<b>\$659,437.00</b>	<b>2%</b>	<b>\$655,725.09</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>						
	<b>12/15/2024</b>	<b>12/15/2025</b>	<b>12/15/2026</b>	<b>12/15/2027</b>		
Series 2022 Bonds	\$8,980,000.00	\$8,825,000.00	\$8,660,000.00	\$8,490,000.00		

**Abbott Square**  
Community Development District

*Debt Service Fund*

**SERIES 2022 AMORTIZATION SCHEDULE**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
12/15/2023	\$9,130,000.00			\$247,731.25	\$247,731.25
6/15/2024	\$9,130,000.00	\$140,000.00	4.500%	\$247,731.25	\$387,731.25
12/15/2024	\$8,980,000.00			\$244,581.25	\$244,581.25
6/15/2025	\$8,980,000.00	\$150,000.00	4.500%	\$244,581.25	\$394,581.25
12/15/2025	\$8,825,000.00			\$241,206.25	\$241,206.25
6/15/2026	\$8,825,000.00	\$155,000.00	4.500%	\$241,206.25	\$396,206.25
12/15/2026	\$8,660,000.00			\$237,718.75	\$237,718.75
6/15/2027	\$8,660,000.00	\$165,000.00	4.500%	\$237,718.75	\$402,718.75
12/15/2027	\$8,490,000.00			\$234,006.25	\$234,006.25
6/15/2028	\$8,490,000.00	\$170,000.00	5.000%	\$234,006.25	\$404,006.25
12/15/2028	\$8,310,000.00			\$229,756.25	\$229,756.25
6/15/2029	\$8,310,000.00	\$180,000.00	5.000%	\$229,756.25	\$409,756.25
12/15/2029	\$8,120,000.00			\$225,256.25	\$225,256.25
6/15/2030	\$8,120,000.00	\$190,000.00	5.000%	\$225,256.25	\$415,256.25
12/15/2030	\$7,920,000.00			\$220,506.25	\$220,506.25
6/15/2031	\$7,920,000.00	\$200,000.00	5.000%	\$220,506.25	\$420,506.25
12/15/2031	\$7,710,000.00			\$215,506.25	\$215,506.25
6/15/2032	\$7,710,000.00	\$210,000.00	5.000%	\$215,506.25	\$425,506.25
12/15/2032	\$7,490,000.00			\$210,256.25	\$210,256.25
6/15/2033	\$7,490,000.00	\$220,000.00	5.375%	\$210,256.25	\$430,256.25
12/15/2033	\$7,260,000.00			\$204,343.75	\$204,343.75
6/15/2034	\$7,260,000.00	\$230,000.00	5.375%	\$204,343.75	\$434,343.75
12/15/2034	\$7,015,000.00			\$198,162.50	\$198,162.50
6/15/2035	\$7,015,000.00	\$245,000.00	5.375%	\$198,162.50	\$443,162.50
12/15/2035	\$6,755,000.00			\$191,578.13	\$191,578.13
6/15/2036	\$6,755,000.00	\$260,000.00	5.375%	\$191,578.13	\$451,578.13
12/15/2036	\$6,485,000.00			\$184,590.63	\$184,590.63
6/15/2037	\$6,485,000.00	\$270,000.00	5.375%	\$184,590.63	\$454,590.63
12/15/2037	\$6,200,000.00			\$177,334.38	\$177,334.38
6/15/2038	\$6,200,000.00	\$285,000.00	5.375%	\$177,334.38	\$462,334.38
12/15/2038	\$5,895,000.00			\$169,675.00	\$169,675.00
6/15/2039	\$5,895,000.00	\$305,000.00	5.375%	\$169,675.00	\$474,675.00
12/15/2039	\$5,575,000.00			\$161,478.13	\$161,478.13
6/15/2040	\$5,575,000.00	\$320,000.00	5.375%	\$161,478.13	\$481,478.13
12/15/2040	\$5,235,000.00			\$152,878.13	\$152,878.13
6/15/2041	\$5,235,000.00	\$340,000.00	5.375%	\$152,878.13	\$492,878.13
12/15/2041	\$4,880,000.00			\$143,740.63	\$143,740.63
6/15/2042	\$4,880,000.00	\$355,000.00	5.375%	\$143,740.63	\$498,740.63
12/15/2042	\$4,505,000.00			\$134,200.00	\$134,200.00
6/15/2043	\$4,505,000.00	\$375,000.00	5.500%	\$134,200.00	\$509,200.00
12/15/2043	\$4,110,000.00			\$123,887.50	\$123,887.50
6/15/2044	\$4,110,000.00	\$395,000.00	5.500%	\$123,887.50	\$518,887.50
12/15/2044	\$3,690,000.00			\$113,025.00	\$113,025.00
6/15/2045	\$3,690,000.00	\$420,000.00	5.500%	\$113,025.00	\$533,025.00
12/15/2045	\$3,245,000.00			\$101,475.00	\$101,475.00
6/15/2046	\$3,245,000.00	\$445,000.00	5.500%	\$101,475.00	\$546,475.00
12/15/2046	\$2,775,000.00			\$89,237.50	\$89,237.50
6/15/2047	\$2,775,000.00	\$470,000.00	5.500%	\$89,237.50	\$559,237.50
12/15/2047	\$2,280,000.00			\$76,312.50	\$76,312.50
6/15/2048	\$2,280,000.00	\$495,000.00	5.500%	\$76,312.50	\$571,312.50
12/15/2048	\$1,755,000.00			\$62,700.00	\$62,700.00
6/15/2049	\$1,755,000.00	\$525,000.00	5.500%	\$62,700.00	\$587,700.00
12/15/2049	\$1,200,000.00			\$48,262.50	\$48,262.50
6/15/2050	\$1,200,000.00	\$555,000.00	5.500%	\$48,262.50	\$603,262.50
12/15/2050	\$615,000.00			\$33,000.00	\$33,000.00
6/15/2051	\$615,000.00	\$585,000.00	5.500%	\$33,000.00	\$618,000.00
12/15/2051	-			\$16,912.50	\$16,912.50
6/15/2052	-	\$615,000.00	5.500%	\$16,912.50	\$631,912.50
12/15/2052				-	-
<b>Total</b>		<b>\$9,270,000.00</b>		<b>\$9,378,637.56</b>	<b>\$18,648,637.56</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2025 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$4,321.00	\$0.00	\$4,321.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$337,442.00	\$0.00	\$337,442.00	0%	\$365,237.04
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$14,609.48
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$341,763.00</b>	<b>\$0.00</b>	<b>\$341,763.00</b>	<b>0%</b>	<b>\$350,627.56</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,304.74
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<i>Administrative</i>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$7,304.74</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$75,000.00
Principal Debt Retirement - Special Call	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest Expense	\$0.00	\$47,587.00	\$0.00	\$47,587.00	0%	\$268,362.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<i>Total Debt Service</i>	<b>\$0.00</b>	<b>\$47,587.00</b>	<b>\$0.00</b>	<b>\$47,587.00</b>	<b>0%</b>	<b>\$343,362.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$47,587.00</b>	<b>\$0.00</b>	<b>\$47,587.00</b>		<b>\$350,667.24</b>
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$294,176.00	\$0.00	\$294,176.00	0%	-\$39.68
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$792.00	\$0.00	\$792.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$792.00</b>	<b>\$0.00</b>	<b>\$792.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$294,968.00	\$0.00	\$294,968.00	0%	-\$39.68
<b>FUND BALANCE, BEGINNING</b>	<b>\$219,268.00</b>	<b>\$219,268.00</b>	<b>\$0.00</b>	<b>\$219,268.00</b>	<b>0%</b>	<b>\$514,236.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$219,268.00</b>	<b>\$514,236.00</b>	<b>\$0.00</b>	<b>\$514,236.00</b>	<b>135%</b>	<b>\$514,196.32</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2025 Bonds		\$5,000,000.00	\$4,930,000.00			\$4,855,000.00

**Abbott Square  
Community Development District**

*Debt Service Fund*

**SERIES 2025 AMORTIZATION SCHEDULE**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total Debt Service</b>
11/1/2025	\$5,000,000.00			\$47,586.88	\$47,586.88
5/1/2026	\$4,930,000.00	\$70,000.00	4.4%	\$135,087.50	\$205,087.50
11/1/2026	\$4,930,000.00			\$135,087.50	\$135,087.50
5/1/2027	\$4,855,000.00	\$75,000.00	4.4%	\$133,275.00	\$208,275.00
11/1/2027	\$4,855,000.00			\$133,275.00	\$133,275.00
5/1/2028	\$4,775,000.00	\$80,000.00	4.4%	\$131,337.50	\$211,337.50
11/1/2028	\$4,775,000.00			\$131,337.50	\$131,337.50
5/1/2029	\$4,695,000.00	\$80,000.00	4.4%	\$129,337.50	\$209,337.50
11/1/2029	\$4,695,000.00			\$129,337.50	\$129,337.50
5/1/2030	\$4,610,000.00	\$85,000.00	4.4%	\$127,275.00	\$212,275.00
11/1/2030	\$4,610,000.00			\$127,275.00	\$127,275.00
5/1/2031	\$4,520,000.00	\$90,000.00	4.4%	\$125,087.50	\$215,087.50
11/1/2031	\$4,520,000.00			\$125,087.50	\$125,087.50
5/1/2032	\$4,425,000.00	\$95,000.00	4.4%	\$122,775.00	\$217,775.00
11/1/2032	\$4,425,000.00			\$122,775.00	\$122,775.00
5/1/2033	\$4,325,000.00	\$100,000.00	4.4%	\$120,337.50	\$220,337.50
11/1/2033	\$4,325,000.00			\$120,337.50	\$120,337.50
5/1/2034	\$4,220,000.00	\$105,000.00	4.4%	\$117,775.00	\$222,775.00
11/1/2034	\$4,220,000.00			\$117,775.00	\$117,775.00
5/1/2035	\$4,110,000.00	\$110,000.00	4.4%	\$115,087.50	\$225,087.50
11/1/2035	\$4,110,000.00			\$115,087.50	\$115,087.50
5/1/2036	\$3,995,000.00	\$115,000.00	5.5%	\$112,167.19	\$227,167.19
11/1/2036	\$3,995,000.00			\$112,167.19	\$112,167.19
5/1/2037	\$3,870,000.00	\$125,000.00	5.5%	\$108,942.19	\$233,942.19
11/1/2037	\$3,870,000.00			\$108,942.19	\$108,942.19
5/1/2038	\$3,740,000.00	\$130,000.00	5.5%	\$105,515.63	\$235,515.63
11/1/2038	\$3,740,000.00			\$105,515.63	\$105,515.63
5/1/2039	\$3,605,000.00	\$135,000.00	5.5%	\$101,954.69	\$236,954.69
11/1/2039	\$3,605,000.00			\$101,954.69	\$101,954.69
5/1/2040	\$3,460,000.00	\$145,000.00	5.5%	\$98,192.19	\$243,192.19
11/1/2040	\$3,460,000.00			\$98,192.19	\$98,192.19
5/1/2041	\$3,305,000.00	\$155,000.00	5.5%	\$94,160.94	\$249,160.94
11/1/2041	\$3,305,000.00			\$94,160.94	\$94,160.94
5/1/2042	\$3,145,000.00	\$160,000.00	5.5%	\$89,928.13	\$249,928.13
11/1/2042	\$3,145,000.00			\$89,928.13	\$89,928.13
5/1/2043	\$2,975,000.00	\$170,000.00	5.5%	\$85,493.76	\$255,493.76
11/1/2043	\$2,975,000.00			\$85,493.76	\$85,493.76
5/1/2044	\$2,795,000.00	\$180,000.00	5.5%	\$80,790.63	\$260,790.63
11/1/2044	\$2,795,000.00			\$80,790.63	\$80,790.63
5/1/2045	\$2,605,000.00	\$190,000.00	5.5%	\$75,818.76	\$265,818.76
11/1/2045	\$2,605,000.00			\$75,818.76	\$75,818.76
5/1/2046	\$2,405,000.00	\$200,000.00	5.7%	\$70,453.13	\$270,453.13
11/1/2046	\$2,405,000.00			\$70,453.13	\$70,453.13
5/1/2047	\$2,195,000.00	\$210,000.00	5.7%	\$64,687.51	\$274,687.51
11/1/2047	\$2,195,000.00			\$64,687.51	\$64,687.51
5/1/2048	\$1,970,000.00	\$225,000.00	5.7%	\$58,570.32	\$283,570.32
11/1/2048	\$1,970,000.00			\$58,570.32	\$58,570.32
5/1/2049	\$1,735,000.00	\$235,000.00	5.7%	\$52,101.57	\$287,101.57
11/1/2049	\$1,735,000.00			\$52,101.57	\$52,101.57
5/1/2050	\$1,485,000.00	\$250,000.00	5.7%	\$45,281.26	\$295,281.26
11/1/2050	\$1,485,000.00			\$45,281.26	\$45,281.26
5/1/2051	\$1,220,000.00	\$265,000.00	5.7%	\$38,039.07	\$303,039.07
11/1/2051	\$1,220,000.00			\$38,039.07	\$38,039.07
5/1/2052	\$940,000.00	\$280,000.00	5.7%	\$30,375.00	\$310,375.00
11/1/2052	\$940,000.00			\$30,375.00	\$30,375.00
5/1/2053	\$645,000.00	\$295,000.00	5.7%	\$22,289.07	\$317,289.07
11/1/2053	\$645,000.00			\$22,289.07	\$22,289.07
5/1/2054	\$330,000.00	\$315,000.00	5.7%	\$13,710.94	\$328,710.94
11/1/2054	\$330,000.00			\$13,710.94	\$13,710.94
5/1/2055	\$0.00	\$330,000.00		\$9,281.25	\$339,281.25
<b>Total</b>		<b>\$5,000,000.00</b>		<b>\$5,268,562.00</b>	<b>\$10,268,562.00</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

## **Abbott Square**

Community Development District

## **Supporting Budget Schedule**

FY 2027

**Assessment Summary**  
Fiscal Year 2027 vs. Fiscal Year 2026

**ASSESSMENT ALLOCATION**

**Assessment Area One**

Product	Units	General Fund			Debt Service Series 2022				Debt Service Series 2025				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change
TH18'	180	\$1,565.64	\$1,423.95	\$141.69	\$536.06	\$536.06	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$2,662.74	\$2,521.05	\$141.69	6%
TH 24'	40	\$1,565.64	\$1,423.95	\$141.69	\$699.85	\$699.85	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$2,826.53	\$2,684.84	\$141.69	5%
Villa	60	\$1,565.64	\$1,423.95	\$141.69	\$699.85	\$699.85	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$2,826.53	\$2,684.84	\$141.69	5%
SF 40'	130	\$1,565.64	\$1,423.95	\$141.69	\$1,191.24	\$1,191.24	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$3,317.92	\$3,176.23	\$141.69	4%
SF 45'	130	\$1,565.64	\$1,423.95	\$141.69	\$1,340.14	\$1,340.14	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$3,466.82	\$3,325.13	\$141.69	4%
SF 55'	111	\$1,565.64	\$1,423.95	\$141.69	\$1,637.95	\$1,637.95	\$0.00	0.00%	\$561.04	\$561.04	\$0.00	0%	\$3,764.63	\$3,622.94	\$141.69	4%
	<b>651</b>															

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Abbott Square Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for **Monday, August 10, 2026, at 6 p.m. at the Abbott Square CDD Clubhouse, 6598 Bar S Bar Trail, Zephyrhills, Florida 33541,**
3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted** on June 8, 2026.

**Attest:**

**Abbott Square  
Community Development District**

\_\_\_\_\_  
Brian Lamb  
Secretary

\_\_\_\_\_  
Tanya Benton  
Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**



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**

**Notes continued:**

- \*ACPLM IS NOT RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES TO INCLUDE PUBLIC UTILITIES AND PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, IRRIGATION, PHONE AND CABLE LINES. ANY ADDITIONAL WORK REQUIRED BY ANY ADDITIONAL OF THESE TYPES OF ITEMS, WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*NOT INCLUDED IN THIS PROPOSAL ARE PLANT OPENING FEES FOR WEEKEND WORK. IF NECESSARY, THIS ADDITIONAL ITEM WILL BE AN EXTRA COST TO BE PAID BY THE CUSTOMER.
- \*PRIOR TO OUR ARRIVAL, THE CUSTOMER IS RESPONSIBLE FOR REMOVING ANY MATERIALS, OBJECTS, STRUCTURES, CONTAINERS, TRUCKS AND TRAILERS FROM THE WORK AREAS.
- \*IT IS THE CUSTOMER’S RESPONSIBILITY TO HAVE A TOWING COMPANY ON SITE AND AVAILABLE FOR TOWING VEHICLES OBSTRUCTING THE JOB SITE. IF VEHICLES CANNOT BE MOVED IN A TIMELY MANNER, WE WILL NEED TO RESCHEDULE THE WORK AND A CHANGE ORDER WILL BE REQUIRED FOR THE ADDITIONAL MOBILIZATION.
- \*BARRICADES WILL BE PROVIDED TO CLOSE OFF WORK AREAS. THIS CONTRACTOR IS NOT RESPONSIBLE FOR PERSONS ENTERING AREAS CLOSED OFF WITH BARRICADES, DAMAGE TO PROPERTY OR INJURY TO PERSONS ENTERING THE AREA.
- \*PERMIT FEES AND PROCUREMENT FEES ARE NOT INCLUDED. ANY ADDITIONAL WORK, TESTING OR INSPECTIONS REQUIRED BY THE PERMIT, WILL BE AN EXTRA COST THAT SHALL BE PAID BY THE CUSTOMER.
- \*90% OF THE CONTRACT AMOUNT AND CHANGE ORDERS MUST BE PAID PRIOR TO COMPLETING PUNCH LIST ITEMS AND/OR CHANGES FOR ADDITIONAL WORK REQUIRED BY CITIES OR MUNICIPALITIES.
- \*MATERIAL AND WORKMANSHIP ARE GUARANTEED FOR 12 MONTHS.



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**

## Customer Billing Information

Thank you for choosing ACPLM. To ensure we contact the correct person for any billing correspondence and questions, please fill out the Billing Contact Information below and send back with your signed proposal. We look forward to working with you.

**The terms of your contract are:**

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**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:**





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**

**Terms: Net 30 Days Upon Substantial Completion**

**If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due**

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

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. All payments later than 30 days after the due date shall bear interest at 18% per annum.

Date of Acceptance \_\_\_\_\_

Customer’s Authorized Signature \_\_\_\_\_

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**Proposal Amount - \$16,686.00**



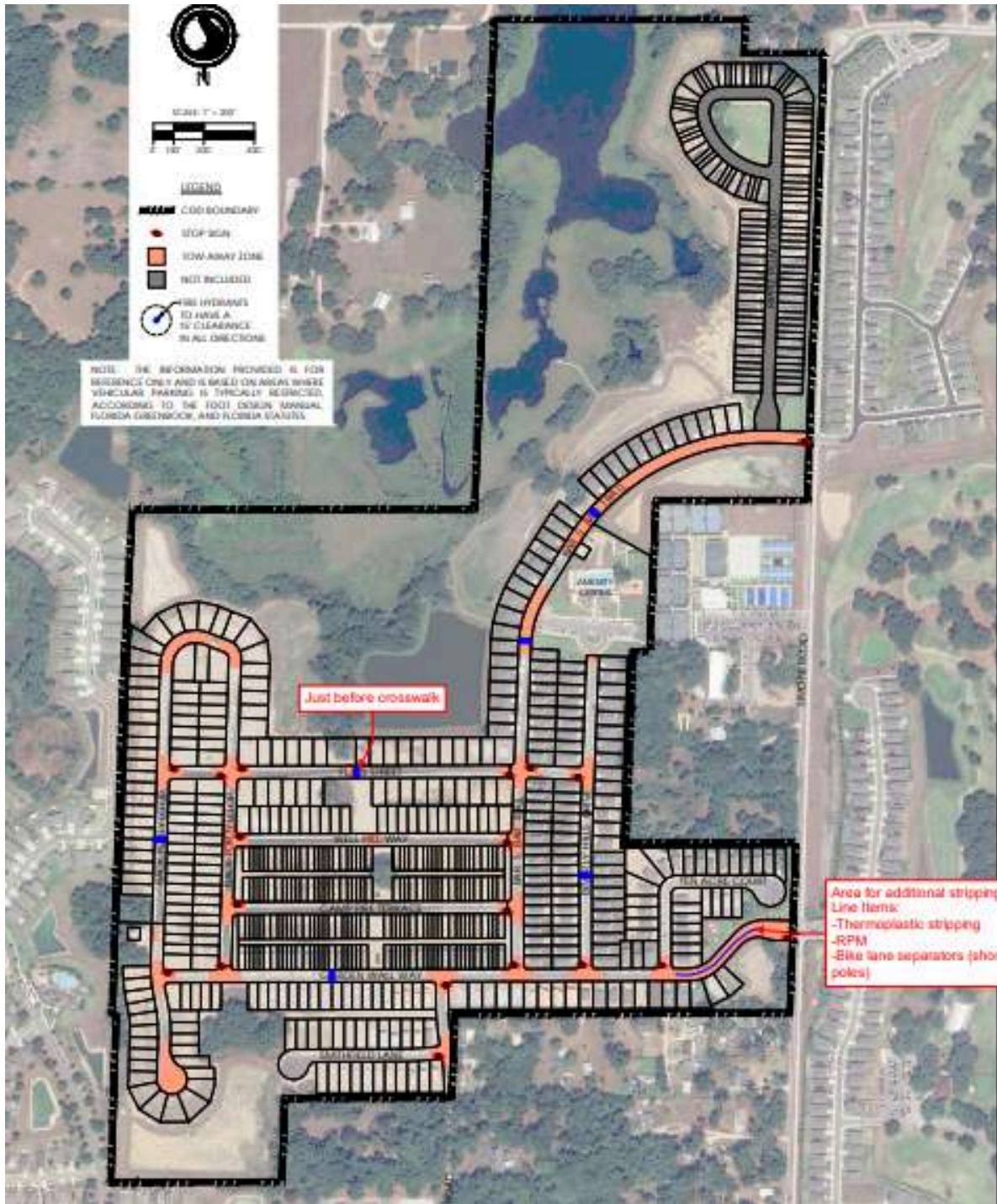
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Fax: 813.634.2686

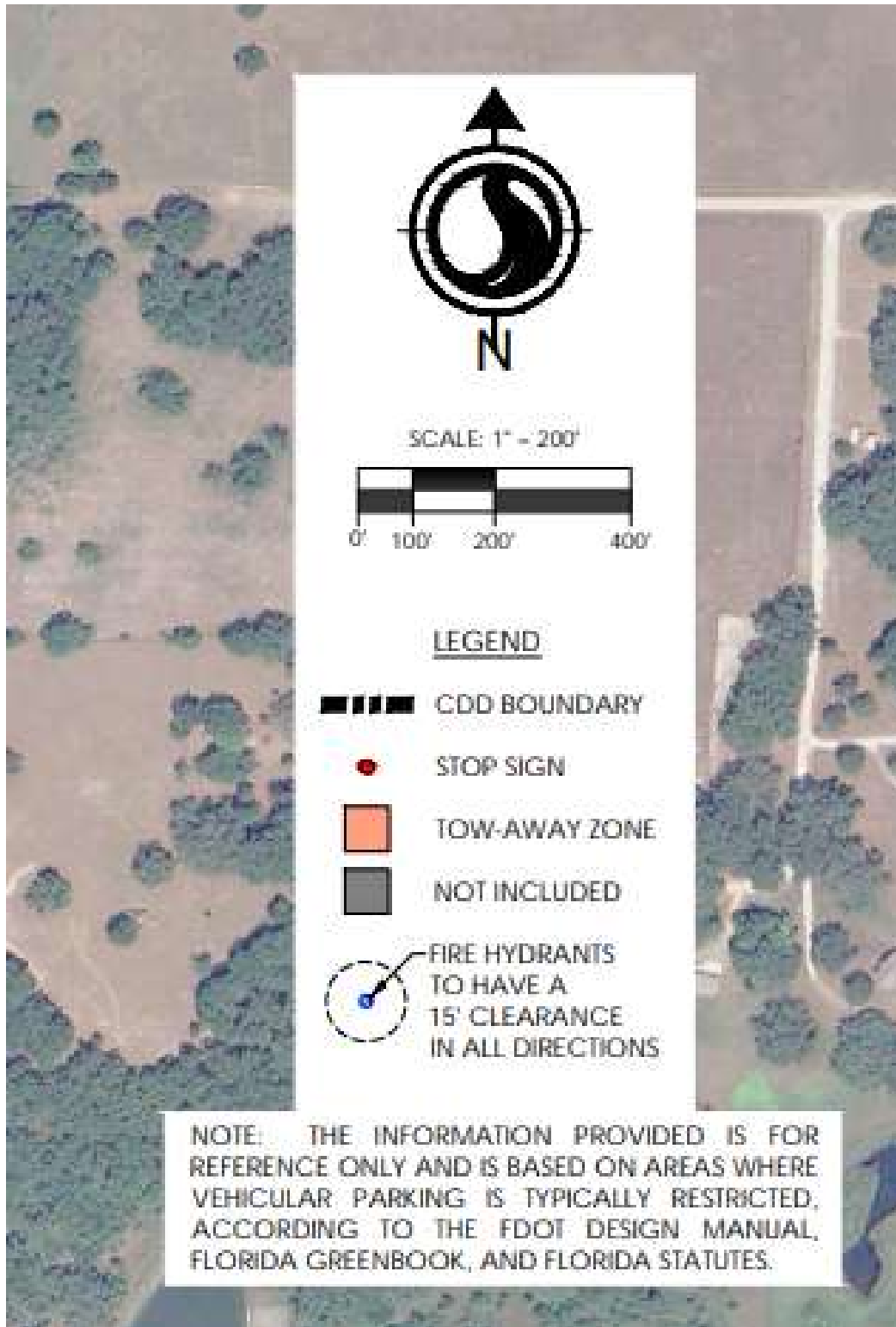


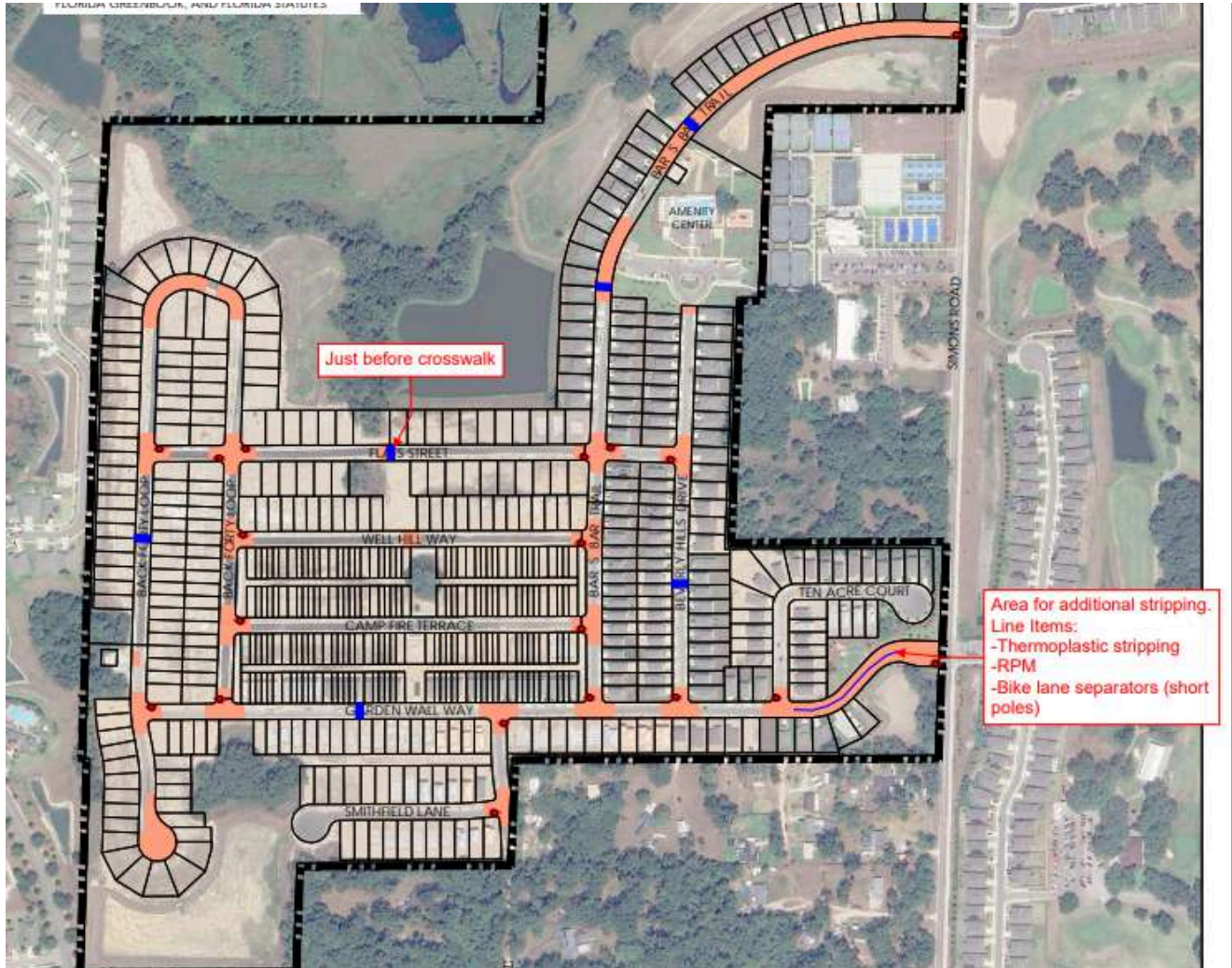
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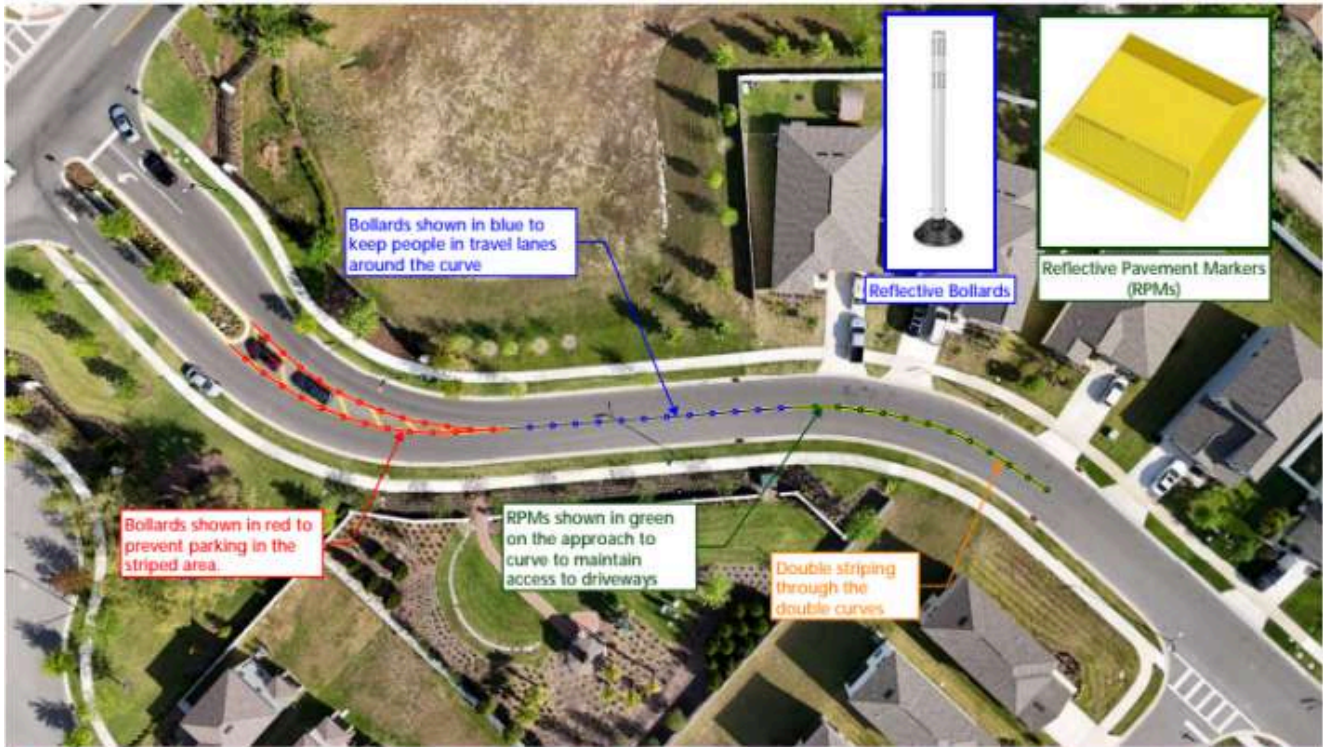


2010 S 51st Street,  
Tampa, FL 33619









**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.

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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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2010 S 51st Street,  
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**PROPERTY IMPROVEMENTS**

**Notes continued:**

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**PROPERTY IMPROVEMENTS**

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**The terms of your contract are:**

Net 30 Days Upon Substantial Completion

If Paying by ACH Payment the ACH Fees Will Be Added to the Invoiced Amount Due

**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:**





May 4, 2026

Proposal #19937426

Contact

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

Customer

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Job

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**PROPERTY IMPROVEMENTS**

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

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**Proposal Amount - \$4,806.00**



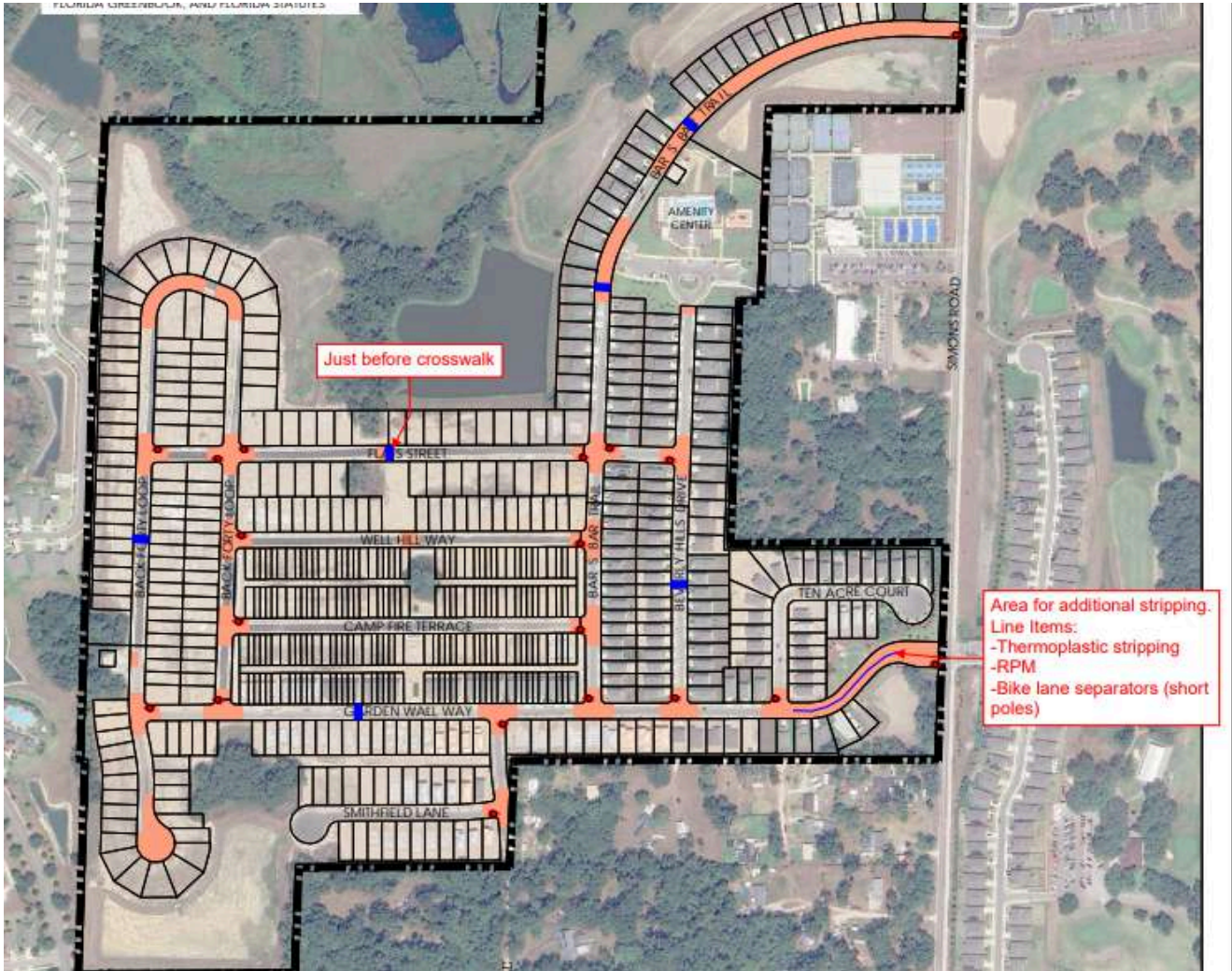
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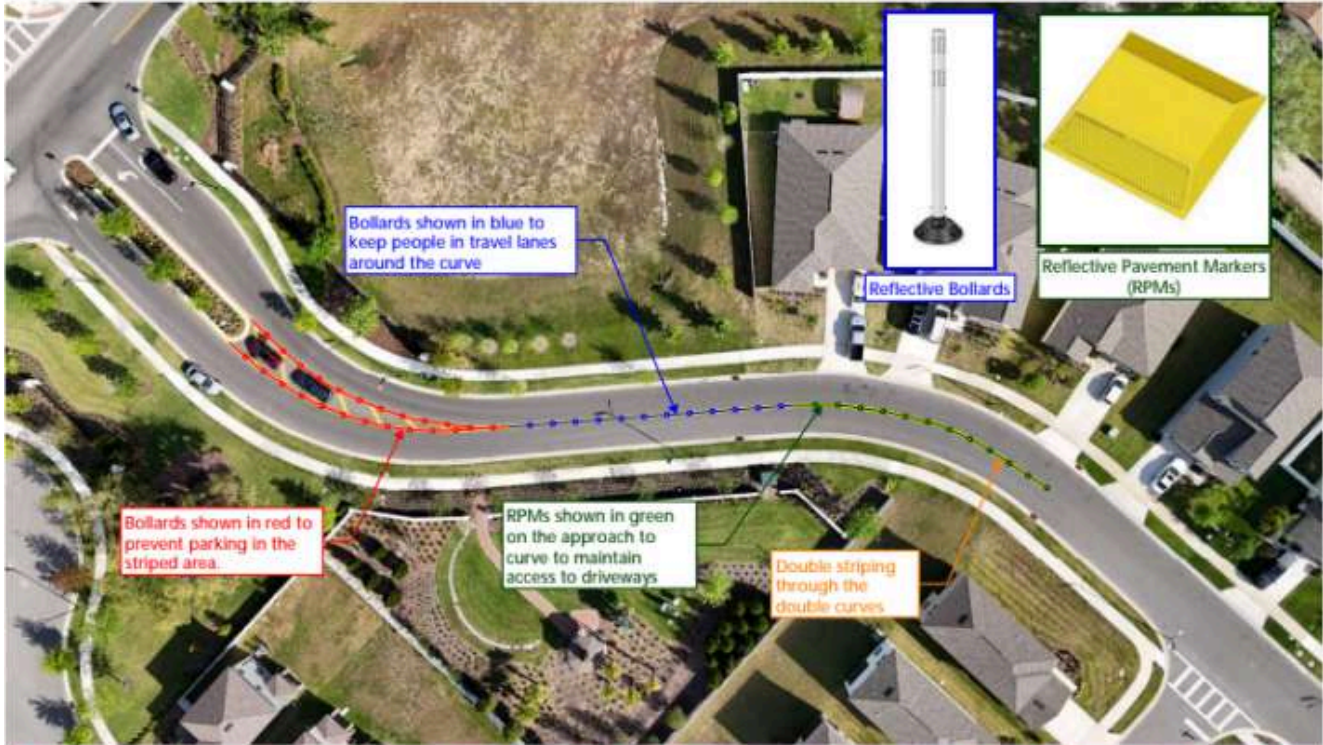


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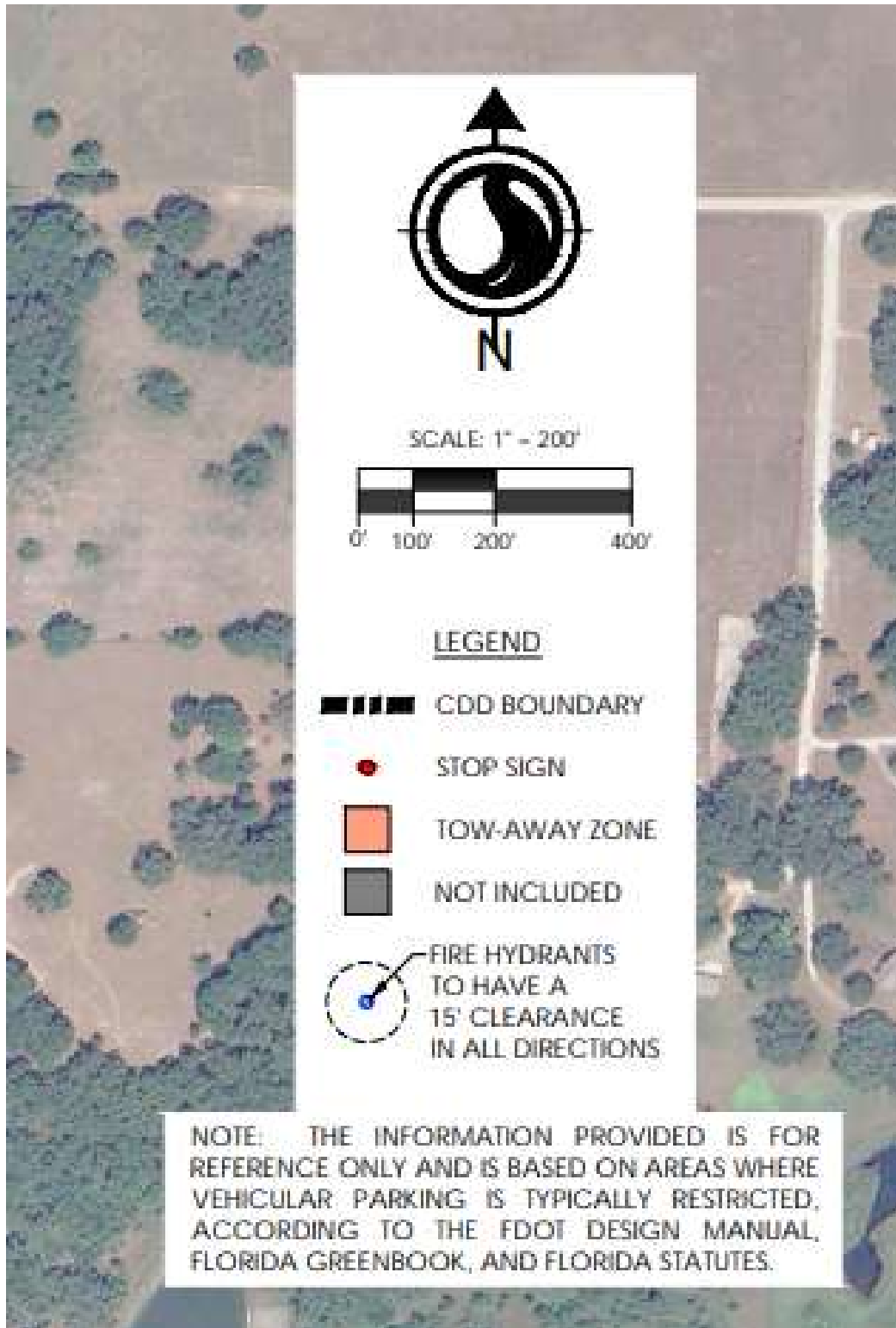


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Photo taken around 4 PM on Thursday, April 3rd.





May 4, 2026

Proposal #19938426

Contact

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

Customer

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598 Bar South Bar Trail  
Zephyrhills, Florida 33541

Job

Abbott Square CDD  
598 Bar South Bar Trail  
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**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**

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**Job Site Name and Address:**

**Billing Contact Name:**

**Billing Phone Number:**

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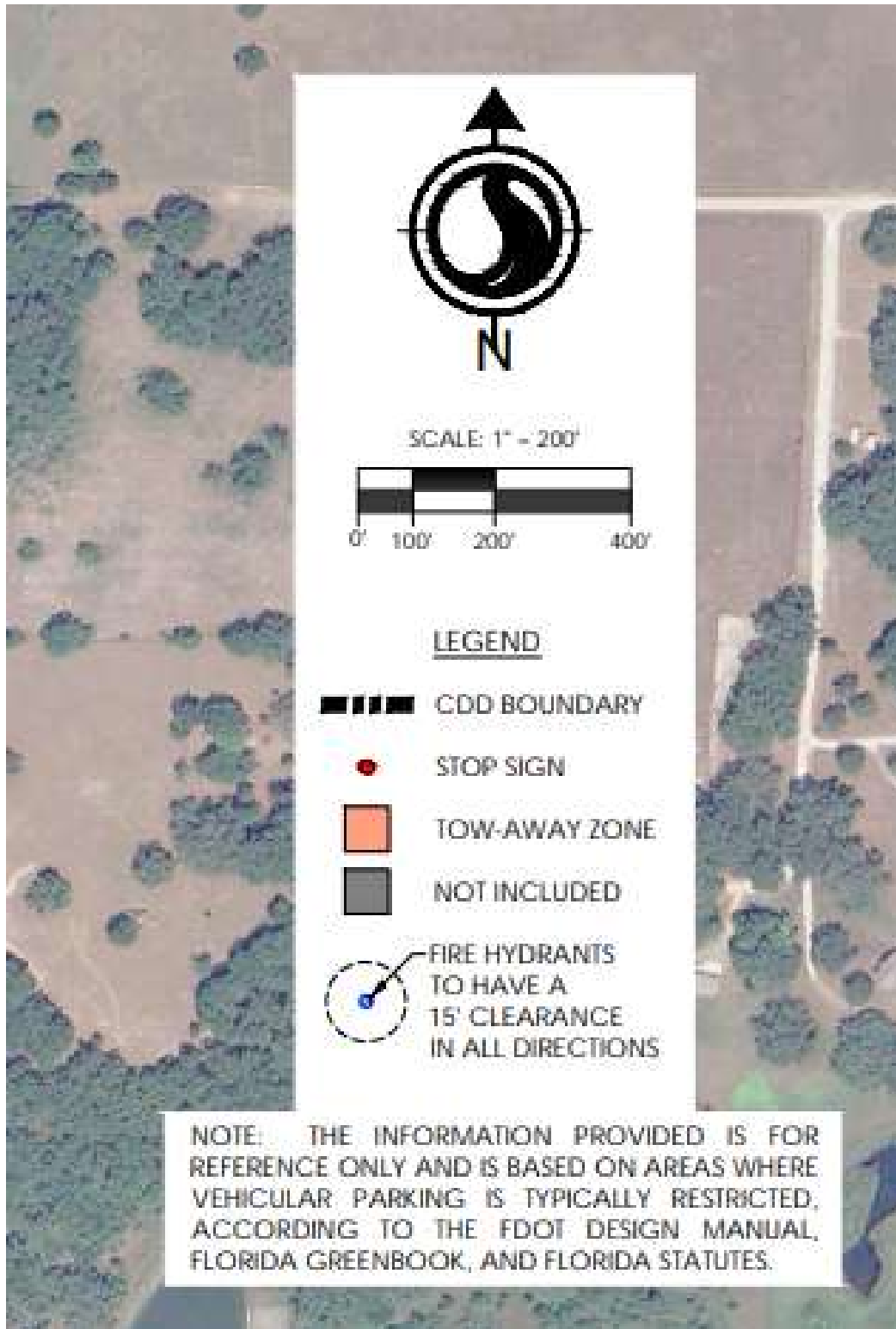
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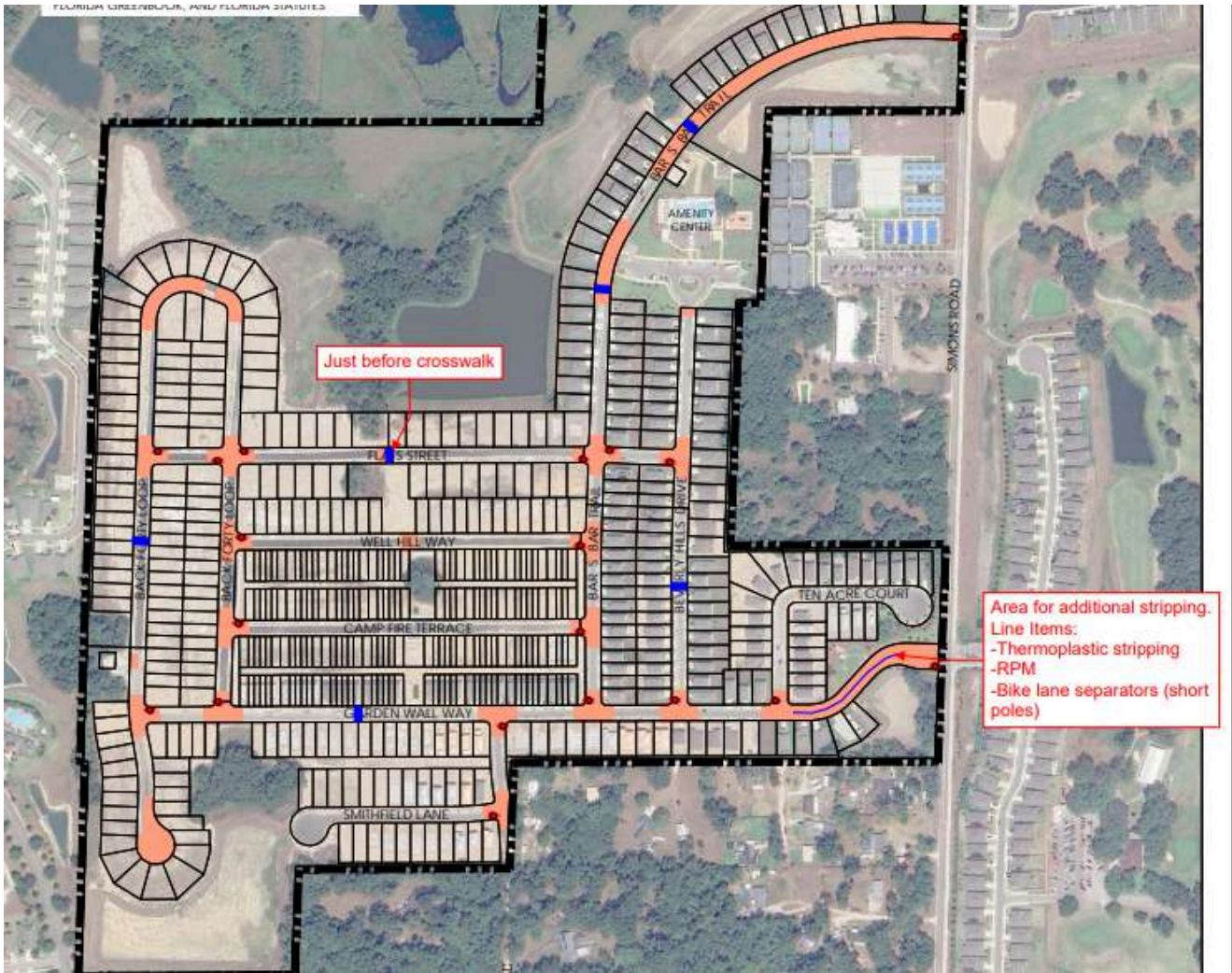


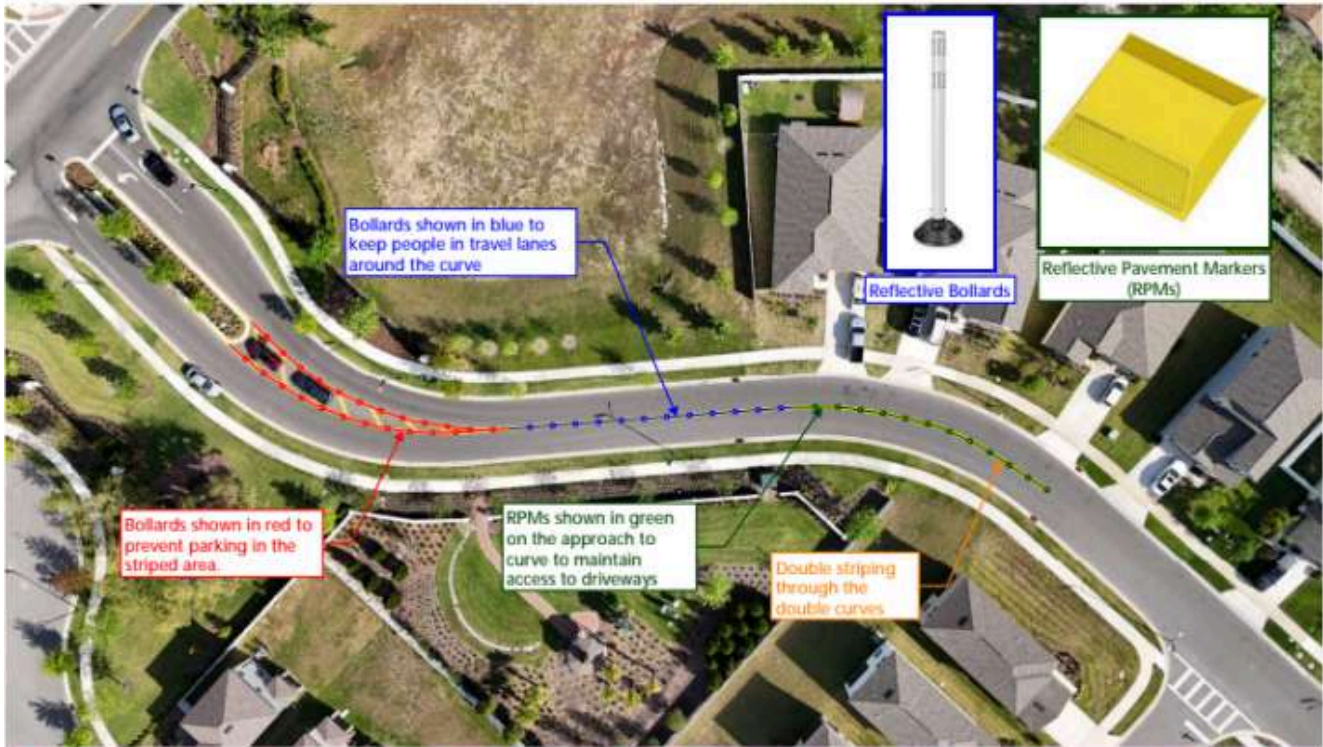
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Photo taken around 4 PM on Thursday, April 3rd.





<b>To:</b>	Abbot Square CDD	<b>Contact:</b>	Tyson Waag
<b>Address:</b>	2005 Pan Am Circle Suite 300 Tampa, FL	<b>Phone:</b>	
<b>Project Name:</b>	Abbott Square - No Parking Signage & Striping	<b>Bid Number:</b>	26-0300
<b>Project Location:</b>	Ripple Loop Rd, Zephyrhills, FL	<b>Bid Date:</b>	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
<b>Total Price for above Items:</b>					<b>\$6,003.21</b>

**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.



<b>To:</b> Abbot Square CDD	<b>Contact:</b> Tyson Waag
<b>Address:</b> 2005 Pan Am Circle Suite 300 Tampa, FL	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Abbott Square - No Parking Signage & Striping	<b>Bid Number:</b> 26-0300
<b>Project Location:</b> Ripple Loop Rd, Zephyrhills, FL	<b>Bid Date:</b> 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><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>FLORIDA ASPHALT &amp; CONCRETE</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Celeste Bramonte (813) 225-5128   cbramonte@floridaasphalt.com</p>
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<b>To:</b> Abbot Square CDD	<b>Contact:</b> Tyson Waag
<b>Address:</b> 2005 Pan Am Circle Suite 300 Tampa, FL	<b>Phone:</b>
<b>Project Name:</b> Abbott Square - Simon Rd & Garden Wall Way	<b>Bid Number:</b> 26-0300
<b>Project Location:</b> Ripple Loop Rd, Zephyrhills, FL	<b>Bid Date:</b> 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
<b>Total Price for above Items:</b>					<b>\$2,858.86</b>

**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:



<b>To:</b> Abbot Square CDD	<b>Contact:</b> Tyson Waag
<b>Address:</b> 2005 Pan Am Circle Suite 300 Tampa, FL	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Abbott Square - Simon Rd & Garden Wall Way	<b>Bid Number:</b> 26-0300
<b>Project Location:</b> Ripple Loop Rd, Zephyrhills, FL	<b>Bid Date:</b> 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><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>FLORIDA ASPHALT &amp; CONCRETE</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Celeste Bramonte (813) 225-5128 cbramonte@floridaasphalt.com</p>
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NO PARKING

FIRE LANE











## **Abbott Square manager report for June 8,2026**

- I have obtained proposals for permanent exterior lighting for the clubhouse and am currently awaiting additional quotes to allow for a comprehensive comparison of available options, pricing, and scope of services. Upon receipt of all remaining proposals, I will compile the information for review and consideration.
- There are several operational matters that require further discussion, including a review of the current clubhouse rules and regulations to ensure they remain clear, enforceable, and aligned with the community's needs.
- Additionally, the clubhouse rental agreement should be reviewed to determine whether revisions or updates are necessary to better reflect current policies, expectations, and facility usage requirements.
- Further discussion is also needed regarding previously reviewed proposals for the replacement of the outdoor grilling stations and pool area umbrellas in order to determine next steps and move forward with any approved improvements.
- Several homeowners have also expressed interest in extending gym access to 24 hours per day. This request should be discussed further to evaluate feasibility, operational considerations, security measures, and any policy implications associated with expanded access hours.



**Central Florida Trimlight**

6598 Bar S Bar Trl  
Zephyrhills, FL 33541

(656) 234-9040  
kcolon@folioam.com

ESTIMATE	Agenda Page 141	#2999-2
SERVICE DATE		May 21, 2026
TOTAL		\$14,056.00

CONTACT US

2040 Hwy 60 E  
Bartow, FL 33830

(863) 292-6551  
robby@centralfloridatrimlight.com

**ESTIMATE**

Services	qty	unit price	amount
Whole Building - 12" Spacing 3L	535.0	\$32.00	\$17,120.00
Trimlight Edge Controller Install	1.0	\$450.00	\$450.00
<b>Services subtotal:</b>			<b>\$17,570.00</b>

Materials	qty	unit price	amount
White Wire Cover system at 92" in Length- White	1.0	\$0.00	\$0.00
EDGE Wifi enabled IC Chipped Controller V2 -Trimlight Edge	1.0	\$0.00	\$0.00
Large Large Waterproof Enclosure with Accessible Latches	1.0	\$0.00	\$0.00
200 Watt 200 Watt and 12 Volt power supply - UL Certified	1.0	\$0.00	\$0.00
20ft 120 Volt, Exterior Grade Pigtail 20' Long	1.0	\$0.00	\$0.00
92" - White Deck Channel with 12" Spaced holes at 92" in Length- White	1.0	\$0.00	\$0.00
IC - 12in 12" RGB-IC Diode Strings 20' - For 12" Spaced Track -12 VOLT	1.0	\$0.00	\$0.00

Materials subtotal: \$0.00

Subtotal	\$17,570.00
20%Discount	- \$3,514.00
Tax (none 0%)	\$0.00

**Total**

**\$14,056.00**



**Central Florida Trimlight**

6598 Bar S Bar Trl  
Zephyrhills, FL 33541

(656) 234-9040  
kcolon@folioam.com

ESTIMATE	Agenda Page 143	#2999-1
SERVICE DATE		May 21, 2026
TOTAL		\$6,248.00

CONTACT US

2040 Hwy 60 E  
Bartow, FL 33830

(863) 292-6551  
robby@centralfloridatrimlight.com

**ESTIMATE**

Services	qty	unit price	amount
Front + Sides - 12" Spacing 3L	230.0	\$32.00	\$7,360.00
Trimlight Edge Controller Install	1.0	\$450.00	\$450.00
<b>Services subtotal:</b>			<b>\$7,810.00</b>

Materials	qty	unit price	amount
White Wire Cover system at 92" in Length- White	1.0	\$0.00	\$0.00
EDGE Wifi enabled IC Chipped Controller V2 -Trimlight Edge	1.0	\$0.00	\$0.00
Large Large Waterproof Enclosure with Accessible Latches	1.0	\$0.00	\$0.00
200 Watt 200 Watt and 12 Volt power supply - UL Certified	1.0	\$0.00	\$0.00
20ft 120 Volt, Exterior Grade Pigtail 20' Long	1.0	\$0.00	\$0.00
92" - White Deck Channel with 12" Spaced holes at 92" in Length- White	1.0	\$0.00	\$0.00
IC - 12in 12" RGB-IC Diode Strings 20' - For 12" Spaced Track -12 VOLT	1.0	\$0.00	\$0.00
<b>Materials subtotal:</b>			<b>\$0.00</b>

Subtotal	\$7,810.00
20%Discount	- \$1,562.00
Tax (none 0%)	\$0.00

**Total**

**\$6,248.00**

# 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

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

## Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Services	<p><b>Service Report - Delta Heat Grill</b></p> <p>A visual inspection of the grill was performed.</p> <p>During the inspection, it was found that the following components show significant signs of corrosion and rust:</p> <ul style="list-style-type: none"> <li>• Gas valves</li> <li>• Ignition electrodes (spark igniters, switches, modules)</li> <li>• Burners</li> <li>• Briquette trays</li> </ul> <p>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.</p> <p>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.</p> <p>Recommendation: Replacement of the affected components (gas valves, igniters, burners, and briquette trays) is required to restore safe and reliable operation of the grill.</p> <p>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.</p> <p>Estimate for both grills:</p> <p>Parts (includes tax, shipping): \$487.56 Gas valves assembly \$369.64 Ignition electrodes \$234.38 Spark modules \$850.16 Burners 901.71 Briquette trays</p> <p>Labor: \$860 parts replacement</p>	\$3,703.45	x	1.0	\$3,703.45

*Tabled*

<b>Subtotal</b>	\$3,703.45
<b>Tax</b>	\$0.00
<b>Total</b>	\$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

 Outlook

Tabled      ②

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## Abbott Outdoor Kitchen Project

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**From** Aaron Reagan <aaron@oasisoutdoorlivingco.com>

**Date** Mon 5/4/2026 6:51 PM

**To** Kelly Colon <kcolon@folioam.com>

**Cc** Richard Schrutt <rschrutt@folioam.com>

 2 attachments (883 KB)

Abbott Build.jpg; Blaze Marine LTE+ 32 NG.jpg;

You don't often get email from aaron@oasisoutdoorlivingco.com. [Learn why this is important](#)

Hi Team;

I came out today to look at the site. Here are the details:

What you have is a kit unit and not made for commercial use, and I am sure you can tell by the doors.

I recommend with options:

- A New outdoor Kitchen with matching stonework similar to the pillars/columns of the building of the clubhouse.
- Granite top 3cm thick, super tough and looks great vs the Stainless Top
- Blaze 304 SS Grade grills, with Lifetime Warranty
- Enclosed Summerset timer gauges
- Poly floors
- Welded Aluminum Frame 12'
- Installed with Connections \$14,870
  
- ++Upgrade
- Add Blaze Marine Grade 316SS, Lifetime Warranty
- Ruvati 316SS Marine Grade Sink in Center 15 x 20" with Access Door
- Installed with Connections \$18,480
  
- ++ Upgrade
- Add Cat rated Bronze 10x13' Pergola, Manual
- Installed with footers \$6,980

**Aaron Reagan**

**Owner**

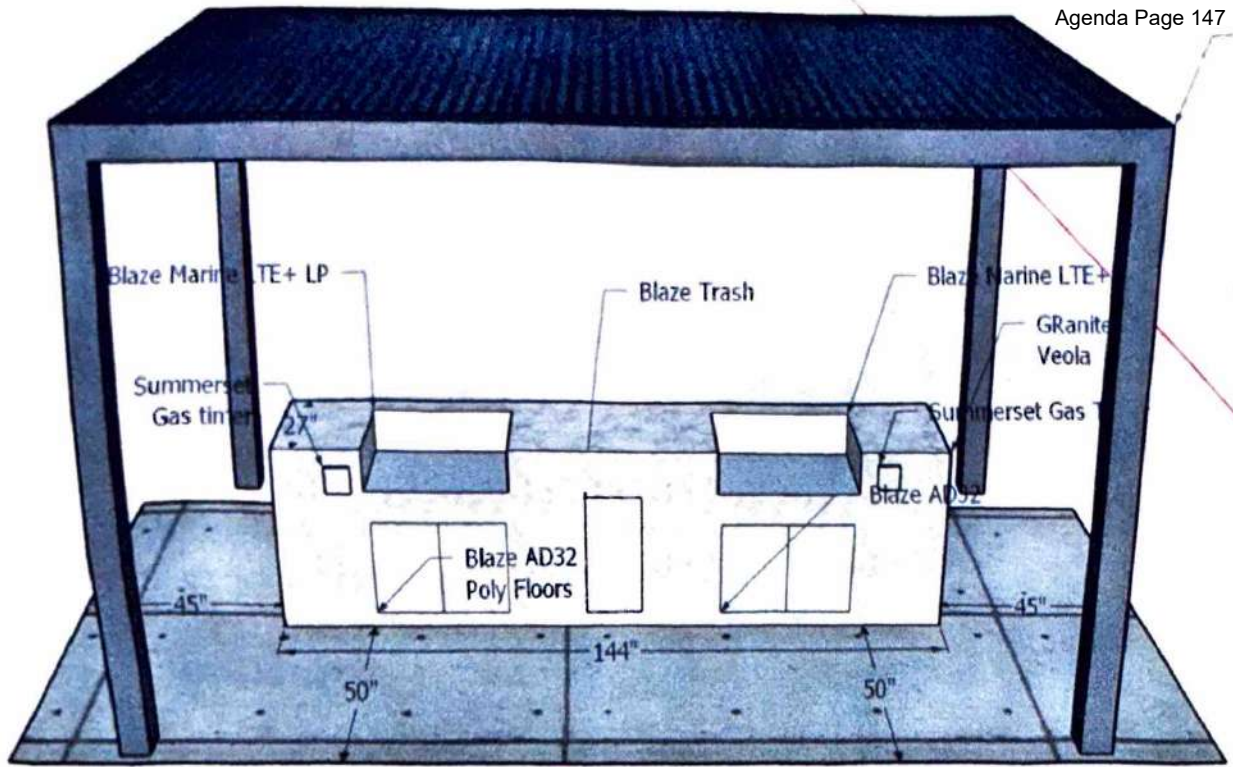
**Oasis Grilling**

**Oasis Outdoor Living**

[www.oasisoutdoorlivingco.com](http://www.oasisoutdoorlivingco.com)

**941-241-1483**

10x13  
Aluminum  
Manual Pergola  
Installed.



Tabled

③

## Quote



# CREATIVE OUTDOOR KITCHENS

6598 Bar S Bar Tr  
Zephyrhills, FL 33541  
Abbott Square Clubhouse  
May 11, 2026

- Provide : Model # DHBQ32G-DL : Delta Heat 32-Inch 3-Burner Built-In Propane Gas Grill - **\$3,100.00 Plus Tax (Each Grill)**  
(Please confirm how many grills you would need)
- Installation Of New Grills / Removal Of Old Grills **\$875.00**

Thank you for your business.

Creative Outdoor Kitchens of the Southeast, Inc.  
757 Wesley Ave.  
Tarpon Springs, Fl 34689  
727-735-1246 (phone)  
813-704-2746 (Fax)

## Incident Report

- **Date Incident Occurred:** march 29<sup>th</sup>, 2026
- **Time Incident Occurred:** 1:06
- **Physical Address of Incident:** Abbot Square Clubhouse

• **Detailed Description of What Happened:**

Before the initial start of the party I went over what clean up would look like as well as letting the host Joseph Pimpel as a friendly reminder know that neither the pool nor park were included in the rental he said ok and then signed the paperwork. As the party began I notice the arrival of each guest then showed up with a bag of pool items. I then told the host's wife again the pool is not included in her rental fee. Host got immediately upset

• **Description / Photos of Area Incident Occurred: (note weather conditions if applicable)**

Sent pictures of guest in pool area to Kelly's phone for evidence.

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• **Name & Contact Information for Injured Party:**

Joseph Pimpel 6511 Beverly Hills Drive

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• **Name & Contact Information for any Witnesses to the Incident:**

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• **Reports: (Make sure to collect all applicable reports - Police Report, Fire Report, EMT Report, etc...)**

• **Insurance Information: (if the incident involves a motor vehicle make sure to obtain the driver's insurance information)**

which as a way to diffuse the situation I did tell her she would be able to use the pool once her party had concluded, if she chose to because she lived there. She then said how many guests are you allowed and I said 2. She then said that's ridiculous and where does it say that. I went to grab the papers to show her but before I could show her she snapped and said "well the kids are going to the pool, and I will deal with the consequences after"

Date of Reservation: 03-29-2026  
Time From: 12 to 7  
Type of Function: Birthday Party  
Number of Persons Planning to Attend: 30 (DO NOT EXCEED 30)  
Total Rental Fee: \$150.00 Resident \$500.00 Non-Resident  
Total Refundable Deposit: \$300.00

### ABBOTT SQUARE CDD Clubhouse Rental Agreement

THIS CLUBHOUSE RENTAL AGREEMENT (the "Agreement") is made on this 05 day of March, 2026, by and between ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "CDD"), located at 6598 Bar S Bar Trail, Zephyrhills, FL 33541 and Joseph P. Mport ("Homeowner"), residing at 6511 Beverly Hills Drive, Zephyrhills, Florida 33541.

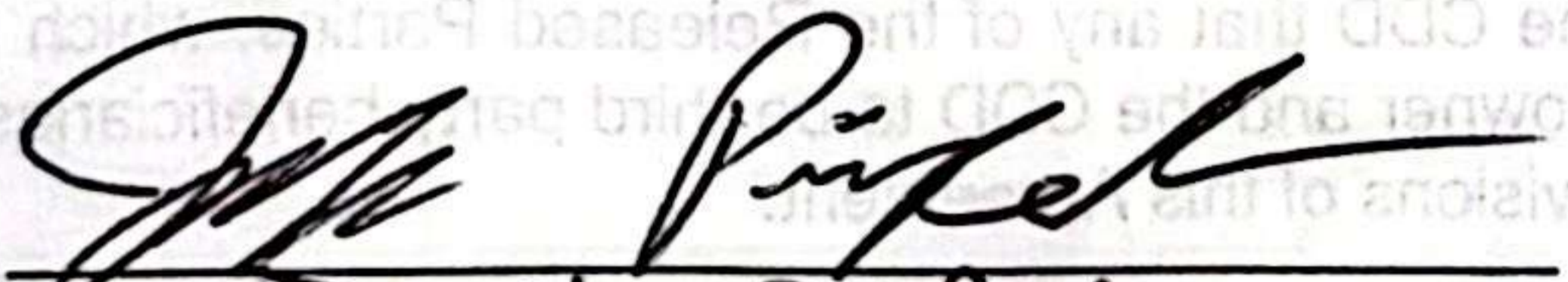
In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD and agents (the "Released Parties"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.
2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage MUST be removed and taken and removed from the premises immediately after the event.
3. Homeowner understands and agrees that the \$300.00 refundable deposit will be returned ONLY after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.
4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.
5. Homeowner agrees that rental of the Clubhouse does not include the exclusive use of the pool.
6. Homeowner agrees that rental time cannot exceed 10:00 pm.

- 7. Alcohol is **not** allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.
- 8. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Clubhouse.
- 9. A lost Clubhouse key will result in the loss of your deposit. Key must be returned within 48 hours after rental date.
- 10. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the one hundred and fifty-dollar (\$150.00) rental fee will not be refunded.
- 11. If any commercial services will be used (i.e., moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.
- 12. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.
- 13. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.
- 14. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the day and year first written above.

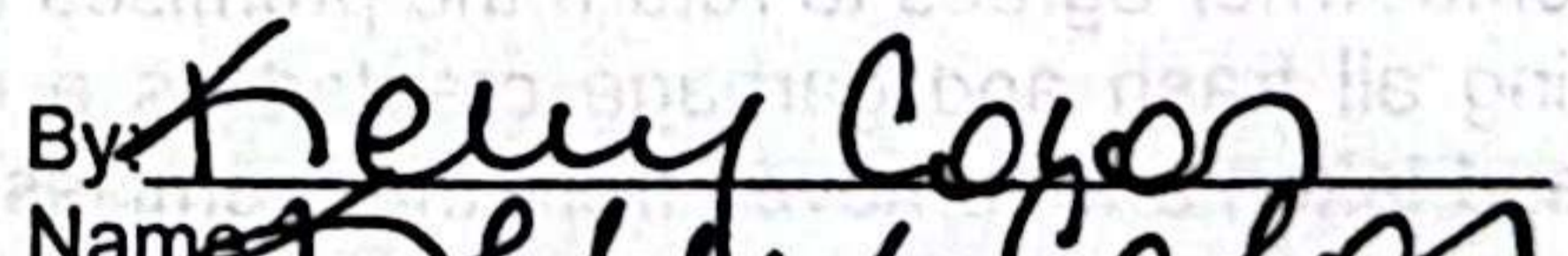
**HOMEOWNER:**

  
 Name: Joseph Pimper

Name: \_\_\_\_\_

**CDD:**

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

By:   
 Name: Kelly Colon  
 Title: Manager

**Mail 2 checks (1 for rental fee; 1 for deposit) with completed application to:**

**ABBOTT SQUARE CDD**  
**Contact: Kelly Colon**  
**Email: kcolon@folioam.com**



# CHECK - IN

Agreement that Clubhouse at the time of rental is in a neat, clean and orderly condition:

[Signature]  
Homeowners Signature

3-29-26  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

[Signature]  
CDD Representative

March 29, 2026  
Date

\*\*\*\*\*

# CHECK - OUT

Agreement that Clubhouse was left by Homeowner in a neat, clean and orderly condition:

[Signature]  
Homeowners Signature

3-29-26  
Date

[Signature]  
Homeowners Signature

3-29-26  
Date

\_\_\_\_\_  
CDD Representative

\_\_\_\_\_  
Date

5 kids used the pool  
no adults from party when in

Comments, if any:

Party used the pool, brought to the attention of both hosts the pool is not included. Host insisted on using pool "and said she would deal with the consequences later"



## Abbott Square CDD

Field Inspection Report - May 2026

Thursday, May 28, 2026

Prepared For Board Of Supervisors

15 Items Identified

*Long Nguyen*

Long Nguyen

District Inspection Coordinator

## Items 1 - Garden Wall Way Entrance

Assigned To: Steadfast

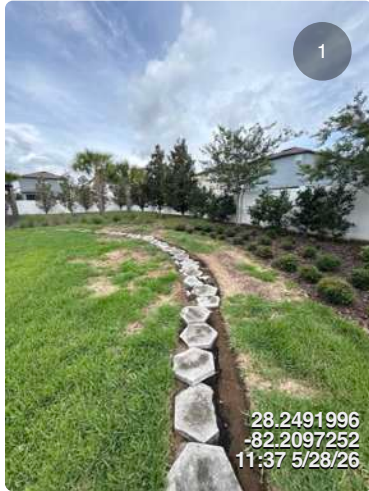
This area is in good overall condition. The previously bare turf area is beginning to establish and show signs of growth. It is recommended to apply light seeding to support uniform turf coverage. Additionally, enhancement of the outbound side mulch bed is advised to improve overall appearance and definition of the entrance.



## Items 2 - Bus Stop Turf Condition

Assigned To: Steadfast

Poor turf quality was observed in the vicinity of the bus stop, with the area appearing stressed and lacking in density. Based on site conditions, soil compaction from foot traffic may be contributing to the issue. Further evaluation is recommended to better understand the underlying cause and identify appropriate corrective measures.



## Items 3 - Irrigation System Leak

Assigned To: Steadfast

An active leak in the irrigation system was observed in this area. This issue was previously reported during a prior inspection and remains unresolved. It is recommended that repairs be prioritized to prevent further water loss and potential landscape impacts.



### Items 4 - Pond 5

Assigned To: Board

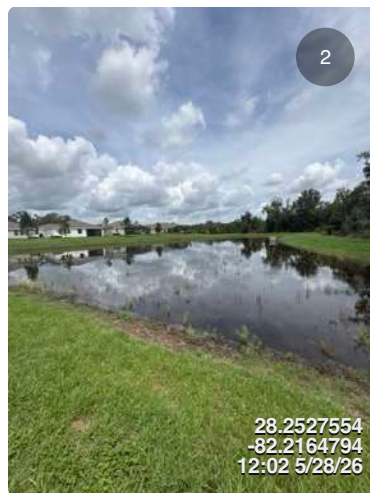
Pond 5 is currently holding water, which has not been observed during previous inspections. The surrounding landscape appears to be well maintained and in good condition.



### Items 5 - Pond 4B

Assigned To: Sitex

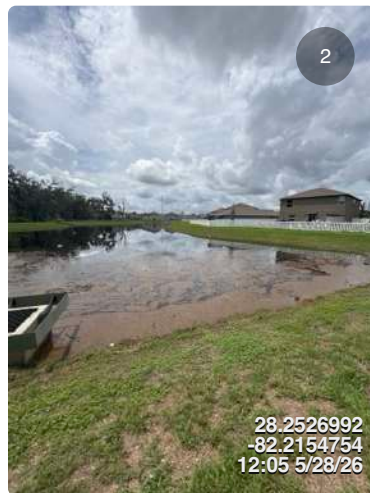
Pond 4B is currently holding water. The water appears somewhat turbid compared to other ponds, possibly due to accumulated loose material from the pond bottom becoming suspended and collecting along the water's edge as water levels have increased. Continued observation may help determine if conditions improve as the pond settles.



## Items 6 - Pond 4A

Assigned To: Sitex

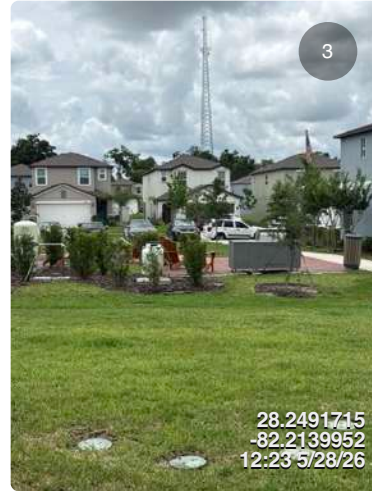
Pond 4A is currently holding water; however, the water appears turbid. Evidence of erosion was observed along the southwest corner of the pond, particularly in the area located behind 36357 Flats St. The condition is somewhat unusual, as it appears there may have been soil disturbance or possible material displacement in this area that is now eroding due to rainfall. The exact cause could not be confirmed during this inspection. The extent of erosion observed is notable and warrants further evaluation to determine the source and appropriate corrective action.



### Items 7 - Camp Fire Ter. Grill

Assigned To: Board

The grill was inspected and found to be non-operational. No audible gas flow was detected when the unit was turned on, and the electric starter button did not produce an igniting sound. Further evaluation is recommended to determine the cause and complete necessary repairs.



### Items 8 - Clubhouse Grills

Assigned To: Board

The grill at the amenity center could not be inspected due to a posted “Out of Order” sign at the time of the visit. The unit was not tested due to potential safety concerns. As a result, its operational status could not be verified. Follow-up is recommended once the unit has been returned to service.



## Items 9 - Standing Water/Irrigation Deficiency

Assigned To: Steadfast

Standing water was observed behind the clubhouse during the inspection. While on site, the irrigation system was observed malfunctioning, with conditions suggesting a possible issue such as a faulty solenoid. The standing water may be related to this malfunction; however, the exact cause could not be confirmed at the time of inspection. Further evaluation is recommended to determine the source and implement any necessary repairs.



### Items 10 - Bar S Bar Trail Grill

Assigned To: Board

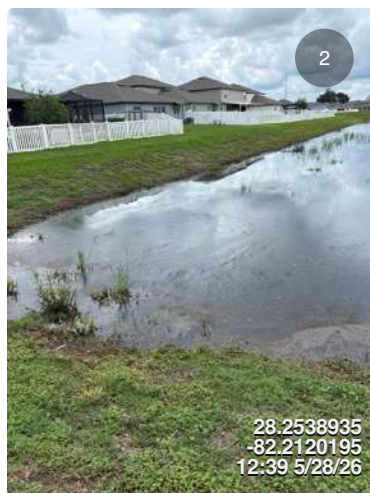
The grill was inspected and found to be non-operational. Gas flow was audibly present when the unit was turned on; however, the starter button failed to function and did not produce a clicking sound. The unit appears to utilize an electric ignition system, and a lack of power may be contributing to the issue. Further evaluation is recommended to confirm the cause and complete necessary repairs.



### Items 11 - Pond 3

Assigned To: Sitex

Pond 3 was observed to have a turbid and dirty appearance. Visible signs of algae were present along the water surface and edges. Continued monitoring is recommended to assess water quality conditions and determine if maintenance or treatment measures may be necessary.



## Items 12 - Pond 2

Assigned To: Sitex

Pond 2 is currently holding water; however, the water appears somewhat turbid. The condition may be related to suspended sediment or organic material within the pond, possibly influenced by recent water level changes. Continued observation may help determine if water clarity improves as conditions settle.



## Items 13 - Poor Turf Quality in Common Space

Assigned To: Steadfast

Poor turf quality was observed in the common area across the street from the amenity center. The turf appears thin and underperforming. Given the extent of the area, further evaluation is recommended to better understand potential contributing factors and identify appropriate corrective actions.



## Items 14 - Ripple Pond Loop Grill

Assigned To: Board

The grill was inspected and found to be non-operational. No audible gas flow was detected when the unit was turned on, and the electric starter button did not produce an igniting sound. Further evaluation is recommended to determine the cause and complete necessary repairs.



## Items 15 - Dead Palm tree

Assigned To: Steadfast

A dead sabal palm was observed near the Bar S Bar trail entrance. The tree appears fully declined and no longer viable. Removal is recommended to maintain site aesthetics.



**Kings Power Washing Services**  
 1735 Rumar Ln  
 Holiday, FL 34691 USA  
 info@kingspowerwasher.com  
 kingspowerwasher.com

# Estimate 10269



<b>ADDRESS</b> Abbot Square C/o Inframark 2654 Cypress Ridge Blvd Wesley Chapel FL 33544	DATE	TOTAL
	05/11/2026	\$2,100.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Fence cleaning</b>	Roughly 4300 ft of fencing will be cleaned. Fence will be cleaned using the softwash method. Sodium hypochlorite will be applied and will kill green organic matter, and rinsed off. The end product will be a clean fence.	1	2,100.00	2,100.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

- Water will be obtained through the clubhouse.
- Job can be completed within 2 weeks of approval.
- Small, unforeseen rust stains are included but large rust stains will not be cleaned, if there are any.

<b>SUBTOTAL</b>	2,100.00
<b>TAX</b>	0.00

<b>TOTAL</b>	<b>\$2,100.00</b>
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date



Jason Liggett, Director of Field Operations  
Inframark Management Services  
6598 Bar S Bar Trail Zephyrhills, FL 33541  
652-247-8573  
jliggett@inframark.com

May 7, 2026

Dear Jason,

Thank you for considering Green Earth Powerwashing for your cleaning project. Below you will find my proposal for the cleaning of the privacy wall.

#### **Scope of Work:**

**Green Earth proposes to clean...**

**Pressure wash with chemicals all fencing**

**Total Price: \$2350.00**

#### **Cleaning Process:**

##### **1. Pre-treatment:**

- Application of a solution made from **bleach, water, and herbal surfactant** to treat mold and mildew.

##### **2. Soft Washing:**

- Cleaning with **hot water (200+ degrees)** to remove contaminants.

#### **Disclaimer:**

- **Green Earth is not responsible** for any **chipped or flaking paint** that may result from the cleaning process.

**Water:**

- Green Earth will supply and pay for all water used for this cleaning project. A water meter shall install by the county to a fire hydrant located within the community.
- Green Earth guarantees that this cleaning process will have absolutely no effect on any plants, grass, trees, etc.... located adjacent to the areas being cleaned.

***Green Earth prides itself on being a “Drug Free” workplace.***

Green Earth staff will use the utmost care to protect people, pets and property with the least inconvenience to residents and visitors.

A Green Earth “supervisor” will be on site with trained, uniformed techs (green shirts) throughout the project.

**Proposed Time line:**

Green Earth proposes to complete this project in approximately 1 day (Weather permitting).

**Hours of operation:**

Green Earth will operate: 8:00 am – 5:00 pm, Monday – Friday unless other arrangements have been made.

**Insurance:**

Green Earth Powerwashing is fully covered by Workman's Compensation and General Liability Insurance. A Certificate of insurance will be submitted by Green Earth at the signing of the contract form, coverage and amounts acceptable to Arietta.

**Cost:**

**All of the work as outlined above will be completed for the sum of: \$ 3250.00**



**Payment:**

50% due at signing of contract.

Balance due upon completion.

Please be advised that no project will be scheduled until the deposit is received.

A Green Earth representative will do a “walk-through” when the project is completed to ensure complete satisfaction.

**Terms:**

- ❖ Payment due upon receipt of invoice
- ❖ Payments are considered “past due” 10 days after the invoice date and will incur a service charge of 1.5% per month (18% per year).
- ❖ Customer is liable for all attorney’s fees incurred by Green Earth Powerwashing if it prevails in an action to collect any money due.
- ❖ This proposal becomes a binding contract when both parties sign below. Your acceptance , returned to our office, will constitute a contract between us.
- ❖ Hold Harmless: “Party” agrees to indemnify and hold harmless Green Earth Powerwashing from any claims, lawsuits, demands, causes of action, liability, loss, damage or injury, including attorney fees/costs arising out of any acts, omissions, negligence or willful misconduct by (indemnifier) or it agents.
- ❖ Authority to Enter Agreement: Each party warrants that the individuals signing this agreement/contract have the legal authority to bind their respective parties.
- ❖ Amendment: No modification of this agreement shall be binding unless in writing and signed by both parties

*Jamie Murphy*

Jamie Murphy, May 7 2026  
Green Earth Power Wash Orlando

Accepted for: \_\_\_\_\_

Date: \_\_\_\_\_



Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 5/8/2026                      6/7/2026    EST-SCA4003

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to provide labor and materials to renovate the landscape bed specified as item 2 of the April field inspection report. We will remove the existing plant material and install new Crape Myrtles with Variegated Confederate jasmine underneath. All debris associated with this project will be gathered and removed upon completion.	1.00	0.00	0.00
Crape Myrtles 45g	3.00	630.00	1,890.00
Variegated Confederate Jasmine 3g	96.00	18.00	1,728.00
Mini Pine Bark Nuggets Bulk	5.00	60.00	300.00
irrigation Check and adjust to accommodate the new trees and plant material.	1.00	280.00	280.00

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

**TOTAL**                      **4,198.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_



# ESTIMATE

Steadfast Alliance  
Suite 102  
San Antonio FL 33576 US

DATE                      DUE   ESTIMATE #  
5/8/2026                  6/7/2026   EST-SCA4004

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to provide labor and material to replace plant material damaged by the winter freezes. As requested in the item 5 of the April field inspection report. This is the Bus Stop Garden Bed. All debris associated with this project will be gathered and removed upon completion.	1.00	0.00	0.00
Blue Daze 1 gallon	590.00	10.50	6,195.00
Lantana, Purple 1 gallon	14.00	10.50	147.00
Aboricola 3 gallon	145.00	18.00	2,610.00
Orange Bird of Paradise 7 gallon	3.00	83.86	251.58
Pine Bark mulch	14.00	60.00	840.00
Irrigation adjustments to accommodate the new plant material	1.00	255.00	255.00

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

**TOTAL                      10,298.58**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_







# ESTIMATE

Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

DATE                      DUE    ESTIMATE #  
 5/8/2026                      6/7/2026    EST-SCA4007

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to provide labor and materials to replace missing plant material in the bed specified as item 11 in the April field inspection report. All debris associated with this project will be gathered and removed upon completion.	1.00	0.00	0.00
Muhly grass 3 gallon	119.00	18.00	2,142.00
Pine Bark mulch cubic yards	5.00	60.00	300.00
Irrigation adjustments for new plant material.	1.00	170.00	170.00

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

**TOTAL                      2,612.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_





Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

# ESTIMATE

**DATE**                      **DUE**    **ESTIMATE #**  
 5/8/2026                      6/7/2026    EST-SCA4009

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to provide labor and materials to replace plant material as requested under item 14 Game room mulch beds in the April field report. All debris associated with this project will be gathered and removed upon completion.	1.00	0.00	0.00
O. Viburnum 3 gallon	28.00	18.00	504.00
Muhly Grass 3 gallon	32.00	18.00	576.00
Pine Bark mulch cubic yards	4.00	60.00	240.00
Irrigation adjustment to accommodate the new plant material.	1.00	85.00	85.00

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

**TOTAL**                                      **1,405.00**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_







# ESTIMATE

Steadfast Alliance  
 Suite 102  
 San Antonio FL 33576 US

DATE                      DUE    ESTIMATE #  
 5/8/2026

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

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

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to provide labor and materials to clean and install new St. Augustine sod at the main entrance to the property. This is item 4 request of the April field report. All debris associated with this project will be gathered and removed upon completion.	1.00	0.00	0.00
Sod Removal and new installation. (2520 Sqft.)	2,520.00	1.62	4,082.40
Irrigation adjustments to confirm good coverage for new sod	1.00	250.00	250.00

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

**TOTAL                      4,332.40**

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

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Representing (Name of Firm): \_\_\_\_\_

## ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

- Upcoming Meetings:  
July 13, 2026  
August 10, 2026  
September 14, 2026
- Form 1 is due to by July 1, 2026

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**From:** Patrycja Towns <PTowns@folioam.com>  
**Sent:** Friday, May 29, 2026 11:20 AM  
**To:** Baker, Kareen <Kareen.Baker@inframark.com>  
**Subject:** Re: Abbott Square CDD - Agenda Package - June 3, 2026 Meeting - Item Requested



This Message Is From an External Sender  
This message came from outside your organization. Please use caution when clicking links.

Hello Kareen,

The HOA is planning two events in June.

Thursday, June 18th - Food Truck Thursday in the parking lot  
Friday, June 19th or June 26th - Kids Movie Night in the clubhouse (we are still trying to finalize the date)

Thank you so much - Patrycja

	<p><b>Patrycja Towns</b>   Community Association Manager ptowns@folioam.com</p> <hr/> <p><b>Folio Association Management</b> 813-993-4000 12906 Tampa Oaks Blvd., Ste 100 Tampa, FL 33637 www.FolioAM.com</p> <hr/> <p></p>
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You can now download our account portal to your mobile device.  
To access our web-based portal, click here: <http://myfolioaccount.com/>

**Date of Reservation:** \_\_\_\_\_  
**Time From:** \_\_\_\_\_ **to** \_\_\_\_\_  
**Type of Function:** \_\_\_\_\_  
**Number of Persons Planning to Attend:** \_\_\_\_\_ **( DO NOT EXCEED 30)**  
**Total Rental Fee: \$150.00 Resident \$500.00 Non-Resident**  
**Total Refundable Deposit: \$300.00**

**ABBOTT SQUARE CDD  
Clubhouse Rental Agreement**

THIS CLUBHOUSE RENTAL AGREEMENT (the "**Agreement**") is made on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT., a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (the "**CDD**"), located at **6598 Bar S Bar Trail, Zephyrhills, FL 33541** and \_\_\_\_\_ ("**Homeowner**"), residing at \_\_\_\_\_, Zephyrhills, Florida 33541.

In consideration of the mutual agreements of the parties set forth in this Agreement and other good and valuable consideration the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The CDD is not responsible for the loss or injuries sustained to any resident or guest who attends this function. The CDD will in no way be liable for loss, damages, or injuries to any resident or guest in connection with this event. Homeowner assumes full responsibility and liability for any claims arising at the above stated activity. Homeowner(s) shall indemnify and hold harmless the CDD and agents (the "**Released Parties**"), from and against any and all damages, liens, liabilities, penalties, interest, losses, demands, actions, causes of action, claims, costs and expenses (including reasonable attorneys' fees, including the cost of in-house counsel and appeals) arising from or related to Homeowner's and its guests' and invitees' use of the Clubhouse and related facilities, entry onto the Clubhouse and related facilities and any other acts by Homeowner or its guest' and invitees with respect to the use of the Clubhouse and related facilities or otherwise. It is expressly agreed by Homeowner and the CDD that any of the Released Parties, which are not parties to this Agreement are intended by the Homeowner and the CDD to be third party beneficiaries to this Section 1 and shall have the right to enforce the provisions of this Agreement.
2. Homeowner agrees to return the premises to a neat, clean and orderly condition, and is responsible for removing all trash and garbage created as a result of this activity. All trash and garbage **MUST** be removed and taken and removed from the premises immediately after the event.
3. Homeowner understands and agrees that the \$300.00 refundable deposit will be returned **ONLY** after it has been verified that the facility has been left clean and orderly, all inventory accounted for, and all rules have been complied with. Following event, a representative of the CDD must walk through facility with the Homeowner to ensure it was left clean and orderly before authorization is made to return deposit.
4. Should facility not be left clean and orderly, and the cost to clean or repair facility exceeds the deposit, the Homeowner will be billed for the difference and required to pay same within 30 days. Should Homeowner continue to utilize Clubhouse and leave facility not in a clean or orderly state, the CDD reserves the right to deny rental of facility to the Homeowner in the future.
5. Homeowner agrees that rental of the Clubhouse does **not** include the exclusive use of the pool.
6. Homeowner agrees that rental time **cannot** exceed 10:00 pm.

7. Alcohol is **not** allowed in the Clubhouse or on any of the Clubhouse property, including but not limited to, the pool area.

8. Prior to receiving the Clubhouse key, each Homeowner will be required to sign this Agreement. Homeowner can obtain these documents from the Clubhouse.

9. A lost Clubhouse key will result in the loss of your deposit. Key must be returned within 48 hours after rental date.

10. Homeowner agrees and understands that a minimum of five (5) calendar days' cancellation notice, prior to rental, is required. If cancellation notice is given less than five (5) calendar days prior to rental, the one hundred and fifty-dollar (\$150.00) rental fee will not be refunded.

11. If any commercial services will be used (i.e., moon walk or caterer) the commercial entity will be required to provide a certificate of insurance naming the CDD, as an additional named insured. This certificate shall be delivered to the Management Company a minimum of forty-eight (48) hours prior to the event.

12. Should an event occur in the evening, Homeowner shall make arrangements with the opening of the gate for attendees at the event at the Clubhouse. For security purposes, Homeowner shall not place any item that allows gate to remain open.

13. Homeowner agrees to abide by the Clean-Up Checklist that is attached hereto as **Exhibit A** and made a part hereof. Said Checklist is also posted in the Storage Closet.

14. By signing this Agreement, you are hereby acknowledging your understanding and acceptance of the terms and conditions herein.

**IN WITNESS WHEREOF**, the parties have executed this Agreement on the day and year first written above.

**HOMEOWNER:**

**CDD:**

**ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Mail 2 checks (1 for rental fee; 1 for deposit) with completed application to:**

**ABBOTT SQUARE CDD**  
**Contact: Kelly Colon**  
**Email: kcolon@folioam.com**

**EXHIBIT A**  
**Clubhouse Clean-up Check List**

<b>FOYER AND MAIN HALL</b>	
All decorations (including balloons) removed	
All lights returned to original position	
<b>RESTROOMS</b>	
Trash removed and new trash liners applied	
Floors swept of all debris, and spills wiped up	
All decorations removed	
<b>OTHER AREAS</b>	
Trash removed	
Floors swept of all debris and spills wiped up	
Lights and fans set as indicated	
Outdoor deck area cleaned of debris, decorations, etc.	
All trash and decorations must be removed from Clubhouse grounds	

Failure to comply with any or all the above responsibilities will result in forfeit of all or part of security deposit.

By assisting us with this clean-up, you are not only allowing the turnover of the Clubhouse to another group in a timely manner, but you also allow us to keep our rental rates reasonable.

We are seeking your continued cooperation in the use of the Clubhouse.

**Name of Homeowner:** \_\_\_\_\_  
**Date of Event:** \_\_\_\_\_

## CHECK – IN

Agreement that Clubhouse at the time of rental is in a neat, clean and orderly condition:

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
CDD Representative

\_\_\_\_\_  
Date

\*\*\*\*\*

## CHECK - OUT

Agreement that Clubhouse was left by Homeowner in a neat, clean and orderly condition:

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Homeowners Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
CDD Representative

\_\_\_\_\_  
Date

Comments, if any:

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