This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2025 Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction. The District has deemed this Preliminary Official Statement "final," except for permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 7, 2025

NEW ISSUE - BOOK-ENTRY ONLY

RATING: "BBB" (stable outlook)
See "RATING" herein.

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications and the continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Series 2025 Bonds (as hereinafter defined) is excludable from gross income for federal income tax purposes; and, further, interest on the Series 2025 Bonds will not be an item of tax preference for purposes of the alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code") on applicable corporations (as defined in Section 59(k) of the Code), interest on the Series 2025 Bonds is not excluded from the determination of adjusted financial statement income. See "TAX MATTERS" herein for a description of certain other federal tax consequences of ownership of the Series 2025 Bonds. Bond Counsel is further of the opinion that the Series 2025 Bonds and the interest thereon are not subject to taxation under the laws of the State of Florida, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in said Chapter 220. See "TAX MATTERS" herein.

$5,015,000*
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
(CITY OF ZEPHYRHILLS, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT)

Dated: Date of Delivery **Due: As set forth herein.**

The Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the "Series 2025 Bonds") are being issued by the Abbott Square Community Development District (the "District" or "Issuer") only in fully registered form, without coupons, in denominations of $5,000 and any integral multiple thereof.

The District is a local unit of special purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 1430-21 of the City Council of City of Zephyrhills, Florida (the "City"), effective December 29, 2021 (the "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands.

The Series 2025 Bonds will bear interest at the fixed rates set forth below, calculated on the basis of a 360-day year comprised of twelve 30 day months, payable semi-annually on each May 1 and November 1, commencing November 1, 2025. The Series 2025 Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Series 2025 Bonds will be made only in book-entry form. Accordingly, principal of and interest on the Series 2025 Bonds will be paid from sources provided below by U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), directly to Cede & Co. as the registered owner thereof. Disbursements of such payments to the Direct Participants (as hereinafter defined) is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of the Direct Participants and the Indirect Participants (as hereinafter defined), as more fully described herein. Any purchaser of a beneficial interest in a Series 2025 Bond must maintain an account with a broker or dealer who is, or acts through, a Direct Participant to receive payment of the principal of and interest on such Series 2025 Bond. See "DESCRIPTION OF THE SERIES 2025 BONDS - Book-Entry Only System" herein.

The Series 2025 Bonds are being issued by the District pursuant to the Act, Resolutions No. 2022-27 and No. 2025-07 adopted by the Board of Supervisors of the District (the "Board") on February 3, 2022 and July 16, 2025, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of June 1, 2022 (the "Master Indenture"), as supplemented by a Second Supplemental Trust Indenture dated as of August 1, 2025 (the "Second Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture.

Proceeds of the Series 2025 Bonds will be used to provide funds for: (i) for the payment of the Costs of acquiring the Clubhouse Property (as hereinafter defined), (ii) to fund a deposit into the Series 2025 Construction Subaccount, (iii) to fund a deposit into the Series 2025 O&M Subaccount, (iv) to fund the Series 2025 Reserve Account in an amount equal to the Series 2025 Reserve Requirement, (v) for paying interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) to pay the costs of issuance of the Series 2025 Bonds. See "THE 2025 PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Series 2025 Bonds will be secured by a pledge of the Series 2025 Pledged Revenues. "Series 2025 Pledged Revenues" shall mean (a) all revenues received by the District from the Series 2025 Special Assessments (as defined herein) levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2025 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2025 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2025 Bonds; provided, however, that Series 2025 Pledged Revenues shall not include (A) any moneys transferred to the Series 2025 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund, (C) moneys on deposit in the Series 2025 O&M Subaccount, and (D) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B), (C) and (D) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS" herein.

The Series 2025 Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE SERIES 2025 BONDS – Redemption Provisions" herein.

THE SERIES 2025 BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE, AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE DISTRICT, THE CITY, PASCO COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE SERIES 2025 BONDS, EXCEPT THAT THE DISTRICT IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2025 SPECIAL ASSESSMENTS TO SECURE AND PAY THE SERIES 2025 BONDS. THE SERIES 2025 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DISTRICT, THE CITY, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

The Series 2025 Bonds involve a degree of risk (see "BONDOWNERS' RISKS" herein) and are not suitable for all investors (see "SUITABILITY FOR INVESTMENT" herein).

This cover page contains information for quick reference only. It is not a summary of the Series 2025 Bonds. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision.

MATURITY SCHEDULE

$_____ – ___% Series 2025 Serial Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Series 2025 Serial Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Series 2025 Serial Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Series 2025 Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Series 2025 Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Series 2025 Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**

The initial sale of the Series 2025 Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel, as to the validity of the Series 2025 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Straley Robin Vericker P.A., Tampa, Florida, and for the Underwriter by its counsel, GrayRobinson, P.A., Tampa, Florida. It is expected that the Series 2025 Bonds will be delivered in book-entry form through the facilities of DTC on or about _____, 2025.

fmsbonds, Inc.
Municipal Bond Specialists

Dated: _____, 2025

* Preliminary, subject to change.

** The District is not responsible for the CUSIP numbers, nor is any representation made as to their correctness. The CUSIP numbers are included solely for the convenience of the readers of this Official Statement.

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Kelly Evans,* Chairperson
Tanya Benton, Vice-Chairperson
Justin Barnett, Assistant Secretary
Lori Campagna,* Assistant Secretary
Malinda Miller, Assistant Secretary

* Employee of the Developer (as defined herein)

DISTRICT MANAGER/METHODOLOGY CONSULTANT

Inframark, LLC
Tampa, Florida

DISTRICT COUNSEL

Straley Robin Vericker P.A.
Tampa, Florida

BOND COUNSEL

Greenberg Traurig, P.A.
West Palm Beach, Florida

DISTRICT ENGINEER

Stantec Consulting Services Inc.
Tampa, Florida

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE DISTRICT TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS OFFICIAL STATEMENT, AND, IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE DISTRICT. THIS OFFICIAL STATEMENT DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY OF THE SERIES 2025 BONDS, AND THERE SHALL BE NO OFFER, SOLICITATION, OR SALE OF THE SERIES 2025 BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INFORMATION SET FORTH HEREIN HAS BEEN OBTAINED FROM THE CLUBHOUSE OWNER (AS HEREINAFTER DEFINED), THE DISTRICT, PUBLIC DOCUMENTS, RECORDS AND OTHER SOURCES, WHICH SOURCES ARE BELIEVED TO BE RELIABLE BUT WHICH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF, THE UNDERWRITER NAMED ON THE COVER PAGE OF THIS OFFICIAL STATEMENT.

THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS OFFICIAL STATEMENT IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION, BUT THE UNDERWRITER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND NEITHER THE DELIVERY OF THIS OFFICIAL STATEMENT NOR ANY SALE MADE HEREUNDER SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE DISTRICT OR IN THE STATUS OF THE DEVELOPMENT OR THE 2025 PROJECT (AS SUCH TERMS ARE HEREINAFTER DEFINED) SINCE THE DATE HEREOF.

THE SERIES 2025 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2025 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THE DISTRICT, THE CITY, THE COUNTY, THE STATE, NOR ANY OTHER POLITICAL SUBDIVISIONS THEREOF HAVE GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2025 BONDS, UPON THE PROBABILITY OF ANY EARNINGS THEREON OR UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT.

"FORWARD-LOOKING STATEMENTS" ARE USED IN THIS DOCUMENT BY USING FORWARD LOOKING WORDS SUCH AS "MAY," "WILL," "SHOULD," "INTENDS," "EXPECTS," "BELIEVES," "ANTICIPATES," "ESTIMATES," OR OTHERS. THE READER IS CAUTIONED THAT FORWARD-LOOKING STATEMENTS ARE SUBJECT TO A VARIETY OF UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER FROM THE PROJECTED RESULTS. THOSE RISKS AND UNCERTAINTIES INCLUDE GENERAL ECONOMIC AND BUSINESS CONDITIONS, CONDITIONS IN THE FINANCIAL MARKETS AND REAL ESTATE MARKET, THE DISTRICT'S COLLECTION OF THE SERIES 2025 SPECIAL ASSESSMENTS, AND VARIOUS OTHER FACTORS WHICH MAY BE BEYOND THE DISTRICT'S CONTROL. BECAUSE THE DISTRICT CANNOT PREDICT ALL FACTORS THAT MAY AFFECT FUTURE DECISIONS, ACTIONS, EVENTS, OR FINANCIAL CIRCUMSTANCES, WHAT ACTUALLY HAPPENS MAY BE DIFFERENT FROM WHAT IS INCLUDED IN FORWARD-LOOKING STATEMENTS.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

THIS OFFICIAL STATEMENT IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS OFFICIAL STATEMENT MAY BE RELIED UPON ONLY IF IT IS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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$5,015,000*
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
(CITY OF ZEPHYRHILLS, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT)

INTRODUCTION

The purpose of this Official Statement is to set forth certain information in connection with the offering for sale by the Abbott Square Community Development District (the "District" or "Issuer") of its $5,015,000* Special Assessment Bonds, Series 2025 (2025 Project) (the "Series 2025 Bonds").

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 1430-21 of the City Council of City of Zephyrhills, Florida (the "City"), effective December 29, 2021. The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the District Lands. The Act authorizes the District to issue bonds for the purposes of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, or equipping water management, water supply, sewer and wastewater management, bridges or culverts, public roads, street lights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act.

The boundaries of the District include approximately 173.19 acres of land (the "District Lands") located entirely within the incorporated area of the City, within Pasco County, Florida (the "County"). For more complete information about the District, its Board of Supervisors and the District Manager, see "THE DISTRICT" herein. The District Lands have been developed as a single-family residential community known as "Abbott Square" (the "Development"). The Development contains 651 residential units and is fully built out. Lennar Homes, LLC, a Florida limited liability company (the "Developer"), served as the developer. All homes within the Development have been constructed and closed with end users. See "THE DEVELOPMENT" herein for more information regarding the Development.

The District previously issued its Prior Bonds (as defined herein) to fund the development of the District Lands, all of which development is now complete. The Prior Bonds are separately secured by non-ad valorem special assessments that have been allocated to the units within the District (the "Prior Special Assessments"). The Series 2025 Special Assessments do not secure the Prior Bonds, and the Prior Special Assessments do not secure the Series 2025 Bonds. However, the Series 2025 Special Assessments are levied on District Lands that are also subject to the Prior Special Assessments. See "THE DISTRICT – Outstanding Bonds" herein for more information.

The Development contains an existing approximately 4,081-square foot clubhouse building, which includes a fitness center, offices and restrooms, a patio area with patio furniture and related pool equipment, a pool and a parking area, situated on an approximately 4.15-acre site within the District Lands (the "Clubhouse Property"). The Clubhouse Property is currently owned by an affiliate of the Developer, LEN-Abbott Square, LLC, a Florida limited liability company (the "Clubhouse Owner"). The Clubhouse Property is available to residents of the Development. Based on arms'-length negotiations between the

* Preliminary, subject to change.

Board of Supervisors of the District as its governing body (the "Board") and representatives of the Clubhouse Owner, the Board has determined to purchase the Clubhouse Property at a negotiated purchase price and to issue the Series 2025 Bonds to finance the acquisition of the Clubhouse Property, to make certain improvements and repairs thereto and to fund certain operation and maintenance costs relating to the Clubhouse Property (collectively, the "2025 Project"). See "THE 2025 PROJECT" herein for more information. Upon purchase by the District, the general public will be able to use the Clubhouse Property upon payment of schedule and prescribed fees.

The Series 2025 Bonds will be secured by revenues received from the Series 2025 Special Assessments (as defined herein) being levied on all 651 platted residential units in the District, which are the same units subject to the Prior Special Assessments. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein for more information regarding the Series 2025 Special Assessments and "THE DEVELOPMENT" herein for a summary of the current development status of the District Lands.

The Series 2025 Bonds are being issued by the District pursuant to the Act, Resolutions No. 2022-27 and No. 2025-07 adopted by the Board of Supervisors of the District (the "Board") on February 3, 2022 and July 16, 2025, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of June 1, 2022 (the "Master Indenture"), as supplemented by a Second Supplemental Trust Indenture, dated as of August 1, 2025 (the "Second Supplemental Indenture," and together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). All capitalized terms used in this Official Statement that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the Indenture. See "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE" hereto.

Proceeds of the Series 2025 Bonds will be used to provide funds for: (i) the Costs of acquiring the 2025 Project, (ii) the funding of the herein defined Series 2025 O&M Subaccount, (iii) the funding of the herein defined Series 2025 Construction Subaccount, (iv) the funding of the Series 2025 Reserve Account, (v) funding interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) the payment of the costs of issuance of the Series 2025 Bonds. See "THE 2025 PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Series 2025 Bonds will be secured by a pledge of the Series 2025 Pledged Revenues. "Series 2025 Pledged Revenues" shall mean (a) all revenues received by the District from the Series 2025 Special Assessments (as defined herein) levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2025 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2025 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2025 Bonds; provided, however, that Series 2025 Pledged Revenues shall not include (A) any moneys transferred to the Series 2025 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund, (C) moneys on deposit in the Series 2025 O&M Subaccount, and (D) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B), (C) and (D) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS."

There follows in this Official Statement a brief description of the District, the Development, the 2025 Project and summaries of certain terms of the Series 2025 Bonds, the Indenture and certain provisions

of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statute, and all references to the Series 2025 Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and proposed form of the Second Supplemental Indenture appear in APPENDIX A hereto.

This Official Statement speaks only as of its date and the information contained herein is subject to change.

DESCRIPTION OF THE SERIES 2025 BONDS

General Description

The Series 2025 Bonds are issuable only as fully registered bonds, without coupons, in the denominations of $5,000 and any integral multiple thereof. The Series 2025 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2025 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. "Interest Payment Date" means May 1 and November 1 of each year, commencing November 1, 2025, and any date the principal of the Series 2025 Bonds is paid. Interest on the Series 2025 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to November 1, 2025, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date. Interest on the Series 2025 Bonds will be computed in all cases on the basis of a 360-day year consisting of twelve 30-day months. The Series 2025 Bonds will mature, subject to the redemption provisions set forth herein, on the dates and in the amounts set forth on the cover page hereof.

The Series 2025 Bonds shall be issued as one fully registered bond for each maturity of Series 2025 Bonds and deposited with The Depository Trust Company ("DTC"), which is responsible for establishing and maintaining records of ownership for its participants. As long as the Series 2025 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes under the Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2025 Bonds ("Beneficial Owners"). Principal and interest on the Series 2025 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the District. Investors may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2025 Bonds, through Direct Participants and Indirect Participants. During the period for which Cede & Co. is registered owner of the Series 2025 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners. The District and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the District in accordance with the procedures of DTC. In the event of such termination, the District shall select another securities depository and, in that event, all references in the Indenture to DTC or Cede & Co., shall be deemed to be for reference to such successor.

If the District does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2025 Bonds in the form of fully registered Series 2025 Bonds in accordance with the instructions from Cede & Co. In the event DTC, any successor of DTC or the District, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2025 Bonds may be exchanged for an equal aggregate principal amount of Series 2025 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee. See "– Book-Entry Only System" below.

U.S. Bank Trust Company, National Association, is serving as the Trustee, Registrar and Paying Agent for the Prior Bonds and will serve as the Trustee, Registrar and Paying Agent for the Series 2025 Bonds.

Redemption Provisions

Optional Redemption

The Series 2025 Bonds may, at the option of the District, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after _____ 1, 20__ (less than all Series 2025 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2025 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2025 Optional Redemption Subaccount of the Series 2025 Bond Redemption Account. If such optional redemption shall be in part, the District shall select such principal amount of Series 2025 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2025 Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Series 2025 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount
*	

_____
*Maturity

[Remainder of page intentionally left blank.]

The Series 2025 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount
*	

*Maturity

The Series 2025 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount
*	

*Maturity

The Series 2025 Bonds maturing on May 1, 20__ are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount
*	

*Maturity

Upon any redemption of Series 2025 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2025 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2025 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2025 Bonds in any year. In the

event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Extraordinary Mandatory Redemption

The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity by the District in whole or in part, on any date (other than in the case of clause (i) below, which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2025 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) From Series 2025 Prepayment Principal deposited into the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account following the Prepayment in whole or in part of the Series 2025 Special Assessments on any assessable property within the District in accordance with the provisions of the Second Supplemental Indenture.

(ii) From moneys, if any, on deposit in the Series 2025 Funds, Accounts and subaccounts (other than the Series 2025 Rebate Fund, the Series 2025 Costs of Issuance Account, the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2025 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) Upon the acquisition of the Clubhouse Property and the completion of the improvements to the Clubhouse Property, from any funds remaining on deposit in the Series 2025 Acquisition Account and/or the Series 2025 Construction Subaccount not otherwise reserved to acquire or improve the Clubhouse Property, in either case, such funds having been transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account, as provided in the Second Supplemental Indenture.

"Quarterly Redemption Date" shall mean February 1, May 1, August 1 and November 1 of any calendar year.

Notice of Redemption and of Purchase

Notice of each redemption of the Series 2025 Bonds is required to be mailed by the Trustee by first class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. Further notice of redemption shall be given by the Trustee to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed in the Indenture. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Master Indenture.

Purchase of Series 2025 Bonds

At the written direction of the District, the Trustee shall apply moneys from time to time available in the Series 2025 Sinking Fund Account to the purchase of the Series 2025 Bonds in accordance with the Indenture, at prices not higher than the principal amount thereof, in lieu of redemption, provided that firm

purchase commitments can be made before the notice of redemption would otherwise be required to be given.

Book-Entry Only System

The information in this caption concerning DTC and DTC's book-entry system has been obtained from DTC, and neither the District nor the Underwriter make any representation or warranty or take any responsibility for the accuracy or completeness of such information.

The Depository Trust Company ("DTC") will act as securities depository for the Series 2025 Bonds. The Series 2025 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Series 2025 Bond certificate will be issued for each maturity of the Series 2025 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2025 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2025 Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2025 Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2025 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Series 2025 Bonds, except in the event that use of the book-entry system for the Series 2025 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2025 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Series 2025 Bonds with DTC and

their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2025 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2025 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2025 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2025 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2025 Bond documents. For example, Beneficial Owners of Series 2025 Bonds may wish to ascertain that the nominee holding the Series 2025 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2025 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2025 Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2025 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2025 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions,* and interest payments on the Series 2025 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions,* and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2025 Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Series 2025 Bond certificates are required to be printed and delivered.

* Not applicable to the Series 2025 Bonds.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository, pursuant to the provisions of DTC). In that event, Series 2025 Bond certificates will be printed and delivered to DTC.

SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS

General

THE SERIES 2025 BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE, AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE DISTRICT, THE CITY, PASCO COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE SERIES 2025 BONDS, EXCEPT THAT THE DISTRICT IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2025 SPECIAL ASSESSMENTS TO SECURE AND PAY THE SERIES 2025 BONDS. THE SERIES 2025 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DISTRICT, THE CITY, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

The Series 2025 Bonds will be secured by a pledge of the Series 2025 Pledged Revenues. "Series 2025 Pledged Revenues" shall mean (a) all revenues received by the District from the Series 2025 Special Assessments (as defined herein) levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2025 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2025 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2025 Bonds; provided, however, that Series 2025 Pledged Revenues shall not include (A) any moneys transferred to the Series 2025 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund, (C) moneys on deposit in the Series 2025 O&M Subaccount, and (D) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B), (C) and (D) of this proviso).

The Series 2025 Special Assessments consist of the non-ad valorem special assessments imposed and levied by the District against the assessable lands within the District as a result of the District's acquisition and/or construction and funding of the 2025 Project, corresponding in amount to the debt service on the Series 2025 Bonds and designated as such in the Assessment Methodology (as defined herein) relating thereto. The Series 2025 Special Assessments are levied pursuant to Section 190.022 of the Act, resolutions of the District adopted prior to delivery of the Series 2025 Bonds, as amended and supplemented from time to time (collectively, the "Assessment Resolutions") and assessment proceedings conducted by the District (together with the Assessment Resolutions, the "Assessment Proceedings"). The Assessment Methodology, which describes the methodology for allocating the Series 2025 Special Assessments to the assessable lands within the District, is included as APPENDIX D hereto. See also "ASSESSMENT METHODOLOGY AND ALLOCATION OF ASSESSMENTS" herein.

Non-ad valorem assessments are not based on millage and are not taxes, but can become a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The Series

2025 Special Assessments will constitute a lien against the land as to which the Series 2025 Special Assessments are imposed. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

Covenant to Levy the Series 2025 Special Assessments

The District will covenant to levy the Series 2025 Special Assessments to the extent and in the amount sufficient to pay debt service requirements on the Series 2025 Bonds. If any Series 2025 Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Series 2025 Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Series 2025 Special Assessment when it might have done so, the District has additionally covenanted in the Indenture to either (i) take all necessary steps to cause a new Series 2025 Special Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (ii) in its sole discretion, make up the amount of such Series 2025 Special Assessment from legally available moneys, which moneys shall be deposited into the Series 2025 Revenue Account. In case such second Series 2025 Special Assessment shall be annulled, the District shall obtain and make other Series 2025 Special Assessments until a valid Series 2025 Special Assessment shall be made.

Prepayment of Series 2025 Special Assessments

Pursuant to the Assessment Proceedings, the District has elected not to allow any owner of land against which a Series 2025 Special Assessment has been levied to pay the entire principal balance of such Series 2025 Special Assessment without also paying the interest applicable to such property. Pursuant to the Assessment Proceedings, however, an owner of land against which a Series 2025 Special Assessment has been levied may pay the principal balance of such Series 2025 Special Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next Quarterly Redemption Date which is at least forty-five (45) days after the date of the payment. See "BONDOWNERS' RISKS – Prepayment and Redemption Risk" herein.

Any prepayment of Series 2025 Special Assessments will result in the extraordinary mandatory redemption of Series 2025 Bonds, as indicated under "DESCRIPTION OF THE SERIES 2025 BONDS – Redemption Provisions – Extraordinary Mandatory Redemption." The prepayment of Series 2025 Special Assessments does not entitle the owner of the property to a discount for early payment.

Additional Obligations

In the Indenture, the District will covenant not to issue any other Bonds or other debt obligations secured by the Series 2025 Special Assessments. Such covenant shall not prohibit the District from issuing refunding bonds.

Subject to the limitation described in the preceding paragraph, the District and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the Series 2025 Special Assessments without the consent of the Owners of the Series 2025 Bonds. The Prior Special Assessments are imposed on District Lands that will also be subject to the Series 2025 Special Assessments. Additionally, the District imposes certain non-ad valorem special assessments called maintenance assessments, which are of equal dignity with the Series 2025 Special Assessments, on the same lands upon which the Series 2025 Special Assessments are imposed, to fund the maintenance and operation of the District. See "THE DEVELOPMENT – Taxes, Assessments and Fees" and "BONDOWNERS' RISKS – Other Taxes and Assessments" herein.

Covenant Against Sale or Encumbrance

In the Master Indenture, the District will covenant that (a) except for those improvements comprising any Project that are to be conveyed by the District to the City, the County, the State Department of Transportation or another governmental entity and (b) except as otherwise permitted in the Indenture, it will not sell, lease or otherwise dispose of or encumber any Project or any part thereof, including the 2025 Project. See "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE" herein for more information.

Acquisition Account

The Second Supplemental Indenture establishes a separate account within the Acquisition and Construction Fund designated as the "Series 2025 Acquisition Account" and, within such Account, a Series 2025 O&M Subaccount and a Series 2025 Construction Subaccount. Net proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount in the amounts set forth in the Second Supplemental Indenture, and moneys in the Series 2025 Acquisition Account shall be applied as set forth in the Acquisition Agreement (as defined herein) by the District. The Trustee shall withdraw moneys from the Series 2025 Acquisition Account and the Series 2025 Construction Subaccount therein upon presentment to the Trustee of a properly signed requisition in substantially the form attached to the Second Supplemental Indenture. All the moneys on deposit in the Series 2025 O&M Subaccount shall be withdrawn by the District Manager upon written request of the District Manager made to the Trustee without the need for any requisition form.

Any moneys remaining in the Series 2025 Acquisition Account after the date of purchase of the 2025 Project and after payment of any other Costs of the acquisition of the Clubhouse Property, including the payment of the Clubhouse Property improvements from moneys on deposit in the Series 2025 Construction Subaccount, as evidenced in writing from the District, or from the District Manager on behalf of the District, to the Trustee, shall be transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account as provided in the Second Supplemental Indenture, and the Series 2025 Acquisition Account, and the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount therein, shall be closed.

Anything in the Indenture to the contrary notwithstanding, the District will acknowledge in the Second Supplemental Indenture that the Series 2025 Pledged Revenues that secure the Series 2025 Bonds include, without limitation, all amounts on deposit in the Series 2025 Construction Subaccount of the Acquisition and Construction Fund then held by the Trustee, and upon the occurrence of an Event of Default with respect to the Series 2025 Bonds, (i) the Series 2025 Pledged Revenues may not be used by the District (whether to pay costs of the 2025 Project or otherwise) without the consent of the Majority Holders, and (ii) the Series 2025 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District will further covenant not to enter into any contract regarding the 2025 Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders. See " – Events of Default and Remedies" herein for more information.

Reserve Account

The Second Supplemental Indenture establishes a separate account within the Debt Service Reserve Fund designated as the "Series 2025 Reserve Account" for the Series 2025 Bonds. The Series 2025 Reserve Account will, at the time of delivery of the Series 2025 Bonds, be funded from a portion of the net proceeds of the Series 2025 Bonds in the amount of the Series 2025 Reserve Requirement. The "Series 2025 Reserve Requirement" or "Reserve Requirement" shall mean an amount equal to fifty percent (50%) of the

maximum annual debt service with respect to the initial principal amount of the Series 2025 Bonds determined on the date of issuance. Any amount in the Series 2025 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2025 Bonds be used to pay principal of and interest on the Series 2025 Bonds at that time. The Series 2025 Reserve Requirement shall be equal to $_____.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2025 Reserve Account and transfer any excess therein above the Reserve Requirement caused by investment earnings to the Series 2025 Construction Subaccount, and after the completion of the improvements to the Clubhouse Property, to the Series 2025 Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2025 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2025 Bonds, to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account if, as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2025 Special Assessments and applied to redeem a portion of the Series 2025 Bonds is less than the principal amount of Series 2025 Bonds indebtedness attributable to such lands.

It shall be an Event of Default under the Master Indenture if at any time the amount in the Series 2025 Reserve Account is less than the Series 2025 Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to satisfy the Series 2025 Debt Service Requirement and such amount has not been restored within thirty (30) days of such withdrawal.

Deposit and Application of the Series 2025 Pledged Revenues

The Second Supplemental Indenture establishes a separate account within the Revenue Fund designated as the "Series 2025 Revenue Account" for the Series 2025 Bonds. Series 2025 Special Assessments (except for Prepayments of the Series 2025 Special Assessments, which shall be identified as such by the District to the Trustee and deposited in the Series 2025 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2025 Revenue Account and applied as set forth in the Indenture. Pursuant to the Indenture, the Trustee shall transfer from amounts on deposit in the Series 2025 Revenue Account to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2025, to the Series 2025 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2025 Bonds becoming due on the next succeeding November 1, less any amounts on deposit in the Series 2025 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2026, to the Series 2025 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2025 Bonds becoming due on the next succeeding May 1, less any amount on deposit in the Series 2025 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, which is a principal payment date for any Series 2025 Bonds, to the Series 2025 Principal Account of the Debt Service Fund, an amount equal to the principal amount of Series 2025 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2025 Principal Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, commencing May 1, 20__, to the Series 2025 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2025 Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Series 2025 Sinking Fund Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2025 Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer to the Series 2025 Interest Account, the amount necessary to pay interest on the Series 2025 Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2025 Bonds remain Outstanding, to the Series 2025 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2025 Reserve Requirement for the Series 2025 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Series 2025 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2025 Bonds and, next, any balance in the Series 2025 Revenue Account shall remain on deposit in such Series 2025 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2025 Rebate Fund, in which case, the District shall direct the Trustee to make such deposit thereto.

Investments

The Trustee shall, as directed by the District in writing, invest moneys held in the Series 2025 Accounts in the Debt Service Fund, the Series 2025 Reserve Account and the Series 2025 Bond Redemption Account only in Government Obligations and other Investment Securities. All deposits in time accounts shall be subject to withdrawal without penalty and all investments shall mature or be subject to redemption by the holder without penalty, not later than the date when the amounts will foreseeably be for the purposes set forth in the Indenture. All securities securing investments under the Indenture shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee, as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than $50,000,000. The interest and income received upon such investments and any interest paid by the Trustee or any other depository of any Fund or Account and any profit or loss resulting from the sale of securities shall be added or charged to the Fund or Account for which such investments are made; provided, however, that if the amount in any Fund or Account equals or exceeds the amount required to be on deposit therein, subject to the provisions of the Indenture, any interest and other income so received shall be deposited in Series 2025 Revenue Account. The Trustee shall not be accountable for any depreciation in the value of any such security or for any loss resulting from the sale thereof. The trustee shall not be liable or responsible for any loss or failure to achieve the highest return, or entitled to any gain, resulting from any investment or sale. The Trustee may make any permitted investments through its own bond department or investment department. See "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE" hereto.

The Trustee shall value the assets in each of the Funds and Accounts established under the Indenture forty-five (45) days prior to each Interest Payment Date, and as soon as practicable after each such valuation date (but no later than ten (10) days after such valuation date) shall provide the District a report of the status of each Fund and Account as of the valuation date.

Events of Default and Remedies

The Master Indenture provides that each of the following shall be an "Event of Default" under the Indenture, with respect to the Series 2025 Bonds:

(a) if payment of any installment of interest on any Series 2025 Bond is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Series 2025 Bond is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act which may be determined solely by the Majority Holders of the Series 2025 Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Series 2025 Bond and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Holders of the Series 2025 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if at any time the amount in the Series 2025 Reserve Account is less than the Series 2025 Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to satisfy the Debt Service Requirement on the Series 2025 Bonds and such amount has not been restored within thirty (30) days of such withdrawal; or

(g) more than twenty percent (20%) of the "maintenance special assessments" levied by the District on District lands upon which the Series 2025 Special Assessments are levied to secure the Series 2025 Bonds pursuant to Section 190.021(3), Florida Statutes, as amended, and collected directly by the District have become due and payable and have not been paid, when due.

The Trustee shall not be required to rely on any official action, admission or declaration by the District before recognizing that an Event of Default under (c) above has occurred.

No Series 2025 Bonds shall be subject to acceleration. Upon the occurrence and continuance of an Event of Default, no optional redemption or extraordinary mandatory redemption of the Series 2025 Bonds pursuant to the Indenture shall occur unless all of the Series 2025 Bonds where an Event of Default has occurred will be redeemed or if 100% of the Holders of the Outstanding Series 2025 Bonds agree to such redemption.

If any Event of Default with respect to the Series 2025 Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Holders of not less than a majority of the aggregate principal amount of the Outstanding Series 2025 Bonds and receipt of indemnity to its satisfaction shall, in its capacity as Trustee:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Series 2025 Bonds, including, without limitation, the right to require the District to carry out any agreements with, or for the benefit of, the Series 2025 Bondholders and to perform its or their duties under the Act;

(b) bring suit upon the Series 2025 Bonds;

(c) by action or suit in equity require the District to account as if it were the trustee of an express trust for the Holders of the Series 2025 Bonds;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Series 2025 Bonds; and

(e) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing the Series 2025 Bonds.

If any proceeding taken by the Trustee on account of any Event of Default is discontinued or is determined adversely to the Trustee, then the District, the Trustee, the Paying Agent and the Bondholders shall be restored to their former positions and rights under the Indenture as though no such proceeding had been taken.

The Majority Holders of the Series 2025 Bonds then subject to remedial proceedings under the Indenture shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the Indenture, provided that such directions shall not be otherwise than in accordance with law or the provisions of the Indenture.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Series 2025 Bonds is the Series 2025 Special Assessments imposed on all of the assessable lands in the District specially benefited by the 2025 Project pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein and "APPENDIX D: ASSESSMENT METHODOLOGY" hereto.

The determination, order, levy, and collection of Series 2025 Special Assessments must be done in compliance with procedural requirements and guidelines provided by State law. Failure by the District, the Pasco County Tax Collector (the "Tax Collector") or the Pasco County Property Appraiser (the "Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Series 2025 Special Assessments during any year. Such delays in the collection of Series 2025 Special Assessments, or complete inability to collect the Series 2025 Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on such Series 2025 Bonds. To the extent that landowners fail to pay the Series 2025 Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2025 Bonds. See "BONDOWNERS' RISKS" herein. The Act provides for various methods of

collection of delinquent Series 2025 Special Assessments by reference to other provisions of the Florida Statutes. The following is a description of certain statutory provisions of assessment payment and collection procedures appearing in the Florida Statutes but is qualified in its entirety by reference to such statutes.

Uniform Method Procedure

Pursuant to the Indenture, and except as provided in the next succeeding sentence, the District shall collect the Series 2025 Special Assessments through the Uniform Method of Collection afforded by Section 197.3632, Florida Statutes (the "Uniform Method"), except that, pursuant to the Indenture and the terms of the Assessment Resolutions, the District shall collect the Series 2025 Special Assessments directly in lieu of using the Uniform Method when the timing for using the Uniform Method will not yet allow for using such method. At such time as the Series 2025 Special Assessments are collected pursuant to the Uniform Method, the provisions described under this heading shall be come applicable. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Series 2025 Special Assessments to be levied and then collected in this manner. See "−Foreclosure" below with respect to collection of delinquent assessments not collected pursuant to the Uniform Method.

If the Uniform Method of collection is utilized, the Series 2025 Special Assessments will be collected together with County, City, special district, and other ad valorem taxes and non-ad valorem assessments, all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of ad valorem taxes and non-ad valorem assessments provide that such taxes and assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments (including the Series 2025 Special Assessments being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the Series 2025 Special Assessments. Upon any receipt of moneys by the Tax Collector from the Series 2025 Special Assessments, such moneys will be delivered to the District, which will remit such Series 2025 Special Assessments to the Trustee for deposit to the Series 2025 Revenue Account within the Revenue Fund, except that any Prepayments of Series 2025 Special Assessments shall be deposited to the Series 2025 Prepayment Subaccount within the Series 2025 Bond Redemption Account of the Bond Redemption Fund created under the Indenture and applied in accordance therewith. In other words, any partial prepayment by a landowner must be distributed in equal proportion to all taxing districts and levying authorities.

All City, County, school and special district, including the District, ad valorem taxes, non-ad valorem special assessments, including the Series 2025 Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at one time, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. In such cases, the tax Collector does not accept such partial payment and the partial payment is returned to the taxpayer. Therefore, in the event the Series 2025 Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Series 2025 Special Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2025 Bonds. See "BONDOWNERS' RISKS – Other Taxes and Assessments."

Under the Uniform Method, if the Series 2025 Special Assessments are paid during November when due or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment. The Tax Collector is required to collect the ad valorem taxes and non-ad valorem special assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such taxes and assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Neither the District nor the Underwriter can give any assurance to the holders of the Series 2025 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Series 2025 Special Assessments, (2) that future landowners and taxpayers in the District will pay such Series 2025 Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable parcels within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Series 2025 Special Assessments and all other liens that are coequal therewith.

Collection of delinquent Series 2025 Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Series 2025 Special Assessments due. In the event of a delinquency in the payment of taxes and assessments on real property, the landowner may, prior to the sale of tax certificates, pay the total amount of delinquent ad valorem taxes and non-ad valorem assessments plus the cost of advertising and the applicable interest charge on the amount of such delinquent taxes and assessments. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates on such property to the person who pays the delinquent taxes and assessments owing, penalties and interest thereon and certain costs, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than 18%). Tax certificates are sold by public bid. If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest (currently 18%). The Tax Collector does not collect any money if tax certificates are "struck off" (issued) to the County. The County may sell such certificates to the public at any time at the principal amount thereof plus interest at the rate of not more than 18% per annum and a fee. Proceeds from the sale of tax certificates are required to be used to pay taxes and assessments (including the Series 2025 Special Assessments), interest, costs and charges on the real property described in the certificate. The demand for such certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Series 2025 Special Assessments, which are the primary source of payment of the Series 2025 Bonds. Legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates.

Unless full payment for a tax deed is made to the Clerk of Circuit Court of the County, including documentary stamps and recording fees, any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued, and at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of 5%, unless the rate borne by the certificates is zero percent. The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax

certificates held by the County is effected by purchase of such certificates from the County, as described in the preceding paragraph.

For any holder other than the County, a tax certificate expires seven (7) years after the date of issuance if a tax deed has not been applied for and no other administrative or legal proceeding, including a bankruptcy, has existed of record. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due. If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and the amount paid by such holder in applying for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, and all other amounts paid by such person in applying for a tax deed, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens, certain easements, and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the County may, at any time within ninety (90) days from the date of offering for public sale, purchase the land without further notice or advertising for a statutorily prescribed opening bid. After ninety (90) days have passed, any person or governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three years from the date of delinquency, unsold lands escheat to the County in which they are located and all tax certificates, accrued taxes, and liens of any nature against the property are canceled and a deed is executed vesting title in the governing board of such County.

Foreclosure

The following discussion regarding foreclosure is not applicable if the Series 2025 Special Assessments are being collected pursuant to the Uniform Method. In the event that the District itself directly levies and enforces, pursuant to Chapters 170 and 190, Florida Statutes, the collection of the Series 2025

Special Assessments levied on the land within the District, Chapter 170.10, Florida Statutes provides that upon the failure of any property owner to pay all or any part of the principal of a special assessment, including a Series 2025 Special Assessment, or the interest thereon, when due, the governing body of the entity levying the assessment is authorized to commence legal proceedings for the enforcement of the payment thereof, including commencement of an action in chancery, commencement of a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or commencement of an action under Chapter 173, Florida Statutes relating to foreclosure of municipal tax and special assessment liens. Such a proceeding is in rem, meaning that it is brought against the land not against the owner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Series 2025 Special Assessments and the ability to foreclose the lien of such Series 2025 Special Assessments upon the failure to pay such Series 2025 Special Assessments may not be readily available or may be limited as such enforcement is dependent upon judicial action which is often subject to discretion and delay.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds issued by a public authority or governmental body in the State and secured by special assessments. Certain of these risks are described in other headings of this Official Statement. Certain additional risks are associated with the Series 2025 Bonds offered hereby and are set forth below. Prospective investors in the Series 2025 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2025 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. This heading does not purport to summarize all risks that may be associated with purchasing or owning the Series 2025 Bonds, and prospective purchasers are advised to read this Official Statement in its entirety for a more complete description of investment considerations relating to the Series 2025 Bonds.

Bankruptcy and Related Risks

In the event of the institution of bankruptcy or similar proceedings with respect to any owner of benefited property within the District, delays could occur in the payment of debt service on the Series 2025 Bonds, as such bankruptcy could negatively impact the ability of: (i) such landowner to pay the Series 2025 Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Series 2025 Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of the Series 2025 Special Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of the Series 2025 Bonds under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Indenture and the Series 2025 Bonds, including, without limitation, enforcement of the obligation to pay Series 2025 Special Assessments and the ability of the District to foreclose the lien of the Series 2025 Special Assessments if not being collected pursuant to the Uniform Method, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2025 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available with respect to the Series 2025 Bonds could have a material adverse impact on the interest of the Owners thereof.

Series 2025 Special Assessments Are Non-Recourse

The District has not granted, and may not grant under Florida law, a mortgage on or security interest in the Clubhouse Property as security for, or a source of payment of, the Series 2025 Bonds.

The principal security for the payment of the principal and interest on the Series 2025 Bonds is the timely collection of the Series 2025 Special Assessments. The Series 2025 Special Assessments do not constitute a personal indebtedness of the landowners of the land subject thereto, but are secured by a lien on such land. There is no assurance that the landowners will be able to pay the Series 2025 Special Assessments or that they will pay such Series 2025 Special Assessments even though financially able to do so. The landowners within the District are not guarantors of payment of any Series 2025 Special Assessments, and the recourse for the failure of a landowner to pay the Series 2025 Special Assessments is limited to the collection proceedings against the land subject to such unpaid Series 2025 Special Assessments, as described herein. Therefore the likelihood of collection of the Series 2025 Special Assessments may ultimately depend on the market value of the land subject to the Series 2025 Special Assessments. While the ability of the various landowners to pay the Series 2025 Special Assessments is a relevant factor, the willingness of such landowners to pay the Series 2025 Special Assessments, which may also be affected by the value of the land subject to the Series 2025 Special Assessments, is also an important factor in the collection of Series 2025 Special Assessments. The failure of landowners to pay the Series 2025 Special Assessments could render the District unable to collect delinquent Series 2025 Special Assessments, if any, and provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of debt service on the Series 2025 Bonds.

The District Lands subject to the Series 2025 Special Assessments securing the Series 2025 Bonds are also subject to the Prior Special Assessments securing the District's Prior Bonds. See "THE DISTRICT – Outstanding Bonds" herein for more information. THE PRIOR SPECIAL ASSESSMENTS ARE NOT AVAILABLE TO PAY DEBT SERVICE ON THE SERIES 2025 BONDS, AND THE SERIES 2025 SPECIAL ASSESSMENTS WILL NOT BE AVAILABLE TO PAY DEBT SERVICE ON THE PRIOR BONDS. NOTWITHSTANDING THE FOREGOING, HOWEVER, THE SERIES 2025 SPECIAL ASSESSMENTS SECURING THE SERIES 2025 BONDS ARE BEING LEVIED ON THE SAME DISTRICT LANDS AS THE PRIOR SPECIAL ASSESSMENTS SECURING THE PRIOR BONDS, SO THAT AN EVENT OF DEFAULT UNDER, OR THE EXERCISE OF REMEDIES AGAINST, THE PRIOR BONDS COULD ADVERSELY AFFECT THE SERIES 2025 BONDS.

Catastrophic Risks

The value of the lands subject to the Series 2025 Special Assessments could be adversely impacted by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support the Development and the homes therein. The occurrence of any such events could materially adversely impact the District's ability to pay principal and interest on the Series 2025 Bonds. The Series 2025 Bonds are not insured, and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Other Taxes and Assessments

The willingness and/or ability of an owner of benefited land to pay the Series 2025 Special Assessments could be affected by the existence of other taxes and assessments imposed upon such property by the District, the City, the County or any other local special purpose or general purpose governmental entities. City, County, school, special district taxes and special assessments, and voter-approved ad valorem

taxes levied to pay principal of and interest on debt, including the Series 2025 Special Assessments, collected pursuant to the Uniform Method are payable at one time. Public entities whose boundaries overlap those of the District could, without the consent of the owners of the land within the District, impose additional taxes on the property within the District. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Series 2025 Special Assessments. In addition, lands within the District may also be subject to assessments by property owners' and homeowners' associations. See "THE DEVELOPMENT – Taxes, Fees and Assessments" herein for additional information.

Under Florida law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the Series 2025 Special Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such Series 2025 Special Assessment, even though the landowner is not contesting the amount of the Series 2025 Special Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem assessments and at least 75% of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification or a determination that their improvements were substantially complete must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

Inadequacy of Reserve Account

Some of the risk factors discussed herein, which, if materialized, would result in a delay in the collection of the Series 2025 Special Assessments, may not adversely affect the timely payment of debt service on the Series 2025 Bonds because of the moneys on deposit in the Series 2025 Reserve Account. The ability of moneys on deposit in the Series 2025 Reserve Account to fund deficiencies caused by delinquencies in the payment of the Series 2025 Special Assessments is dependent on the amount, duration and frequency of such deficiencies, as well as the amount of money then on deposit in the Series 2025 Reserve Account. Moneys on deposit in the Series 2025 Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys in the Series 2025 Reserve Account to make up deficiencies. If the District has difficulty in collecting the Series 2025 Special Assessments, the moneys on deposit in the Series 2025 Reserve Account would be rapidly depleted and the ability of the District to pay debt service on the Series 2025 Bonds could be materially adversely affected. In addition, during an Event of Default under the Master Indenture, the Trustee may withdraw moneys from the Series 2025 Reserve Account and such other Funds, Accounts and subaccounts created under the Indenture to pay its extraordinary fees and expenses incurred in connection with such Event of Default. If in fact the Series 2025 Reserve Account is accessed for any purpose, the District does not have a designated revenue source for replenishing such account. Moreover, the District may not be permitted to re-assess real property then burdened by the Series 2025 Special Assessments in order to provide for the replenishment of the Series 2025 Reserve Account. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS – Reserve Account" herein for more information about the Series 2025 Reserve Account.

Legal Delays

If the District should commence a foreclosure action against a landowner for nonpayment of Series 2025 Special Assessments that are not being collected pursuant to the Uniform Method, such landowner and/or its mortgagee(s) may raise affirmative defenses to such foreclosure action. Although the District expects that such affirmative defenses would likely be proven to be without merit, they could result in

delays in completing the foreclosure action. In addition, the District is required under the Indenture to fund the costs of such foreclosure. It is possible that the District will not have sufficient funds and will be compelled to request the Holders of the Series 2025 Bonds to allow funds on deposit under the Indenture to be used to pay the costs of the foreclosure action. Under the Code (as defined herein), there are limitations on the amounts of proceeds from the Series 2025 Bonds that can be used for such purpose.

IRS Examination and Audit Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this subsection, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code (as defined herein) because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations required that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant

legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax-exempt status, but has advised such districts that such districts must have public electors within the timeframe established by the applicable state law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District, unlike Village Center CDD, was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, three of the five members of the Board are qualified electors of the District. Transition to control by a general electorate will not ensure the outcome of any audit by the IRS, or any appeal from such audit, that may result in an adverse ruling that the District is not a political subdivision for purposes of Section 103(a) of the Code. Further, there can be no assurance that an audit by the IRS of the Series 2025 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable state or federal law

Owners of the Series 2025 Bonds are advised that, if the IRS does audit the Series 2025 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Series 2025 Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Series 2025 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2025 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2025 Bonds would adversely affect the availability of any secondary market for the Series 2025 Bonds. Should interest on the Series 2025 Bonds become includable in gross income for federal income tax purposes, not only will Owners of Series 2025 Bonds be required to pay income taxes on the interest received on such Series 2025 Bonds and related penalties, but because the interest rate on such Series 2025 Bonds will not be adequate to compensate Owners of the Series 2025 Bonds for the income taxes due on such interest, the value of the Series 2025 Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATES ON THE SERIES 2025 BONDS IN THE EVENT OF AN ADVERSE DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE SERIES 2025 BONDS. PROSPECTIVE PURCHASERS OF THE SERIES 2025 BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE SERIES 2025 BONDS IN THE EVENT THAT THE INTEREST ON THE SERIES 2025 BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

Loss of Exemption from Securities Registration

The Series 2025 Bonds have not been and will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or any state securities laws, because of the exemption for securities issued by political subdivisions. It is possible that federal or state regulatory authorities could in the future determine that the District is not a political subdivision for purposes of federal and state securities laws, including without limitation as the result of a determination by the IRS, judicial or otherwise, of the District's status for purposes of the Code. In such event, the District and purchasers of Series 2025 Bonds

may not be able to rely on the exemption from registration under the Securities Act relating to securities issued by political subdivisions. In that event, the Owners of the Series 2025 Bonds would need to ensure that subsequent transfers of the Series 2025 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act and applicable state securities laws.

Federal Tax Reform

Various legislative proposals are mentioned from time to time by members of Congress of the United States of America and others concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of challenging the interpretation of existing tax laws. Certain of these proposals and interpretations, if implemented or upheld, could have the effect of diminishing the value of obligations of states and their political subdivisions, such as the Series 2025 Bonds, by eliminating or changing the tax-exempt status of interest on such bonds. Whether any such proposals will ultimately become or be upheld as law, and if so, the effect such proposals could have upon the value of bonds such as the Series 2025 Bonds cannot be predicted. However, it is possible that any such law or interpretation could have a material and adverse effect upon the availability of a liquid secondary market and/or the value of the Series 2025 Bonds. Prospective purchasers of the Series 2025 Bonds should consult their tax advisors as to the impact of any proposed or pending legislation. See also "TAX MATTERS" herein.

State Tax Reform

It is impossible to predict what new proposals may be presented regarding tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Series 2025 Bonds. It should be noted that Section 190.016(14) of the Act provides in pertinent part that "[t]he state pledges to the holders of any bonds issued under this act that it will not limit or alter the rights of the district to ... levy and collect the … assessments … and to fulfill the terms of any agreement made with the holders of such bonds … and that it will not in any way impair the rights or remedies of such holders."

Pandemics and Other Public Health Emergencies

The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District, which impacts could include the ability of landowners within the District to pay the Series 2025 Special Assessments.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Series 2025 Bonds.

Prepayment and Redemption Risk

In addition to being subject to optional and mandatory sinking fund redemptions, the Series 2025 Bonds are subject to extraordinary mandatory redemption, including, without limitation, as a result of prepayments of the Series 2025 Special Assessments by landowners of the property within the District. Any such redemptions of the Series 2025 Bonds would be at the principal amount of such Series 2025 Bonds being redeemed plus accrued interest to the date of redemption. In such event, owners of the Series 2025 Bonds may not realize their anticipated rate of return on the Series 2025 Bonds and owners of any Premium Bonds (as defined herein) may receive less than the price they paid for the Series 2025 Bonds. See "DESCRIPTION OF THE SERIES 2025 BONDS – Redemption Provisions," "– Purchase of Series 2025 Bonds" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS – Prepayment of Series 2025 Special Assessments" herein for more information.

Pursuant to the Assessment Proceedings, the District has elected not to allow any owner of land against which a Series 2025 Special Assessment has been levied to pay the entire principal balance of such Series 2025 Special Assessment without also paying the interest applicable to such property. Notwithstanding the foregoing to the contrary, landowners may have a one-time statutory right to prepay Series 2025 Special Assessments without interest for a period of thirty (30) days after the 2025 Project has been completed and the Board has adopted a resolution accepting the acquisition of the Clubhouse Property and construction of the improvements thereto. In the event of such prepayments during such period, the District may not have sufficient funds to repay interest on the Series 2025 Bonds without drawing on the Series 2025 Reserve Account. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE SERIES 2025 BONDS – Prepayment of Series 2025 Special Assessments" herein for more information. See also " – Inadequacy of Reserve Account" herein.

Payment of Series 2025 Special Assessments after Bank Foreclosure

In the event a bank forecloses on property because of a default on a mortgage in favor of such bank on any of the assessable lands within the District, and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Series 2025 Special Assessments levied on such property. In addition, the District would require the consent of the FDIC prior to commencing a foreclosure action.

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ESTIMATED SOURCES AND USES OF FUNDS

Source of Funds	
Par Amount of Series 2025 Bonds	$_____
[Original Issue Discount/Bond Premium]	_____
Total Sources	$_____
Use of Funds	
Deposit to Series 2025 Acquisition Account	$_____
Deposit to Series 2025 Construction Subaccount	_____
Deposit to Series 2025 O&M Subaccount	_____
Deposit to the Series 2025 Interest Account[(1)]	_____
Deposit to Series 2025 Reserve Account	_____
Costs of Issuance, including Underwriter's Discount[(2)]	_____
Total Uses	$_____

(1) Capitalized interest on the Series 2025 Bonds through November 1, 2025.

(2) Costs of issuance includes, without limitation, legal fees and other costs associated with the issuance of the Series 2025 Bonds.

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DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Series 2025 Bonds:

Period Ending November 1	Principal (Amortization)	Interest	Total Debt Service

THE DISTRICT

General Information

The District was established by Ordinance No. 1430-21 of the City Council of the City, effective December 29, 2021 (the "Ordinance"), under the provisions of the Act. The District encompasses approximately 173.19 acres of land (the "District Lands") located in the City of Zephyrhills within Pasco County, Florida. The District Lands, which have been developed as a residential community known as "Abbott Square," contain 651 residential units and are fully built out (the "Development"). See "THE DEVELOPMENT" herein for more information.

Legal Powers and Authority

The District is an independent unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter. The District is classified as an independent district under Chapter 189, Florida Statutes.

Among other provisions, the Act gives the District's Board of Supervisors (the "Board") the authority to, among other things, (a) plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; and (iv) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits; these functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any bondholders to pursue any remedy for enforcement of any lien or pledge of the District in connection with its bonds, including the Series 2025 Bonds.

Board of Supervisors

The Act provides that a five-member Board serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, the Supervisors were appointed in the Ordinance. Within 90 days after formation of the District, an election

was held pursuant to which new Supervisors were elected on an at-large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

The landowners in the District elect two Supervisors to four-year terms and three Supervisors to two-year terms at bi-annual elections. Thereafter, the elections will take place every two years on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

Name	Title	Term Expires
Kelly Evans*	Chairperson	November 2026
Tanya Benton	Vice-Chairperson	November 2028
Justin Barnett	Assistant Secretary	November 2028
Lori Campagna*	Assistant Secretary	November 2026
Malinda Miller	Assistant Secretary	November 2026

*Employee of the Developer.

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

The District Manager and Other Consultants

The chief administrative official of the District is the District Manager. The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act,

for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board. The District has retained Inframark, LLC, Tampa, Florida, to serve as its District Manager. The District Manager's corporate office is located at 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Greenberg Traurig, P.A., West Palm Beach, Florida, as Bond Counsel; Stantec Consulting Services Inc., Tampa, Florida, as District Engineer; and Straley Robin Vericker P.A., Tampa, Florida, as District Counsel. The Board has also retained Inframark, LLC, Tampa, Florida, to serve as Methodology Consultant, to prepare the Assessment Methodology and to serve as Dissemination Agent for the Series 2025 Bonds.

Outstanding Bond Indebtedness

The District previously issued its Special Assessment Bonds, Series 2022 (2022 Project) (the "Prior Bonds") on June 29, 2022, in the original aggregate principal amount of $9,405,000, of which $8,980,000 was outstanding as of July 9, 2025. The Prior Bonds are secured by the Prior Special Assessments, which are levied on the same District Lands that are subject to the Series 2025 Special Assessments securing the Series 2025 Bonds. See "BONDOWNERS' RISKS – Other Taxes and Assessments" and "THE DEVELOPMENT – Taxes, Fees and Assessments" herein for more information.

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THE 2025 PROJECT

The District has previously issued its Prior Bonds to construct and/or acquire certain infrastructure improvements including, without limitation, stormwater management, water and sewer facilities, roadways, off-site improvements, landscaping and other related improvements in connection with the development of the District Lands. All infrastructure improvements financed in part with the proceeds of the Prior Bonds have been completed and serve the residents in the District and the Development.

The 2025 Project consists of the costs of acquiring the District's clubhouse and certain amenity facilities (collectively, the "Clubhouse Property"), which will be acquired by the District from the Clubhouse Owner, making certain capital improvements and repairs thereto, and funding certain operation and maintenance costs relating to the Clubhouse Property. The 2025 Project is further described in the "Report of the District Engineer – Clubhouse Acquisition" dated June 4, 2025 (the "Engineer's Report"), which has been prepared by Stantec Consulting Services, Inc. (the "District Engineer"). Net proceeds of the Series 2025 Bonds will be available to the District in the amount of approximately $4,418,725* for the purposes of acquiring the Clubhouse Property and paying for closing costs related to such acquisition, making certain capital improvements and repairs thereto and paying certain operation and maintenance expenses relating to the Clubhouse Property.

The Clubhouse Property consists of an existing approximately 4,081-square foot clubhouse building, which includes a fitness center, offices and restrooms, a patio area with patio furniture and related pool equipment, a pool and a parking area, located on an approximately 4.15-acre site within the District. The Clubhouse Property is currently owned by an affiliate of the Developer, LEN-Abbott Square, LLC, a Florida limited liability company (the "Clubhouse Owner"). The Clubhouse Property is available to residents of the Development. Upon purchase by the District, the general public will be able to use the Clubhouse Property upon payment of schedule and prescribed fees. See "APPENDIX C: ENGINEER'S REPORT" for a more detailed description of the Clubhouse Property.

The District and the Clubhouse Owner have entered into an Agreement for Sale and Purchase (Abbott Square Club), effective as of August 4, 2025 (the "Acquisition Agreement"). Pursuant to the Acquisition Agreement, the District will pay the Clubhouse Owner a purchase price for the Clubhouse Property of $4,166,400, subject to certain proration and adjustments.

For the calendar year 2025, the residents in the Development are paying the Clubhouse Owner for the use of the Clubhouse Property through an annual fee in the amount of $384 (i.e., $32 / month), which fee is subject to annual upward adjustment. The District elected to enter into the Acquisition Agreement after a determination by the resident members of the Board that it was in the best interest of the District to acquire the fee simple interest in the Clubhouse Property and to levy the Series 2025 Special Assessments to finance such acquisition. The Board determined that the acquisition of a fee simple interest in the Clubhouse Property would provide significant savings to its residents over the next thirty years (compared to the residents continuing to pay fees to the Clubhouse Owner) and provide stronger collection procedures due to the fees being collected as special assessments through the tax bill. The decision to purchase the Clubhouse Property by the Board was made by the resident Supervisors at that time, and no Supervisors that are employees of, or affiliated with, the Clubhouse Owner or the Developer voted. The District estimates that its residents will save approximately $5.14 million over the next 30 years as a result of the District purchasing the Clubhouse Property. Further, the District expects to collect 100% of the Series 2025 Special Assessments through the tax collection process. Currently, collection rates through the existing club plan payment process are approximately 92% percent.

* Preliminary, subject to change.

The District will include the operation and maintenance costs of the Clubhouse Property in its annual budget to be collected from maintenance assessments. It is expected that the District will close on the purchase of the 2025 Project following the issuance of the Series 2025 Bonds.

ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS

Inframark, LLC (the "Methodology Consultant"), has prepared the Amenity Master Special Assessment Methodology Report dated June 4, 2025 (the "Master Assessment Methodology Report"), as supplemented by the Preliminary First Supplemental Amenity Assessment Methodology Report, dated July 18, 2025 (the "Supplemental Assessment Methodology Report" and, together with the Master Assessment Methodology Report, the "Assessment Methodology"). The Assessment Methodology is included herein as APPENDIX D and sets forth an overall method for allocating the Series 2025 Special Assessments to be levied against the lands within the District benefited by the 2025 Project and collected by the District as a result thereof. Once the final terms of the Series 2025 Bonds are determined, the Supplemental Assessment Methodology Report will be revised to reflect such final terms. Once levied and imposed, the Series 2025 Special Assessments are a first lien on the land against which assessed until paid or barred by operation of law, co-equal with other taxes and assessments levied by the District, including the operation and maintenance assessments, and other units of government. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

The Series 2025 Bonds are payable from and secured solely by the Series 2025 Pledged Revenues, which consist primarily of the revenues received by the District from the Series 2025 Special Assessments. The District will impose the Series 2025 Special Assessments across the 651 residential units within the District in accordance with the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" attached hereto.

The estimated Series 2025 Special Assessments expected to be levied annually to pay debt service on the Series 2025 Bonds, together with the Prior Special Assessments levied annually to pay debt service on the Prior Bonds, are set forth below:

Product Type	Prior Special Assessment (Per Unit)**	2025 Special Assessment (Per Unit)*/**	Total Special Assessment (Per Unit)*/**
TH 18' – 180	$504	$530	$1,034
TH 23.5' – 40	$658	$530	$1,188
Villa – 60	$658	$530	$1,188
SF 40' – 130	$1,120	$530	$1,650
SF 45' – 130	$1,260	$530	$1,790
SF 50' – 111	$1,540	$530	$2,070
Total – 651			

* Preliminary, subject to change.

** Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.

The District also levies assessments to cover its operation and maintenance costs, which amounts are subject to change. Set forth below are the operation and maintenance assessments levied in FY 2025, by lot size, together with the operation and maintenance assessments budgeted to be levied in FY 2026, which reflect an increase as a result of the anticipated acquisition by the District of the Clubhouse Property. A portion of such operation and maintenance costs shall initially be payable from the net proceeds of the Series 2025 Bonds.

Lot Size	FY 2025*	FY 2026*
TH 18'	$893	$1,424
TH 23.5'	$893	$1,424
Villa	$893	$1,424
SF 40'	$893	$1,424
SF 45'	$893	$1,424
SF 50'	$893	$1,424

* Annual assessments are adjusted to account for early payment discounts and County collection fees.

The land within the District has been and will continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The City, the County and the School Board each levy ad valorem taxes annually upon the land in the District. Voters may approve additional millages levied for general obligation bonds, as to which no limit applies. The total millage rate in the District in 2024 was approximately 22.7879 mills, which is subject to change in future tax years. These taxes will be payable in addition to the Series 2025 Special Assessments and other assessments levied by the District, including the Prior Special Assessments. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years, taxes levied by these other entities could be substantially higher than in the current year. See "BONDOWNERS' RISKS" and "THE DEVELOPMENT – Taxes, Fees and Assessments" for more information, including proposed associations' assessments.

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THE DEVELOPMENT

General

The District Lands contain an approximately 173.19-acre residential community known as "Abbott Square" (the "Development"). The Development is located in the City of Zephyrhills (the "City") within Pasco County, Florida, (the "County"). More specifically, the Development is located on the west side of Simons Road, approximately 0.25 miles north of Eiland Boulevard. U.S. Highway 301 is approximately 2 miles east of the Development, and Interstate-75 is located approximately 10 miles to the west. The Development is located just 30 miles north of Downtown Tampa.

The Development contains 651 residential units and is fully built out. Lennar Homes, LLC, a Florida limited liability company (the "Developer"), served as the developer. All homes within the Development have been constructed and closed with home buyers.

Landowners in the District

A current tax roll, which lists all of the folios in the Development, is set forth in "APPENDIX D: ASSESSMENT METHODOLOGY" hereto.

Assessed Value and Bond Debt Allocation by Product Type

The total assessed value of the land within the District is approximately $170,696,815, according to the Property Appraiser. When taking into consideration the par amount of the Series 2025 Bonds ($5,015,000*) and the outstanding Prior Bonds ($8,980,000), this equates to a value to lien ratio of approximately 12.20x* on average (excluding other taxes).

Set forth below is a chart detailing the par debt allocated by unit type for the outstanding Prior Bonds and the proposed Series 2025 Bonds. The Prior Special Assessments securing the Prior Bonds were levied on the same District Lands that are subject to the Series 2025 Assessments securing the Series 2025 Bonds.

Product Type	Prior Bonds Par Outstanding (Per Unit)	Series 2025 Club Par (Per Unit)*	Total Par (Per Unit)*
TH 18' – 180	$7,106	$7,704	$14,810
TH 23.5' – 40	$9,278	$7,704	$16,982
Villa – 60	$9,278	$7,704	$16,982
SF 40' – 130	$15,793	$7,704	$23,497
SF 45' – 130	$17,767	$7,704	$25,471
SF 50' – 111	$21,715	$7,704	$29,419
Total – 651			

* Preliminary, subject to change.

* Preliminary, subject to change

Top Ten Taxpayers

Pursuant to the Property Appraiser's most recent tax roll, the top ten taxpayers would be expected to account for approximately 2.76% of the Series 2025 Special Assessments securing the Series 2025 Bonds as set forth below.

Taxpayer	# of Lots	2025 Assessment	% of Total
Jerventures, LLC	3	$1,591	0.46%
Individual 1	3	$1,591	0.46%
BMR Investments of Tampa, LLC	2	$1,061	0.31%
Individual 2	2	$1,061	0.31%
SL Professional Management, LLC	2	$1,061	0.31%
Individual 3	2	$1,061	0.31%
Individual 4	1	$530	0.15%
Individual 5	1	$530	0.15%
Individual 6	1	$530	0.15%
Individual 7	1	$530	0.15%
Total	**18**	**$9,547**	**2.76%**

Taxes, Fees and Assessments

The Series 2025 Bonds are payable from and secured solely by the Series 2025 Pledged Revenues, which consist primarily of the revenues received by the District from the Series 2025 Special Assessments. The District will impose the Series 2025 Special Assessments across the 651 residential units within the District in accordance with the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" attached hereto.

The estimated Series 2025 Special Assessments expected to be levied annually to pay debt service on the Series 2025 Bonds, together with the Prior Special Assessments levied annually to pay debt service on the Prior Bonds, are set forth below:

Product Type	Prior Special Assessment (Per Unit)**	2025 Special Assessment (Per Unit)*/**	Total Special Assessment (Per Unit)*/**
TH 18' – 180	$504	$530	$1,034
TH 23.5' – 40	$658	$530	$1,188
Villa – 60	$658	$530	$1,188
SF 40' – 130	$1,120	$530	$1,650
SF 45' – 130	$1,260	$530	$1,790
SF 50' – 111	$1,540	$530	$2,070
Total – 651			

* Preliminary, subject to change.

** Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.

The District also levies assessments to cover its operation and maintenance costs, which amounts are subject to change. Set forth below are the operation and maintenance assessments levied in FY 2025,

by lot size, together with the operation and maintenance assessments budgeted to be levied in FY 2026, which reflect an increase as a result of the anticipated acquisition by the District of the Clubhouse Property. A portion of such operation and maintenance costs shall initially be payable from the net proceeds of the Series 2025 Bonds.

Lot Size	FY 2025*	FY 2026*
TH 18'	$893	$1,424
TH 23.5'	$893	$1,424
Villa	$893	$1,424
SF 40'	$893	$1,424
SF 45'	$893	$1,424
SF 50'	$893	$1,424

* Annual assessments are adjusted to account for early payment discounts and County collection fees.

The land within the District has been and will continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The City, the County and the School Board each levy ad valorem taxes annually upon the land in the District. Voters may approve additional millages levied for general obligation bonds, as to which no limit applies. The total millage rate in the District in 2024 was approximately 22.7879 mills, which is subject to change in future tax years. These taxes will be payable in addition to the Series 2025 Special Assessments and other assessments levied by the District, including the Prior Special Assessments. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years, taxes levied by these other entities could be substantially higher than in the current year. See "BONDOWNERS' RISKS – Other Taxes and Assessments" herein.

Assessment Collection History

A portion of the proceeds from the Series 2025 Bonds will fund capitalized interest for the Series 2025 Bonds through FY 2025 and certain operation and maintenance assessments that will not be included for collection via the 2025 tax bills. Commencing in FY 2026, all Series 2025 Special Assessments will be placed on the tax roll and collected via the Uniform Method. In prior years, the District has levied and collected assessments both on and off the tax roll in connection with its Prior Bonds; all assessments securing the Prior Bonds have been placed on the tax roll and are collected via the Uniform Method. The District has not missed a debt service payment and has not drawn on its debt service reserve funds for the Prior Bonds.

Amenities

The Clubhouse Property consists of an existing approximately 4,081-square foot clubhouse building, which includes a fitness center, offices and restrooms, a patio area with patio furniture and related pool equipment, a pool and a parking area, located on an approximately 4.15-acre site within the District (collectively, the "Clubhouse Property"). Construction of the Clubhouse Property has been completed at a total cost of approximately $4.5 million (exclusive of site development costs), all funded with Developer equity. The Clubhouse Property is currently owned by an affiliate of the Developer, LEN-Abbott Square, LLC, a Florida limited liability company (the "Clubhouse Owner").

TAX MATTERS

General

The Internal Revenue Code of 1986, as amended (the "Code"), includes requirements that the District must continue to meet after the issuance of the Series 2025 Bonds in order that the interest on the Series 2025 Bonds be and remain excludable from gross income for federal income tax purposes. The District's failure to meet these requirements may cause the interest on the Series 2025 Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Series 2025 Bonds. The District has covenanted in the Indenture to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Series 2025 Bonds.

In the opinion of Greenberg Traurig, P.A., Bond Counsel, assuming the accuracy of certain representations and certifications and continuing compliance by the District with the tax covenants referred to above, under existing statutes, regulations, rulings, and court decisions, the interest on the Series 2025 Bonds is excludable from gross income of the holders thereof for federal income tax purposes; and, further, interest on the Series 2025 Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), interest on the Series 2025 Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is further of the opinion that the Series 2025 Bonds and the interest thereon are not subject to taxation under the laws of the State, except as to estate taxes and taxes under Chapter 220, Florida Statutes, on interest, income, or profits on debt obligations owned by corporations as defined in said Chapter 220. Bond Counsel will express no opinion as to any other tax consequences regarding the Series 2025 Bonds. Prospective purchasers of the Series 2025 Bonds should consult their own tax advisors as to the status of interest on the Series 2025 Bonds under the tax laws of any state other than the State.

The above opinion on federal tax matters with respect to the Series 2025 Bonds will be based on and will assume the accuracy of certain representations and certifications of the District, and compliance with certain covenants of the District to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Series 2025 Bonds will be and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations. Bond Counsel will express no opinion as to any other consequences regarding the Series 2025 Bonds.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Series 2025 Bonds, or the ownership or disposition of the Series 2025 Bonds. Prospective purchasers of Series 2025 Bonds should be aware that the ownership of Series 2025 Bonds may result in other collateral federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Series 2025 Bonds, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Series 2025 Bonds, (iii) the inclusion of the interest on the Series 2025 Bonds in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest on the Series 2025 Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year, (v) the inclusion of interest on the Series 2025 Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits, (vi) net gain realized upon the sale or other disposition of property such as the Series 2025 Bonds generally must be taken into account when computing the Medicare tax with respect to net investment income or undistributed net investment income,

as applicable, imposed on certain high income individuals and specified trusts and estates and (vii) receipt of certain investment income, including interest on the Series 2025 Bonds, is considered when determining qualification limits for obtaining the earned income credit provided by Section 32(a) of the Code. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Series 2025 Bonds. Prospective purchasers of the Series 2025 Bonds should consult their own tax advisors as to the impact of these and any other tax consequences.

Bond Counsel's opinion is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date of issuance of the Series 2025 Bonds. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the IRS or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Premium

Certain of the Series 2025 Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (*i.e.*, for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Series 2025 Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale, or other disposition of that Discount Bond.

Certain of the Series 2025 Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity), or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals suggested, debated, introduced, or pending in Congress or in the State legislature that, if enacted into law, could alter or amend one or more of the federal tax matters, or state tax matters, respectively, described above including, without limitation, the excludability from gross income of interest on the Series 2025 Bonds, or adversely affect the market price or marketability of the Series 2025 Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would affect the Series 2025 Bonds. Prospective purchasers of the Series 2025 Bonds should consult their tax advisors as to the impact of any proposed or pending legislation.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Series 2025 Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Series 2025 Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of Series 2025 Bonds, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Series 2025 Bonds and proceeds from the sale of Series 2025 Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of Series 2025 Bonds. This withholding generally applies if the owner of Series 2025 Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Series 2025 Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Series 2025 Bonds, that it will not limit or alter the rights of the issuer of such bonds, including the District, to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects, including the portion of the 2025 Project funded by the Series 2025 Bonds, subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

LEGALITY FOR INVESTMENT

The Act provides that bonds issued by community development districts are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State, and constitute securities that may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

SUITABILITY FOR INVESTMENT

Prospective investors in the Series 2025 Bonds should have knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2025 Bonds and should have the ability to bear the economic risks of such prospective investment. See "BONDOWNERS' RISKS" herein.

No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Official Statement.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Series 2025 Bonds upon an Event of Default under the Master Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Series 2025 Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Series 2025 Bonds will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

LITIGATION

There is no litigation of any nature now pending or, to the knowledge of the District, threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Series 2025 Bonds, or in any way contesting or affecting (i) the validity of the Series 2025 Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Series 2025 Bonds, (iii) the existence or powers of the District or (iv) the validity of the Assessment Proceedings.

CONTINGENT FEES

The District has retained Bond Counsel, District Counsel, the Consulting Engineer, the District Manager/Methodology Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (which has retained Trustee's counsel), with respect to the authorization, sale, execution and delivery of the Series 2025 Bonds. Except for the payment of certain fees to District Counsel, the Consulting Engineer and the District Manager, the payment of fees of the other professionals is each contingent upon the issuance of the Series 2025 Bonds.

RATING

S&P Global Ratings, a division of Standard & Poor's Financial Services LLC ("S&P"), has assigned a rating of "BBB" with a stable outlook to the Series 2025 Bonds. Such rating, including any related outlook with respect to potential changes in such rating, reflects only the view of S&P and any desired explanation of the significance of such rating should be obtained from S&P. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance such rating will continue for any given period of time or that such rating will not be revised downward or withdrawn entirely by the rating agency if, in S&P's judgment, circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Series 2025 Bonds.

EXPERTS

The Engineer's Report included in APPENDIX C to this Official Statement has been prepared by Stantec Consulting Services Inc., Tampa, Florida, the District Engineer. APPENDIX C should be read in its entirety for complete information with respect to the subjects discussed therein. Inframark, LLC, Tampa, Florida, as Methodology Consultant, has prepared the Assessment Methodology set forth as APPENDIX D hereto. APPENDIX D should be read in its entirety for complete information with respect to the subjects discussed therein. As a condition to closing on the Series 2025 Bonds, both the District Engineer and the Methodology Consultant will consent to the inclusion of their reports in this Official Statement.

FINANCIAL INFORMATION

This District will covenant in Disclosure Agreement (as defined herein), the proposed form of which is set forth in APPENDIX F hereto, to provide its annual audited financial statements to certain information repositories as described in APPENDIX F, commencing with the audit for the District fiscal year ending September 30, 2025. Attached hereto as APPENDIX E is a copy of the District's audited financial statements for the District's fiscal year ended September 30, 2024, as well as the District's unaudited monthly financial statements for the period ended April 30, 2025. Such financial statements, including the auditor's report included within the audited financial statements, have been included in this Official Statement as public documents and consent from the auditor was not requested. Further, the auditors have not performed any services related to, and therefore are not associated with, the preparation of this Official Statement. The Series 2025 Bonds are not general obligation bonds of the District and are payable solely from the Series 2025 Pledged Revenues.

By the end of the first full fiscal year after its creation, each community development district in Florida must have a separate website with certain information as set forth in Section 189.069, F.S., including, without limitation, the district's proposed and final budgets and audit. Additional information regarding the District's website is available from the District Manager at the address set forth under "THE DISTRICT – The District Manager and Other Consultants."

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975 (including bonds or other debt obligations for which it has served only as a conduit issuer such as industrial development or private activity bonds issued on behalf of private business). The District is not and has never been in default on any bonds or other debt obligations it has issued or guaranteed.

CONTINUING DISCLOSURE

The District will enter into the Continuing Disclosure Agreement (the "Disclosure Agreement") in the proposed form of APPENDIX F, for the benefit of the Series 2025 Bondholders (including owners of beneficial interests in such Series 2025 Bonds), to provide certain financial information and operating data relating to the District by certain dates prescribed in the Disclosure Agreement (the "Reports") with the Municipal Securities Rulemaking Board ("MSRB") through the MSRB's EMMA system. The specific nature of the information to be contained in the Reports is set forth in "APPENDIX F: PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT." Under certain circumstances, the failure of the District to comply with its obligations under the Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an Event of Default under the Master Indenture, but such

event of default under the Disclosure Agreement would allow the Series 2025 Bondholders (including owners of beneficial interests in such Series 2025 Bonds) to bring an action for specific performance.

The District has previously entered into a continuing disclosure undertaking pursuant to Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended (the "Rule"), with respect to its Prior Bonds. A review of filings made pursuant to such prior undertaking indicates that certain filings required to be made by the District were not timely filed and that notice of such late filings was not always provided. The District will appoint the District Manager to serve as the dissemination agent under the Disclosure Agreement. The District anticipates satisfying all future disclosure obligations required pursuant to the Disclosure Agreement.

UNDERWRITING

FMSbonds, Inc. (the "Underwriter") has agreed, pursuant to a contract with the District, subject to certain conditions, to purchase the Series 2025 Bonds from the District at a purchase price of $_____ (representing the par amount of the Series 2025 Bonds [less/plus an original issue discount/bond premium of $_____ and] less an Underwriter's discount of $_____). The Underwriter's obligations are subject to certain conditions precedent and, upon satisfaction or waiver of such conditions, the Underwriter will be obligated to purchase all of the Series 2025 Bonds if any are purchased.

The Series 2025 Bonds may be offered and sold to certain dealers, banks and others at prices lower than the initial offering prices, and such initial offering prices may be changed from time to time by the Underwriter.

VALIDATION

The 2025 Bonds are a Series of Bonds that have been validated by a judgment of the Circuit Court of the Sixth Judicial Circuit of Florida in and for the County, rendered on April 25, 2022. The period of time during which an appeal can be taken from such judgment has expired without an appeal having been taken.

LEGAL MATTERS

Certain legal matters related to the authorization, sale and delivery of the Series 2025 Bonds are subject to the approval of Greenberg Traurig, P.A., West Palm Beach, Florida, Bond Counsel. Certain legal matters will be passed upon for the District by its counsel Straley Robin Vericker P.A., Tampa, Florida, and for the Underwriter by it counsel, GrayRobinson, P.A., Tampa, Florida. Greenberg Traurig, P.A., has represented and continues to represent the Developer on unrelated matters.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

MISCELLANEOUS

Any statements made in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the Series 2025 Bonds and other documents referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents for full and complete statements of such provisions.

This Official Statement is submitted in connection with the offering of the Series 2025 Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. This Official Statement is not to be construed as a contract with the purchaser or the Beneficial Owners of any of the Series 2025 Bonds.

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AUTHORIZATION AND APPROVAL

The execution and delivery of this Official Statement has been duly authorized by the Board of the District.

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

By: _____
Vice Chairperson, Board of Supervisors

APPENDIX A

COPY OF MASTER INDENTURE AND PROPOSED FORM OF SECOND SUPPLEMENTAL INDENTURE

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MASTER TRUST INDENTURE

_____

between

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,

As Trustee

_____

Dated as of June 1, 2022

_____

relating to

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS

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EXHIBIT B FORM OF BOND
EXHIBIT C FORM OF REQUISITION

THIS MASTER TRUST INDENTURE, dated as of June 1, 2022 (the "Master Indenture"), by and between ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT (together with its permitted successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States and having a designated corporate trust office in Fort Lauderdale, Florida (said banking association and any bank or trust company becoming successor trustee under this Master Indenture and all Supplemental Indentures (as hereinafter defined) being hereinafter referred to as the "Trustee");

W I T N E S S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created pursuant to Ordinance No. 1430-21, enacted by the City Council of the City of Zephyrhills, Florida on December 13, 2021 for the purpose, among other things, of financing and managing the acquisition and construction, maintenance, and operation of the major infrastructure within and without the boundaries of the premises to be governed by the Issuer; and

WHEREAS, the premises governed by the Issuer (as further described in Exhibit A hereto, the "District" or "District Lands") currently consist of approximately 173.19 acres of land located entirely within the incorporated area of the City of Zephyrhills, Florida (the "City"); and

WHEREAS, the Issuer has determined to undertake, in one or more stages, the acquisition and construction of certain public infrastructure pursuant to the Act for the special benefit of the District Lands (each, a "Project"); and

WHEREAS, the Issuer proposes to finance the cost of acquisition and construction of a Project by the issuance of one or more series of bonds pursuant to this Master Indenture;

NOW, THEREFORE, THIS MASTER INDENTURE WITNESSETH, that to provide for the issuance of Bonds (as hereinafter defined) under this Master Indenture, as supplemented from time to time by one or more Supplemental Indentures, the security and payment of the principal, redemption or purchase price thereof (as the case may be) and interest thereon, any reimbursement due to a Credit Facility Issuer (hereinafter defined), if any, for any drawing on its Credit Facility (hereinafter defined), as required under the terms of the corresponding Credit Facility Agreement (hereinafter defined), the rights of the Owners of the Bonds of a Series (as hereinafter defined) and the performance and observance of all of the covenants contained herein and in said Bonds and in any Credit Facility Agreement for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Bonds of a Series by the Owners thereof, from time to time, the issuance by any Credit Facility Issuer of its Credit Facility, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer hereby assigns, transfers, sets over and pledges to the Trustee and grants a lien on all of the right, title and interest of the Issuer in and to the Pledged Revenues (hereinafter defined) as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on Bonds of a Series issued hereunder and any reimbursement due to any Credit Facility Issuer for any drawing on its Credit Facility issued with respect to any such Bonds, as required under the terms of the corresponding Credit Facility Agreement, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

ARTICLE I
DEFINITIONS

In this Master Indenture and any indenture supplemental hereto (except as otherwise expressly provided or unless the context otherwise requires) terms defined in the recitals hereto shall have the same meaning throughout this Master Indenture and all Supplemental Indentures, and in addition, the following terms shall have the meanings specified below:

"Account" shall mean any account or subaccount therein established pursuant to this Master Indenture and all Supplemental Indentures.

"Acquisition Agreement" shall mean one or more improvement acquisition agreements between the Issuer and the Developer, pursuant to which the Developer agrees to provide, design, construct and sell to the Issuer, and the Issuer agrees to purchase from the Developer, all or a portion of a Project.

"Acquisition and Construction Fund" shall mean the Fund so designated which is established pursuant to Section 5.01 hereof.

"Act" shall mean the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended from time to time, and any successor statute thereto.

"Annual Budget" shall mean the Issuer's budget of current operating and maintenance expenses for a Project for a Fiscal Year, as the same may be amended from time to time, adopted in accordance with the provisions hereof.

"Arbitrage Certificate" shall mean the certificate of the Issuer delivered at the time of issuance of a Series of Bonds setting forth the expectations of the Issuer with respect to the use of the proceeds of such Series and also containing certain covenants of the Issuer in order to achieve compliance with the Code relating to the tax-status of the Bonds.

"Authorized Denomination" shall mean, unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, with respect to each Series of Bonds, a denomination of $5,000 and integral multiples of $5,000 in excess thereof.

"Authorized Newspaper" shall mean a newspaper printed in English and customarily published at least once a day at least five (5) days a week and generally circulated in New York, New York, or such other cities as the Issuer from time to time may determine by written notice provided to the Trustee. When successive publications in an Authorized Newspaper are required, they may be made in the same or different Authorized Newspapers.

"Beneficial Owner" or "beneficial owner" shall mean the Person treated as the owner of Bonds for federal income tax purposes while the Bonds are registered in the name of Cede & Co., as the nominee of DTC. The Trustee is authorized to recognize the Beneficial Owners of a Series of Bonds for purposes of approvals, consents or other actions taken hereunder or under a Supplemental Indenture if beneficial ownership is proven to the satisfaction of the Trustee.

"Board" shall mean the Board of Supervisors of the Issuer.

"Bond Counsel" shall mean Counsel of nationally recognized standing in matters pertaining to the exclusion from gross income for federal income tax purposes of interest on obligations issued by states and their political subdivisions.

"Bond Redemption Fund" shall mean the Fund so designated which is established pursuant to Section 6.06 hereof.

"Bond Register" shall have the meaning specified in Section 2.04 of this Master Indenture.

"Bondholder," "Holder of Bonds," "Holder," "Bondowner," "Registered Owner" or "Owner" or any similar term shall mean any Person or Persons who shall be the registered owner of any Outstanding Bond or Bonds, as evidenced on the Bond Register of the Issuer kept by the Registrar.

"Bonds" shall mean the Abbott Square Community Development District Special Assessment Bonds, issued in one or more Series pursuant to the provisions of this Master Indenture and Bonds subsequently issued to refund all or a portion of such aforementioned Bonds. If the Issuer determines to issue bond anticipation notes to be secured in whole or in part by a lien on the net proceeds of Bonds to be issued under this Master Indenture, the term "Bonds" shall apply to such short-term notes but only to the extent the Supplemental Indenture relating to such bond anticipation notes so provides.

"Business Day" shall mean any day other than a Saturday or Sunday or legal holiday or a day on which the office of the Issuer, or designated corporate office of the Trustee, the Registrar or any Paying Agent is closed, or a day on which the New York Stock Exchange is closed.

"Certified Public Accountant" shall mean a Person, who shall be Independent, appointed by the Board, actively engaged in the business of public accounting and duly certified as a certified public accountant under the laws of the State.

"Certified Resolution" or "Certified Resolution of the Issuer" shall mean a copy of one or more resolutions certified by the Secretary or an Assistant Secretary of the Issuer, under its seal, to have been duly adopted by the Board and to be in full force and effect as of the date of such certification.

"City" shall mean the City of Zephyrhills, Florida.

"Code" shall mean the Internal Revenue Code of 1986, as amended, and the applicable United States Treasury Department regulations promulgated thereunder.

"Completion Date" shall have the meaning given to such term in Section 5.01(c) of this Master Indenture.

"Consultant" shall mean a Person, who shall be Independent, appointed by the Board, qualified to pass upon questions relating to municipal entities and having a favorable reputation for skill and experience in the financial affairs of municipal entities.

"Consultant's Certificate" shall mean a certificate or a report prepared in accordance with then applicable professional standards duly executed by a Consultant.

"Consulting Engineer" shall mean the Independent engineer or engineering firm or corporation at the time employed by the Issuer under the provisions of Section 9.21 of this Master Indenture to perform and carry out duties imposed on the Consulting Engineer by this Master Indenture and any Supplemental Indentures. The Independent engineer or engineering firm or corporation at the time serving as the engineer to the Issuer may serve as Consulting Engineer under this Master Indenture and any Supplemental Indentures.

"Continuing Disclosure Agreement" shall mean a Continuing Disclosure Agreement, by and among the Issuer, the dissemination agent named therein and the Developer, and any other obligated party under the Rule, in connection with the issuance of one or more Series of Bonds hereunder, pursuant to the requirements of the Rule.

"Cost" or "Costs," in connection with a Project or any portion thereof, shall mean all expenses which are properly chargeable thereto under Generally Accepted Accounting Principles or which are incidental to the planning, financing, acquisition, construction, reconstruction, equipping and installation thereof, including, without limiting the generality of the foregoing:

(a) expenses of determining the feasibility or practicability of acquisition, construction, or reconstruction of the Project;

(b) cost of surveys, estimates, plans, and specifications;

(c) cost of improvements;

(d) engineering, architectural, fiscal, legal, accounting and other professional and advisory expenses and charges;

(e) cost of all labor, materials, machinery, and equipment (including, without limitation, (i) amounts payable to contractors, builders and materialmen and costs incident to the award of contracts and (ii) the cost of labor, facilities and services furnished by the Issuer and its employees, materials and supplies purchased by the Issuer and permits and licenses obtained by the Issuer);

(f) cost of all lands, properties, rights, easements, and franchises acquired;

(g) financing charges;

(h) creation of initial reserve and debt service funds;

(i) working capital;

(j) interest charges incurred or estimated to be incurred on money borrowed prior to and during construction and acquisition and for such reasonable period of time after completion of construction or acquisition as the Board may determine and as approved by Bond Counsel;

(k) the cost of issuance of Bonds, including, without limitation, advertisements and printing;

(l) the cost of any election held pursuant to the Act and all other expenses of issuance of bonds;

(m) the discount, if any, on the sale or exchange of Bonds;

(n) amounts required to repay temporary or bond anticipation loans made to finance any costs permitted under the Act;

(o) costs of prior improvements performed by the Issuer in anticipation of the Project;

(p) costs incurred to enforce remedies against contractors, subcontractors, any provider of labor, material, services, or any other Person, for a default or breach under the corresponding contract, or in connection with any other dispute;

(q) premiums for contract bonds and insurance during construction and costs on account of personal injuries and property damage in the course of construction and insurance against the same;

(r) payments, contributions, dedications, and any other exactions required as a condition to receive any government approval or permit necessary to accomplish any District purpose;

(s) administrative expenses;

(t) taxes, assessments and similar governmental charges during construction or reconstruction of the Project;

(u) expenses of Project management and supervision;

(v) costs of effecting compliance with any and all governmental permits relating to the Project;

(w) such other expenses as may be necessary or incidental to the acquisition, construction, or reconstruction of the Project or to the financing thereof; and

(x) any other "cost" or expense as provided by the Act.

In connection with the refunding or redeeming of any Bonds, "Cost" includes, without limiting the generality of the foregoing, the items listed in (d), (k), (l) and (m) above, and other expenses related to the redemption of the Bonds to be redeemed and the Redemption Price of such Bonds (and the accrued interest payable on redemption to the extent not otherwise provided for). Whenever Costs are required to be itemized, such itemization shall, to the extent practicable, correspond with the items listed above. Whenever Costs are to be paid hereunder, such payment may be made by way of reimbursement to the Issuer or any other Person who has paid the same in addition to direct payment of Costs.

"Counsel" shall mean an attorney-at-law or law firm (who may be counsel for the Issuer) with expertise in the related matters.

"County" shall mean Pasco County, Florida.

"Credit Facility" shall mean any credit enhancement mechanism such as an irrevocable letter of credit, a surety bond, a policy of municipal bond insurance, a corporate or other guaranty, a purchase agreement, a credit agreement or deficiency agreement or other similar facility applicable to the Bonds, as established pursuant to a Supplemental Indenture, pursuant to which the entity providing such facility agrees to provide funds to make payment of the principal of and interest on the Bonds. Notwithstanding anything to the contrary contained in this Master Indenture, the Bonds may be issued without a Credit Facility; the decision to provide a Credit Facility in respect of any Bonds shall be within the absolute discretion of the Board.

"Credit Facility Agreement" shall mean any agreement pursuant to which a Credit Facility Issuer issues a Credit Facility.

"Credit Facility Issuer" shall mean the issuer or guarantor of any Credit Facility.

"Debt Service Fund" shall mean the Fund so designated which is established pursuant to Section 6.04 hereof.

"Debt Service Requirements," with reference to a specified period, shall mean:

(a) interest payable on the Bonds during such period, subject to reduction for amounts held as capitalized interest in the Funds and Accounts established under this Master Indenture and any Supplemental Indentures; and

(b) amounts required to be paid into any mandatory Sinking Fund Account with respect to the Bonds during such period; and

(c) amounts required to pay the principal of the Bonds maturing during such period and not to be redeemed prior to or at maturity through any Sinking Fund Account.

For any Bonds that bear interest at a variable rate, the interest payable for a specified period shall be determined as if such Bonds bear interest at the maximum rate provided for in the applicable Supplemental Indenture and if no maximum rate is provided for in the Supplemental Indenture, the maximum rate shall be 10.00% per annum.

"Debt Service Reserve Fund" shall mean the Fund so designated which is established pursuant to Section 6.05 hereof.

"Debt Service Reserve Requirement" shall mean, for each Series of Bonds, unless a different requirement shall be specified in a Supplemental Indenture, an amount equal to the lesser of (i) the maximum annual Debt Service Requirements for the Outstanding Bonds of such Series, (ii) 125% of the average annual Debt Service Requirements for the Outstanding Bonds of such Series, and (iii) 10% of the original proceeds (within the meaning of the Code) of the Bonds of such Series.

"Defeasance Securities" shall mean, to the extent permitted by law, (a) cash, or (b) non-callable Government Obligations.

"Developer" shall mean the entities identified to the Issuer, as the master developers of all or a portion of the District Lands and any affiliates or any other entities which succeed to all or any part of the interests and assumes any or all of the responsibilities of such entities, as the master developer of all or a portion of the District Lands.

"Developer Funding Agreement" shall mean, if applicable, one or more developer capital funding agreements between the Issuer and the Developer, pursuant to which the Developer agrees to advance moneys, from time to time, to the Issuer for deposit into the appropriate Account of the Acquisition and Construction Fund, so that there are sufficient moneys on deposit therein (taking into account proceeds from the applicable Series of Bonds) to complete a Project. Any obligation on the part of the Issuer to repay such advances made by the Developer shall be subordinate to the payment of the Bonds.

"District Lands" or "District" shall mean the premises governed by the Issuer, consisting of approximately 173.19 acres of land located entirely within the incorporated area of the City, as more fully described in Exhibit A hereto.

"District Manager" shall mean the then District Manager or acting District Manager of the Issuer.

"Electronic Means" or "electronic means" shall mean telecopy, facsimile transmission, email transmission or other similar electronic means of communicating providing evidence of transmission.

"Event of Default" shall mean any of the events described in Section 10.02 hereof.

"Fiscal Year" shall mean the period of twelve (12) months beginning October 1 of each calendar year and ending on September 30 of the following calendar year, and also shall mean the period from actual execution hereof to and including the next succeeding September 30; or such other consecutive twelve-month period as may hereafter be established pursuant to a Certified Resolution as the fiscal year of the Issuer for budgeting and accounting purposes as authorized by law.

"Fitch" shall mean Fitch Ratings, Inc., a corporation organized and existing under the laws of the State of New York, its successors and assigns, and if such corporation shall be

dissolved or liquidated or shall no longer perform the functions of a securities rating agency, "Fitch" shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer and acceptable to the Trustee.

"Fund" shall mean any fund established pursuant to this Master Indenture.

"Generally Accepted Accounting Principles" shall mean those accounting principles applicable in the preparation of financial statements of municipalities.

"Government Obligations" shall mean direct obligations of, or obligations the timely payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

"Indenture" shall mean, with respect to any Series of Bonds, this Master Indenture as supplemented by the Supplemental Indenture pursuant to which such Series of Bonds is issued.

"Independent" shall mean a Person who is not a member of the Issuer's Board, an officer or employee of the Issuer or Developer, or which is not a partnership, corporation or association having a partner, director, officer, member or substantial stockholder who is a member of the Issuer's Board, or an officer or employee of the Issuer; provided, however, that the fact that such Person is retained regularly by or regularly transacts business with the Issuer or Developer shall not make such Person an employee within the meaning of this definition.

"Interest Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 6.04 hereof.

"Interest Payment Date" shall mean, unless otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, each May 1 and November 1 commencing on the date specified in the Certified Resolution of the Issuer or in the Supplemental Indenture pursuant to which a Series of Bonds is issued.

"Investment Securities" shall mean and include any of the following securities, if and to the extent that such securities are legal investments for funds of the Issuer:

(i) Government Obligations;

(ii) obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation, or other similar governmental sponsored entities;

(iii) deposits, Federal funds or bankers' acceptances (with term to maturity of 270 days or less) of any bank which, at the time of deposit, has an unsecured, uninsured and unguaranteed obligation rated in one of the top two rating categories by both Moody's and S&P;

(iv) commercial paper (having maturities of not more than 270 days) rated in the top two rating category by both Moody's and S&P at the time of purchase;

(v) municipal securities issued by any state or commonwealth of the United States or political subdivision thereof or constituted authority thereof including, but not limited to, municipal corporations, school districts and other special districts, the interest on which is exempt from federal income taxation under Section 103 of the Code and rated A- or higher by Moody's, Fitch or S&P at the time of purchase;

(vi) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by both Moody's and S&P, and (B) shares of money market mutual funds that invest only in Government Obligations and obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase;

(vii) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund, at the time of purchase, is rated at least "AA" by S&P (without regard to gradation) or at least "Aa" by Moody's (without regard to gradation);

(viii) negotiable or non-negotiable certificates of deposit, savings accounts, deposit accounts, money market deposits or banking arrangements issued by or with any financial institution subject to state or federal regulation provided that the full principal amount is insured by the Federal Deposit Insurance Corporation ("FDIC") (including the FDIC's Savings Association Insurance Fund), including the Trustee or its affiliates, which have a rating on their short-term certificates of deposit on the date of purchase in one of the three highest short-term Rating Categories (without regard to any refinement or gradation of rating category by numerical modifier or otherwise) assigned by any Rating Agency and which mature not more than 360 days after the date of purchase; and

(ix) other investments permitted by Florida law and directed by the Issuer.

Under all circumstances, the Trustee shall be entitled to conclusively rely upon as accurate, any investment directed by the Issuer is permitted under the Indenture and is a legal investment for funds of the Issuer.

"Issuer" shall mean the Abbott Square Community Development District.

"Major Non-Recurring Expense" shall mean the cost of major replacement or reconstruction of the Project, or any part thereof, the cost of major repairs, renewals or

replacements, the provision of a reserve for the payment of insurance premiums not due on an annual or more frequent basis, and the cost of studies, surveys, estimates and investigations in connection with any of the foregoing.

"Majority Holders" shall mean the Beneficial Owners of more than fifty percent (50%) of the outstanding principal amount of the applicable Series of Outstanding Bonds.

"Master Indenture" shall mean, this Master Trust Indenture dated as of June 1, 2022 by and between the Issuer and the Trustee, as amended and or supplemented in accordance with the provisions of Article XIII hereof.

"Moody's" shall mean Moody's Investors Service, Inc., a corporation organized and existing under the laws of the State of Delaware, its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, "Moody's" shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer and acceptable to the Trustee.

"Officers' Certificate" or "Officer's Certificate" shall mean a certificate, duly executed by a Responsible Officer and delivered to the Trustee.

"Outstanding," in connection with a Series of Bonds, shall mean, as of the time in question, all Bonds of such Series authenticated and delivered under the Indenture, except:

(d) all Bonds theretofore cancelled or required to be cancelled under Section 2.07 hereof;

(e) Bonds for the payment, redemption or purchase of which moneys and/or Defeasance Securities, the principal of and interest on which, when due, will provide sufficient moneys to fully pay such Bonds in accordance with Article XIV hereof, shall have been or shall concurrently be deposited with the Trustee; provided that, if such Bonds are being redeemed, the required notice of redemption shall have been given or provision shall have been made therefor, and that if such Bonds are being purchased, there shall be a firm commitment for the purchase and sale thereof; and

(f) Bonds in substitution for which other Bonds have been authenticated and delivered pursuant to Article II hereof.

In determining whether the Holders of a requisite aggregate principal amount of Bonds Outstanding of a Series have concurred in any request, demand, authorization, direction, notice, consent or waiver under the provisions of the Indenture, Bonds of such Series which are known by the Trustee to be held by or on behalf of the Issuer shall be disregarded for the purpose of any such determination, unless all of the Bonds of such Series are held by or on behalf of the Issuer; provided, however, this provision does not affect the right of the Trustee to deal in Bonds as set forth in Section 11.09 hereof.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

"Paying Agent" shall mean initially, U.S. Bank Trust Company, National Association and thereafter any successor thereto appointed in accordance with Section 11.20 of this Master Indenture.

"Person" shall mean any individual, corporation, partnership, association, joint-stock company, trust, unincorporated organization, governmental body, political subdivision, municipality, municipal authority or any other group or organization of individuals.

"Pledged Revenues" shall mean, unless otherwise provided by Supplemental Indenture with respect to a Series of Bonds, with respect to each Series of Bonds Outstanding, (a) all revenues received by the Issuer from Special Assessments levied and collected on all or a portion of the District Lands with respect to a Project or portion thereof financed by such Series of Bonds, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Special Assessments or from the issuance and sale of tax certificates with respect to such Special Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the Indenture allocated to such Series of Bonds; provided, however, that Pledged Revenues shall not include (i) any moneys transferred to the Rebate Fund, or investment earnings thereon and (ii) "special assessments" levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (i) and (ii) of this proviso).

"Prepayment" shall mean the payment by any owner of Property of the amount of Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date. A landowner may make a Prepayment in kind pursuant to the provisions of Section 9.08 hereof.

"Principal Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 6.04 hereof.

"Project" shall mean with respect to any Series of Bonds, the design, acquisition, construction equipping and/or improvement of certain public infrastructure consisting of, but not limited to, sanitary sewer systems, water distribution systems, storm water management facilities; roadway improvements; undergrounding differential costs of electric utilities, recreational facilities; acquisition of certain interests in lands; and related incidental costs, all as more specifically described in the Supplemental Indenture relating to such Series of Bonds; provided that such Project shall specially benefit all of the District Lands on which Special Assessments to secure such Series of Bonds have been levied.

"Project Documents" shall mean all permits, drawings, plans and specifications, contracts and other instruments and rights relating to a Project and a development assigned by the Developer to the Issuer pursuant to a collateral assignment.

"Property Appraiser" shall mean the property appraiser of the County.

"Property Appraiser and Tax Collector Agreement" shall mean the Property Appraiser and Tax Collector Agreement described in Section 9.04 hereof.

"Rebate Fund" shall mean the Fund so designated, which is established pursuant to Section 6.11 of this Master Indenture.

"Record Date" shall mean, as the case may be, the applicable Regular or Special Record Date.

"Redemption Price" shall mean the principal amount of any Bond of a Series plus the applicable premium, if any, payable upon redemption thereof pursuant to the Indenture.

"Registrar" shall mean initially U.S. Bank Trust Company, National Association, which entity shall have the responsibilities set forth in Section 2.04 of this Master Indenture, and thereafter any successor thereto appointed in accordance with Section 11.20 of this Master Indenture.

"Regular Record Date" shall mean the fifteenth day (whether or not a Business Day) of the calendar month next preceding each Interest Payment Date, unless provided otherwise in any Supplemental Indenture.

"Regulatory Body" shall mean and include (a) the United States of America and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the United States of America, (b) the State, any political subdivision thereof and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the State, (c) the County and any department of or corporation, agency or instrumentality heretofore or hereafter created, designated or established by the County, and (d) any other public body, whether federal, state or local or otherwise having regulatory jurisdiction and authority over the Issuer.

"Responsible Officer" shall mean any member of the Board or any other officer of the Issuer, including the Assistant Secretary or other person designated by Certified Resolution of the Issuer, a copy of which shall be on file with the Trustee, to act for any of the foregoing, either generally or with respect to the execution of any particular document or other specific matter.

"Revenue Fund" shall mean the Fund so designated which is established pursuant to Section 6.03 hereof.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"S&P" shall mean S&P Global Ratings, a division of S&P Global Inc., and its successors and assigns, and, if such entity shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, "S&P" shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

"Series" shall mean all of the Bonds authenticated and delivered at one time on original issuance and pursuant to any Certified Resolution of the Issuer authorizing such Bonds as a separate Series of Bonds, or any Bonds thereafter authenticated and delivered in lieu of or in substitution for such Bonds pursuant to Article II hereof and the applicable Supplemental Indenture, regardless of variations in maturity, interest rate or other provisions; provided,

however, two or more Series of Bonds may be issued simultaneously under the same Supplemental Indenture if designated as separate Series of Bonds by the Issuer upon original issuance. Two or more Series or sub-Series of Bonds may be issued simultaneously under separate Supplemental Indentures, but under this Master Indenture. As may be provided by subsequent proceedings of the Issuer, one or more Series of Bonds or sub-Series Bonds, whether issued at the same time or not, may be separately secured by Special Assessments imposed pursuant to separate assessment proceedings. Such Bonds or sub-Series of Bonds which are secured by separate Special Assessments will not be issued as parity bonds even if issued at the same time.

"Sinking Fund Account" shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 6.04 hereof.

"Special Assessments" shall mean (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against District Lands that are subject to assessment as a result of a particular Project or any portion thereof, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the Issuer under Section 190.021(3) of the Act.

"Special Record Date" shall mean such date as shall be fixed for the payment of defaulted interest on the Bonds in accordance with Section 2.01 hereof.

"State" shall mean the State of Florida.

"Supplemental Indenture" and "indenture supplemental hereto" shall mean any indenture amending or supplementing this Master Indenture which may be entered into in accordance with the provisions of this Master Indenture.

"Tax Collector" shall mean the tax collector of the County.

The words "hereof," "herein," "hereto," "hereby," and "hereunder" (except in the form of Bond), refer to the entire Master Indenture.

Every "request," "requisition," "order," "demand," "application," "notice," "statement," "certificate," "consent," or similar action hereunder by the Issuer shall, unless the form or

execution thereof is otherwise specifically provided, be in writing signed by the Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE BONDS

SECTION 2.01. Amounts and Terms of Bonds; Details of Bonds. The Issuer is hereby authorized to issue in one or more Series pursuant to the terms and conditions of this Master Indenture, its obligations to be known as "Abbott Square Community Development District Special Assessment Bonds, Series [to be designated]" (the "Bonds"). The total principal amount of Bonds that may be issued and Outstanding under this Master Indenture shall not be limited, but shall be subject to any conditions set forth in a Supplemental Indenture and Florida law. The Bonds shall be issued in Authorized Denominations and within each Series shall be numbered consecutively from R-1 and upwards in each Series and in substantially the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by this Master Indenture or as otherwise provided in a Supplemental Indenture. All Bonds shall be issued only upon satisfaction of the conditions set forth in Article III hereof; and the Trustee shall, at the Issuer's request, authenticate such Bonds and deliver them as specified in such request.

Each Bond shall be dated, shall have such Interest Payment Dates, shall bear interest from such date or dates and at such rate or rates until the maturity thereof, payable on such Interest Payment Dates, and shall be stated to mature (subject to the right of prior redemption), all as provided in, or pursuant to, a Supplemental Indenture.

Both the principal of and the interest on the Bonds shall be payable in any coin or currency of the United States of America which is legal tender on the respective dates of payment thereof for the payment of public and private debts. Unless otherwise provided in Section 2.11 hereof or in a Supplemental Indenture, the principal of all Bonds shall be payable at the designated corporate trust office of the Paying Agent upon the presentation and surrender of such Bonds as the same shall become due and payable.

Except to the extent otherwise provided in Section 2.11 hereof or in a Supplemental Indenture, interest on any Bond is payable on any Interest Payment Date by check or draft mailed on the Interest Payment Date to the person in whose name that Bond is registered at the close of business on the Regular Record Date for such Interest Payment Date, at his address as it appears on the Bond Register. The Bonds shall bear interest from the Interest Payment Date next preceding the date on which they are authenticated unless authenticated on an Interest Payment Date in which event they shall bear interest from such Interest Payment Date, or unless authenticated before the first Interest Payment Date in which event they shall bear interest from their date; provided, however, that if a Bond is authenticated between a Record Date and the next succeeding Interest Payment Date, such Bond shall bear interest from such succeeding Interest Payment Date; provided further, however, that if at the time of authentication of any Bond interest thereon is in default, such Bond shall bear interest from the date to which interest has been paid. Any interest on any Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be given by Electronic Means or

mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to giving such notices, at his address as it appears in the Bond Register. The foregoing notwithstanding, but subject to the procedures set forth in Section 2.11 hereof, any Owner of Bonds of a Series in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Trustee and Paying Agent, upon requesting the same in a writing received by the Trustee and Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Trustee and Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Trustee and Paying Agent at least fifteen (15) days prior to the relevant Record Date. Unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, interest on the Bonds will be computed on the basis of a 360-day year of twelve 30-day months. Unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, interest on overdue principal and, to the extent lawful, on overdue interest will be payable at the numerical rate of interest borne by such Bonds on the day before the default occurred.

The Trustee is hereby constituted and appointed as Paying Agent for the Bonds.

SECTION 2.02. Execution. The Bonds shall be executed by the manual or facsimile signature of the Chairperson or Vice Chairperson of the Issuer, and the corporate seal of the Issuer shall appear thereon (which may be in facsimile) and shall be attested by the manual or facsimile signature of its Secretary or Assistant Secretary. Bonds executed as above provided may be issued and shall, upon request of the Issuer, be authenticated by the Trustee, notwithstanding that one or both of the officers of the Issuer whose signatures appear on such Bonds shall have ceased to hold office at the time of issuance or authentication or shall not have held office at the date of the Bonds.

SECTION 2.03. Authentication. No Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, and such authentication shall be proof that the Bondholder is entitled to the benefit of the trust hereby created. The Trustee shall at all times serve as Authentication Agent and shall be authorized to authenticate the Bonds.

SECTION 2.04. Registration and Registrar. The Trustee is hereby constituted and appointed as the Registrar for the Bonds. The Registrar shall act as registrar and transfer agent for the Bonds. The Issuer shall cause to be kept at an office of the Registrar a register (herein sometimes referred to as the "Bond Register" or "Register") in which, subject to the provisions set forth in Section 2.08 below and such other regulations as the Issuer and Registrar may prescribe, the Issuer shall provide for the registration of the Bonds and for the registration of transfers and exchanges of such Bonds. The Trustee shall notify the Issuer in writing of the specific office location (which may be changed from time to time, upon similar notification) at which the Bond Register is kept. The Bond Registrar shall initially be kept at the Trustee's designated corporate trust office in Fort Lauderdale, Florida.

SECTION 2.05. Mutilated, Destroyed, Lost or Stolen Bonds. If any Bond shall become mutilated, the Issuer shall execute and the Trustee shall thereupon authenticate and deliver a new Bond of like Series, tenor and denomination in exchange and substitution for the Bond so mutilated, but only upon surrender to the Trustee of such mutilated Bond for cancellation, and the Issuer and the Trustee may require reasonable indemnity therefor. If any Bond shall be reported lost, stolen or destroyed, evidence as to the ownership and the loss, theft or destruction thereof shall be submitted to the Issuer and the Trustee; and if such evidence shall be satisfactory to both and indemnity satisfactory to both shall be given, the Issuer shall execute, and thereupon the Trustee shall authenticate and deliver a new Bond of like Series, tenor and denomination. The cost of providing any substitute Bond under the provisions of this Section shall be borne by the Bondholder for whose benefit such substitute Bond is provided. If any such mutilated, lost, stolen or destroyed Bond shall have matured or be about to mature, the Issuer may, with the consent of the Trustee, pay to the Owner the principal amount of and accrued interest on such Bond upon the maturity thereof and compliance with the aforesaid conditions by such Owner, without the issuance of a substitute Bond therefor.

Every substituted Bond issued pursuant to this Section 2.05 shall constitute an additional contractual obligation of the Issuer, whether or not the Bond alleged to have been destroyed, lost or stolen shall be at any time enforceable by anyone, and shall be entitled to all the benefits of this Master Indenture and applicable Supplemental Indenture equally and proportionately with any and all other Bonds of such same Series duly issued hereunder and under such Supplemental Indenture.

All Bonds shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of mutilated, destroyed, lost or stolen Bonds, and shall preclude any and all other rights or remedies with respect to the replacement or payment of negotiable instruments, investments or other securities without their surrender.

SECTION 2.06. Temporary Bonds. Pending preparation of definitive Bonds, or by agreement with the original purchasers of all Bonds, the Issuer may issue and, upon its request, the Trustee shall authenticate in lieu of definitive Bonds one or more temporary printed or typewritten Bonds of substantially the tenor recited above. Upon request of the Issuer, the Trustee shall authenticate definitive Bonds in exchange for and upon surrender of an equal principal amount of temporary Bonds. Until so exchanged, temporary Bonds shall have the same rights, remedies and security hereunder as definitive Bonds. So long as Cede & Co., or any other nominee of DTC is the registered Owner of the Bonds, the definitive Bonds shall be in typewritten form.

SECTION 2.07. Cancellation and Destruction of Surrendered Bonds. All Bonds surrendered for payment or redemption and all Bonds surrendered for exchange shall, at the time of such payment, redemption or exchange, be promptly transferred by the Registrar or the Paying Agent to, and cancelled and destroyed by, the Trustee in accordance with its retention policy then in effect.

SECTION 2.08. Registration, Transfer and Exchange. As provided in Section 2.04 hereof, the Issuer shall cause a Bond Register in respect of the Bonds to be kept at the designated office of the Registrar.

Upon surrender for registration of transfer of any Bond at the designated office of the Registrar, and upon compliance with the conditions for the transfer of Bonds set forth in this Section 2.08, the Issuer shall execute and the Trustee (or Registrar as described in Section 2.03 and Section 2.04 hereof) shall authenticate and deliver, in the name of the designated transferees, one or more new Bonds of a like aggregate principal amount and of the same Series and maturity.

At the option of the Bondholder, Bonds may be exchanged for other Bonds of a like aggregate principal amount and of the same Series and maturity, upon surrender of the Bonds to be exchanged at any such office of the Registrar. Whenever any Bonds are so surrendered for exchange, the Issuer shall execute and the Trustee (or Registrar as described in Section 2.03 and Section 2.04 hereof) shall authenticate and deliver the Bonds which the Bondholder making the exchange is entitled to receive.

All Bonds issued upon any transfer or exchange of Bonds shall be valid obligations of the Issuer, evidencing the same debt and entitled to the same benefits under this Master Indenture and applicable Supplemental Indenture as the Bonds of such Series surrendered upon such transfer or exchange.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing.

Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue, transfer or exchange any Bond during a period beginning at the opening of business fifteen (15) days before the day of giving of a notice of redemption of Bonds selected for redemption and ending at the close of business on the day of giving such notice, or (ii) to transfer or exchange any Bond so selected for redemption in whole or in part.

SECTION 2.09. Persons Deemed Owners. The Issuer, the Trustee, any Paying Agent, or the Registrar shall deem and treat the person in whose name any Bond is registered as the absolute Owner thereof (whether or not such Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, any Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal or Redemption Price of and interest on such Bond, and for all other purposes, and the Issuer, the Trustee, any Paying Agent, and the Registrar shall not be affected by any notice to the contrary. All such payments so made to any such Owner, or upon his order, shall be valid and, to the extent of the sum or sums so paid, effectual to satisfy and discharge the liability for moneys payable upon any such Bond.

SECTION 2.10. Limitation on Incurrence of Certain Indebtedness. The Issuer will not issue Bonds of any Series, except upon the conditions and in the manner provided or as otherwise permitted in the Indenture, provided that the Issuer may enter into agreements with issuers of Credit Facilities which involve liens on Pledged Revenues on a parity with that of the Bonds or portion thereof which is supported by such Credit Facilities.

SECTION 2.11. Qualification for The Depository Trust Company. To the extent provided in a Supplemental Indenture or authorized and directed by a Resolution of the Issuer authorizing the issuance of a Series of Bonds, the Trustee shall be authorized to enter into agreements with The Depository Trust Company ("DTC"), New York, New York and other depository trust companies, including, but not limited to, agreements necessary for wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC, and other depository trust companies in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC and other depository trust companies (or any of their designees identified to the Trustee) by overnight delivery, courier service, telegram, telecopy or other similar means of communication.

So long as there shall be maintained a book-entry-only system with respect to a Series of Bonds, the following provisions shall apply:

Unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, each Series of Bonds shall initially be registered in the name of Cede & Co. as nominee for DTC, which will act initially as securities depository for the Bonds and so long as the Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof. On original issue, such Bonds shall be deposited with DTC, which shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("DTC Participants") and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly ("Indirect Participants"). The DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Bonds ("Beneficial Owners").

Principal and interest on the Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC without the need for presentment of such Bonds. Disbursal of such amounts to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

The Bonds registered in the name of Cede & Co. shall initially be issued in the form of one fully registered Bond for each maturity of each Series registered in the name of Cede & Co. and shall be held in such form until maturity. Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Bonds, through DTC Participants and Indirect Participants.

DURING THE PERIOD FOR WHICH CEDE & CO. IS REGISTERED OWNER OF THE BONDS, ANY NOTICES TO BE PROVIDED TO ANY REGISTERED OWNER WILL BE PROVIDED TO CEDE & CO. DTC SHALL BE RESPONSIBLE FOR NOTICES TO DTC PARTICIPANTS AND DTC PARTICIPANTS SHALL BE RESPONSIBLE FOR NOTICES TO INDIRECT PARTICIPANTS, AND DTC PARTICIPANTS AND INDIRECT PARTICIPANTS SHALL BE RESPONSIBLE FOR NOTICES TO BENEFICIAL OWNERS.

The Issuer shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer. In the event of such termination, the Issuer shall select another securities depository and in that event all references herein to DTC or Cede & Co. shall be deemed to be for reference to its respective successors. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Bonds in the form of fully registered Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer elects to discontinue the book-entry only system in conformity with the requirements of DTC, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Bonds may be exchanged for an equal aggregate principal amount of Bonds in other Authorized Denominations and of the same maturity and Series upon surrender thereof at the designated corporate trust office of the Trustee.

[END OF ARTICLE II]

ARTICLE III
ISSUE OF BONDS

SECTION 3.01. Issue of Bonds. Subject to the provisions of Section 2.01 hereof, the Issuer may issue one or more Series of Bonds hereunder and under Supplemental Indentures from time to time for the purpose of financing the Cost of acquisition or construction of a Project or to refund all or a portion of a Series of Bonds (and to pay the costs of the issuance of such Bonds and to pay the amounts required to be deposited with respect to such Bonds in the Funds and Accounts established under the Indenture). In connection with the issuance of a Series of Bonds the Trustee shall, at the request of the Issuer, authenticate the Bonds and deliver or cause them to be authenticated and delivered, as specified in the request, but only upon receipt of:

(1) a Certified Resolution of the Issuer (a) approving a Supplemental Indenture under which the Series of Bonds are to be issued; (b) providing the terms of the Bonds and directing the payments to be made into the Funds and Accounts in respect thereof as provided in Articles V and VI hereof; (c) authorizing the execution and delivery of the Series of Bonds to be issued; and (d) if the purpose is to effectuate a refunding, authorizing the redemption, if any, of the Bonds to be refunded and the defeasance thereof, and the execution and delivery of an escrow agreement, if applicable, and other matters contained in Article XIV hereof;

(2) a written opinion or opinions of Counsel to the Issuer, which shall also be addressed to the Trustee, to the effect that (a) all conditions prescribed herein as precedent to the issuance of the Bonds have been fulfilled; (b) the Bonds have been validly authorized and executed by the Issuer and when authenticated and delivered pursuant to the request of the Issuer will be valid obligations of the Issuer entitled to the benefit of the trust created hereby and will be enforceable in accordance with their terms except as enforcement thereof may be affected by bankruptcy, reorganization, insolvency, moratorium and other similar laws relating to creditors' rights generally and subject to equitable principles, whether in a proceeding at law or in equity; (c) any consents of any Regulatory Bodies required in connection with the issuance of the Bonds or in connection with the acquisition of the improvements included in a Project have been obtained or, based on certifications of the Consulting Engineer, can be reasonably expected to be obtained on or prior to the date such consents are required for a Project; (d) if the acquisition of any real property or interest therein is included in the purpose of such issue, (i) the Issuer has or can acquire good and marketable title thereto free from all liens and encumbrances except such as will not materially interfere with the proposed use thereof or (ii) the Issuer has or can acquire a valid, subsisting and enforceable leasehold, easement, right-of-way or other interest in real property sufficient to effectuate the purpose of the issue (which opinion may be stated in reliance on the opinion of other Counsel satisfactory to the signer or on a title insurance policy issued by a reputable title company); (e) the Issuer has good right and lawful authority under the Act to undertake a Project; (f) that the Special Assessment proceedings have been taken in accordance with Florida law and that the Issuer has taken all action necessary to levy and impose the Special Assessments; (g) that the Special Assessments are legal, valid, and binding liens upon the property against which the Special Assessments are made, coequal with the lien of all state, county, district and municipal ad valorem taxes and superior in priority to all

other liens, titles and claims against said property then existing or thereafter created, until paid; (h) this Master Indenture and the applicable Supplemental Indenture has been duly and validly authorized, approved, and executed by the Issuer; (i) the issuance of the Series of Bonds has been duly authorized and approved by the Board; and (j) this Master Indenture and the applicable Supplemental Indenture (assuming due authorization, execution and delivery by the Trustee) constitutes a binding obligation of the Issuer, enforceable against the Issuer in accordance with its terms except as enforcement thereof may be affected by bankruptcy, reorganization, insolvency, moratorium and other similar laws relating to creditors' rights generally and subject to equitable principles, whether in a proceeding at law or in equity (clauses (c) (d) and (e) shall not apply in the case of the issuance of a refunding Series of Bonds);

(3) a Consulting Engineer's certificate setting forth the estimated cost of a Project, and in the case of an acquisition by the Issuer of all or a portion of a Project that has been completed, stating, in the signer's opinion, (a) that the portion of Project improvements to be acquired from the proceeds of such Bonds have been, or are reasonably expected to be, completed in accordance with the plans and specifications therefor; (b) the Project improvements are constructed, or are reasonably expected to be constructed, in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the Issuer for the Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual Cost of construction of such improvements; and (d) the plans and specifications for the Project improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained; provided, however, that in lieu of the information required in clause (a), there may be delivered to the Trustee satisfactory evidence of the acceptance of operational and maintenance responsibility of each component of a Project by one or more governmental entities (the foregoing shall not be applicable in the case of the issuance of a refunding Series of Bonds); the Consulting Engineer's certificate may incorporate its engineering report by reference to satisfy all or some of the above requirements;

(4) A certificate of the District Manager that the benefit from the proposed Project equals or exceeds the amount of Special Assessments; that the Series Assessments are fairly and reasonably allocated across the lands subject to the Series Assessments; and that the Special Assessments are sufficient to pay the Debt Service Requirement on the Bonds.

(5) a copy of the Supplemental Indenture for such Bonds, certified by the Secretary or Assistant Secretary of the Issuer as being a true and correct copy thereof;

(6) the proceeds of the sale of such Bonds together with any required equity deposit by the Developer;

(7) any Credit Facility authorized by the Issuer in respect to such Bonds;

(8) one or more Certified Resolutions of the Issuer relating to the levy of Special Assessments in respect of a Project, and evidencing that the Issuer has undertaken and, to the extent then required under applicable law, completed all necessary proceedings, including, without limitation, the approval of assessment rolls, the holding of public hearings, the adoption of resolutions and the establishment of all necessary collection procedures, in order to levy and collect Special Assessments upon the District Lands in an amount sufficient to pay the Debt Service Requirement on the Bonds to be issued;

(9) A Bond Counsel opinion, which shall be addressed to the Issuer and the Trustee, substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Series of Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Series of Bonds is excludable from gross income for federal income tax purposes; and (iv) the Series of Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes on corporations and other entities, as defined therein.

(10) a written direction of the Issuer to the Trustee to authenticate and deliver such Bonds;

(11) a copy of a Final Judgment of validation and a Certificate of No Appeal with respect to the Bonds that are subject to validation or an opinion of Counsel to the Issuer that the Bonds are not subject to validation;

(12) a collateral assignment from the Developer to the Issuer of the Project Documents;

(13) in the case of the issuance of a refunding Series of Bonds, an Officer's Certificate of the Issuer stating (a) the Bonds to be refunded; (b) any other amounts available for such purpose; (c) that the proceeds of the issue plus the other amounts, if any, stated to be available for the purpose will be sufficient to refund the Bonds to be refunded in accordance with the refunding plan and in compliance with Article XIV of this Master Indenture, including, without limitation, to pay the costs of issuance of such Bonds, and (d) that notice of redemption, if applicable, of the Bonds to be refunded has been duly given or that provision has been made therefor, as applicable;

(14) in the case of the issuance of a refunding Series of Bonds, a written opinion of Bond Counsel to the effect that the issuance of such Bonds will not adversely affect the exclusion from gross income for federal income tax purposes of interest on any Bonds issued pursuant to the Indenture (to the extent that upon original issuance thereof such Bonds were issued as Bonds the interest on which is excludable from gross income for federal income tax purposes); and

(15) such other documents, certifications and opinions as shall be required by the Supplemental Indenture, by the Participating Underwriter or the initial purchaser of a Series of Bonds or by the Issuer or the Trustee upon advice of Counsel.

At the option of the Issuer, any or all of the matters required to be stated in the Certified Resolution described in (1) above may instead be stated in a Supplemental Indenture, duly approved by a Certified Resolution of the Issuer. Execution of a Series of the Bonds by the Issuer and payment to the Trustee of the net proceeds of the Bonds shall be conclusive evidence of satisfaction of the conditions precedent set forth in this Article, as to the Issuer and the Participating Underwriter.

[END OF ARTICLE III]

ARTICLE IV
ACQUISITION OF A PROJECT

SECTION 4.01. Projects to Conform to Plans and Specifications; Changes. The Issuer will proceed to complete any Project or portion thereof for which any Series of Bonds is being issued in accordance with the plans and specifications therefor, as such plans and specifications may be amended from time to time, and subject to the specific requirements of the Supplemental Indenture for such Series of Bonds.

SECTION 4.02. Compliance Requirements. The Issuer will comply with all present and future laws, acts, rules, regulations, orders and requirements lawfully made and applicable in fact to any acquisition or construction hereby undertaken and shall obtain all necessary approvals under federal, state and local laws, acts, rules and regulations necessary for the acquisition, completion and operation of any Project or portion thereof for which any Series of Bonds is being issued and shall complete any Project or portion thereof in conformity with such approvals, laws, rules and regulations. Prior to the completion of a Project, in the event that the Developer shall fail to pay, when due, any Special Assessments levied against lands within the District owned by the Developer or any affiliated entity, the Issuer shall immediately take all actions within its control and to the extent it has legally available funds necessary to complete such Project including taking control of the Project Documents.

[END OF ARTICLE IV]

ARTICLE V
ACQUISITION AND CONSTRUCTION FUND

SECTION 5.01. Acquisition and Construction Fund. The Trustee shall establish an Acquisition and Construction Fund into which shall be deposited the proceeds from each Series of Bonds issued under the Indenture (unless otherwise specified herein or in the applicable Supplemental Indenture for a Series of Bonds) and from which Costs may be paid as set forth herein and in the applicable Supplemental Indenture. Unless otherwise specified in the applicable Supplemental Indenture, a separate Series Account shall be established in the Acquisition and Construction Fund with respect to each Series of Bonds issued hereunder and the proceeds of each Series of Bonds (other than Bonds issued to refund all or a portion of the Bonds) shall be deposited into the corresponding Series Account in the Acquisition and Construction Fund. The amounts in any Series Account of the Acquisition and Construction Fund, until applied as hereinafter provided, shall be held for the security of the Series of Bonds hereunder in respect of which such Series Account was established. Separate subaccounts within any Series Account of the Acquisition and Construction Fund shall be maintained by the Trustee in respect of each Series of Bonds upon request of the Issuer whenever, in the opinion of the Issuer, it is appropriate to have a separate accounting in respect of the Costs of any designated portion of a Project including, but not limited to, a costs of issuance subaccount. Payments shall be made from the appropriate Series Account of the Acquisition and Construction Fund to pay any unpaid costs of issuance of the Series of Bonds in question, including without limitation, legal, engineering, and consultants' fees and to pay amounts to be reimbursed to the Issuer for Costs advanced, and thereafter to pay Costs of planning, financing, acquisition, construction, reconstruction, equipping and installation of a Project or portion thereof.

(a) *Deposits*. In addition to the deposit of amounts received by the Trustee on the date of issuance of each Series of Bonds, the Issuer shall pay or cause to be paid to the Trustee, for deposit into the Series Account of the Acquisition and Construction Fund, as promptly as practicable, the following amounts:

(i) Subject to the provisions of Section 9.24 hereof, payments made to the Issuer from the sale, lease or other disposition of a Project or any portion thereof;

(ii) Subject to the provisions of Section 9.14 hereof, the balance of insurance proceeds with respect to the loss or destruction of a Project or any portion thereof; and

(iii) Deposits made by the Developer pursuant to the terms and provisions of a Developer Funding Agreement.

Amounts in the applicable Series Account of the Acquisition and Construction Fund shall be applied to pay the Cost of a Project or a portion thereof, as applicable, pertaining to the Series of Bonds in question; provided, however, that if any amounts remain in the Series Account of the Acquisition and Construction Fund after the Completion Date (as defined in paragraph (c) below) of a Project or portion thereof pertaining to the Series of Bonds in question, and if such amounts are not reserved for payment of any remaining part of the Cost of a Project, such

amounts shall be transferred to the applicable Series Account of the Bond Redemption Fund as described in paragraph (c) below.

(b) *Disbursements*. Unless provided otherwise in a Supplemental Indenture, all payments from the Acquisition and Construction Fund shall be paid in accordance with the provisions of this subsection. Moneys in the appropriate Series Account of the Acquisition and Construction Fund shall be disbursed by check, voucher, order, draft, certificate or warrant signed by any one or more officers or employees of the Trustee legally authorized to sign such items or by wire transfer to an account specified by the payee upon satisfaction of the conditions for disbursement set forth in this subsection (b). Before any such payment shall be made, the Issuer shall file with the Trustee a fully executed requisition in the form of Exhibit C attached hereto, signed by a Responsible Officer and, except for payments of cost of issuance, a certificate of the Consulting Engineer signed by a Consulting Engineer also in the form of Exhibit C attached hereto and as may be modified by terms of the related Supplemental Indenture. Upon receipt of each such requisition and accompanying certificate, the Trustee shall promptly withdraw from the appropriate Series Account of the Acquisition and Construction Fund and pay to the person, firm or corporation named in such requisition the amount designated in such requisition. All requisitions and certificates received by the Trustee pursuant to this Section 5.01 shall be retained in the possession of the Trustee, subject at all reasonable times to the inspection of the Issuer, the Consulting Engineer, the Owner of any Bonds, and the agents and representatives thereof. The Trustee shall have no duty to verify that the disbursement of funds pursuant to a requisition is for a purpose for which payment may be made hereunder and the Trustee may conclusively rely that a properly signed requisition is, on its face, sufficient to authorize disbursement of funds from the Acquisition and Construction Fund.

(c) *Completion of a Project*. On the date of completion of a Project or if sufficient moneys are retained in the appropriate Series Account of the Acquisition and Construction Fund, to complete the Cost of a Project, in either case, as evidenced by the delivery to the Trustee of a certificate of the Consulting Engineer and adoption of a resolution by the Board accepting such Project as provided by Section 170.09, Florida Statutes, as amended (the "Completion Date"), the balance in the appropriate Series Account of the Acquisition and Construction Fund not reserved by the Issuer for the payment of any remaining part of the Cost of the Project shall be transferred by the Trustee to, and deposited in, the applicable Series Account of the Bond Redemption Fund and applied as provided in Section 6.06 hereof and in the applicable Supplemental Indenture.

[END OF ARTICLE V]

ARTICLE VI
SPECIAL ASSESSMENTS;
APPLICATION THEREOF TO FUNDS AND ACCOUNTS

SECTION 6.01. Special Assessments; Lien of Indenture on Pledged Revenues. The Issuer hereby covenants that it shall levy Special Assessments, and, unless provided otherwise with respect to a Series of Bonds, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the Issuer, pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, to the extent and in the amount necessary to pay the Debt Service Requirement on Bonds issued and Outstanding hereunder.

The Issuer shall pay to the Trustee for deposit in the Series Account of the Revenue Fund established under Section 6.03 hereof all Special Assessments received by the Issuer from the levy thereof on the District Lands subject to assessments for the payment of the related Series of Bonds; provided, however, that amounts received as Prepayments of Special Assessments shall be deposited directly into the applicable Series Account within the Bond Redemption Fund established hereunder or in any account thereof established pursuant to the applicable Supplemental Indenture. The Issuer shall notify the Trustee at the time of deposit of any amounts received as Prepayments of Special Assessments and shall identify the related Series of Bonds. If necessary, the Issuer shall direct the landowner making such prepayment to specify what Series of Bonds such prepayments relate.

There are hereby pledged for the payment of the principal or Redemption Price of and interest on all Bonds of each Series issued and Outstanding under the Indenture and all reimbursements due to any Credit Facility Issuer for any drawing with respect to such Series of Bonds on its Credit Facility, including, without limitation, interest thereon, as required under the terms of the applicable Credit Facility Agreement, the Pledged Revenues; provided, however, that unless otherwise specifically provided herein or in a Supplemental Indenture relating to a Series of Bonds with respect to the Pledged Revenues securing such Series of Bonds, the Pledged Revenues securing a Series of Bonds shall secure only such Series of Bonds and Bonds issued on a parity therewith and shall not secure any other Bonds or Series of Bonds. The Pledged Revenues shall immediately be subject to the lien and pledge of the Indenture without any physical delivery hereof or further act; provided, however, that the lien and pledge of the Indenture shall not apply to any moneys transferred by the Trustee to the Rebate Fund. The foregoing notwithstanding, to the extent provided in the Supplemental Indenture authorizing the issuance of a Series of Bonds, such Series of Bonds may be made payable from and secured by less than all of the Pledged Revenues, and any one or more of the provisions of this Master Indenture may be made inapplicable to such Series of Bonds, all as more specifically provided in the corresponding Supplemental Indenture; provided, however, that any such provisions shall apply only to the particular Series of Bonds authorized by such Supplemental Indenture and shall not affect in any manner whatsoever any Outstanding Series of Bonds.

SECTION 6.02. Funds and Accounts Relating to the Bonds. The Funds and Accounts specified in this Article VI shall be established under this Master Indenture and each Supplemental Indenture pursuant to which a Series of Bonds is issued for the benefit of the

specific Series of Bonds and any Series issued on a parity therewith and, unless expressly otherwise provided in said Supplemental Indenture, shall not apply to Bonds Outstanding hereunder issued under any other indenture supplemental hereto or if separately secured by separate Special Assessments. Unless provided otherwise by Supplemental Indenture, all moneys, including, without limitation, proceeds of a Series of Bonds, on deposit to the credit of the Funds and Accounts established hereunder and under a Supplemental Indenture (except for moneys transferred to the Rebate Fund) shall be pledged to the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series of Bonds issued hereunder and under such Supplemental Indenture, and any Series issued on a parity therewith.

SECTION 6.03. Revenue Fund. The Trustee is hereby authorized and directed to establish a Revenue Fund and pursuant to a Supplemental Indenture a Series Account for each Series of Bonds issued hereunder, into which the Trustee shall immediately deposit any and all Special Assessments received from the levy thereof on the District Lands or any portion thereof (other than Prepayments) and any amounts received as the result of any foreclosure, sale of tax certificates or other remedial action for nonpayment of Special Assessments for the payment of the related Series of Bonds and other payments required hereunder or under the applicable Supplemental Indenture (unless such Special Assessments and/or other payments are specifically designated by the Issuer pursuant to a Supplemental Indenture for deposit into the Rebate Fund or any other Fund or Account established hereunder or under a Supplemental Indenture) and each Series Account therein shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee. The Trustee shall transfer from amounts on deposit in the Series Account in the Revenue Fund to the Funds and Accounts designated below, the following amounts, at the following times and in the following order of priority unless other times and/or other priorities are established in a Supplemental Indenture with respect to a Series of Bonds:

FIRST, upon receipt but no later than the Business Day preceding the first May 1 for which there is an insufficient amount from Bond proceeds (or investment earnings thereon) on deposit in the applicable Series Interest Account of the Debt Service Fund to be applied to the payment of interest on the Bonds of a Series due on the next succeeding May 1, and no later than the Business Day next preceding each May 1 thereafter while Bonds of a Series issued under the Indenture remain Outstanding, to the applicable Series Interest Account of the Debt Service Fund, an amount equal to the interest on the related Series of Bonds becoming due on the next succeeding May 1, less any amount on deposit in such Interest Account not previously credited;

SECOND, beginning on the date set forth in the related Supplemental Indenture, and no later than the Business Day next preceding each May 1 or November 1, as designated in the applicable Supplemental Indenture thereafter while Bonds of a Series issued under the Indenture remain Outstanding, to the applicable Series Principal Account of the Debt Service Fund, an amount equal to the principal amount of Bonds of such Series maturing on the next succeeding principal payment date, less any amount on deposit in the applicable Series Principal Account not previously credited;

THIRD, beginning on the date set forth in the related Supplemental Indenture, and no later than the Business Day next preceding each May 1 or November 1, as so

designated in the applicable Supplemental Indenture thereafter while Bonds of a Series issued under the Indenture remain Outstanding, to the applicable Series Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Bonds of such Series subject to mandatory sinking fund redemption on the next succeeding mandatory sinking fund redemption date, less any amount on deposit in the applicable Series Sinking Fund Account not previously credited;

FOURTH, upon receipt but no later than the Business Day preceding the first November 1 for which there remains an insufficient amount from Bond proceeds (or investment earnings thereon) on deposit in the applicable Series Interest Account to be applied to the payment of interest on the Bonds of a Series due on the next succeeding November 1, and no later than the Business Day next preceding each November 1 thereafter while Bonds of such Series issued under the Indenture remain Outstanding, to the applicable Series Interest Account of the Debt Service Fund, an amount equal to the interest on the Bonds of such Series becoming due on the next succeeding November 1, less any amount on deposit in the applicable Series Interest Account not previously credited;

FIFTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Bonds of a Series issued under the Indenture remain Outstanding, to the applicable Series Account of the Debt Service Reserve Fund, if any, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Debt Service Reserve Requirement;

SIXTH, subject to the following paragraph, the balance of any moneys remaining in a Series Account of the Revenue Fund after making the foregoing deposits shall, subject to application by one or more Supplemental Indentures, as applicable, remain therein, unless pursuant to any Arbitrage Certificate it is necessary to make a deposit in the Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

Unless otherwise provided in the applicable Supplemental Indenture, the Trustee shall within ten (10) Business Days after the last Interest Payment Date in any calendar year, at the direction of the Issuer, withdraw any moneys held for the credit of the Revenue Fund on November 2 of each year which are not otherwise required to be deposited pursuant to this Section and deposit such moneys as directed to the credit of the applicable Series Account of the Bond Redemption Fund in accordance with the provisions hereof. Notwithstanding the foregoing, if pursuant to any Arbitrage Certificate it is necessary to make a deposit in the Rebate Fund, the Issuer shall direct the Trustee to make such deposit thereto. Prepayments pledged to a particular Series of Bonds shall be deposited directly into the applicable Series prepayment subaccount of the Bond Redemption Fund as provided herein.

SECTION 6.04. Debt Service Fund. The Trustee is hereby authorized and directed to establish a Debt Service Fund which shall consist of amounts deposited therein by the Trustee and any other amounts the Issuer may pay to the Trustee for deposit therein with respect to the related Series of Bonds. The Debt Service Fund shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the

Trustee. The Trustee shall establish within the Debt Service Fund pursuant to a Supplemental Indenture, a Series Principal Account, a Series Interest Account and, if applicable, a Series Sinking Fund Account for each Series of Bonds and a Series Capitalized Interest Account, which accounts shall be separate and apart from all other Funds and Accounts established under the Indenture and from all other moneys of the Trustee.

The Trustee at all times shall make available to any Paying Agent the funds in the Series Principal Account and the Series Interest Account of the Debt Service Fund to pay the principal of the applicable Series of Bonds as they mature upon surrender thereof and the interest on the applicable Series of Bonds as it becomes payable, respectively. When a Series of Bonds is redeemed, the amount, if any, in the Series Interest Account in the Debt Service Fund representing interest thereon shall be applied to the payment of accrued interest in connection with such redemption.

The Trustee shall apply moneys in the Series Sinking Fund Account in the Debt Service Fund for purchase or redemption of the applicable Series of Bonds in amounts and maturities set forth in the Supplemental Indenture. Whenever Bonds of a Series are to be purchased out of such Series Sinking Fund Account, if the Issuer shall notify the Trustee that the Issuer wishes to arrange for such purchase, the Trustee shall comply with the Issuer's arrangements provided they conform to the Indenture.

Except to the extent otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, purchases and redemptions out of the Series Sinking Fund Account shall be made as follows:

(a) The Trustee shall apply the amounts required to be transferred to the applicable Series Sinking Fund Account (less any moneys applied to the purchase of Bonds of the applicable Series pursuant to the next sentence hereof) on the mandatory sinking fund redemption date in each of the years set forth in the Supplemental Indenture to the redemption of Bonds of the related Series in the amounts, manner and maturities and on the dates set forth in the Supplemental Indenture, at a Redemption Price of 100% of the principal amount thereof. At the written direction of the Issuer, the Trustee shall apply moneys from time to time available in the applicable Series Sinking Fund Account to the purchase of Bonds of the applicable Series which mature in the aforesaid years, at prices not higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise be required to be given. In the event of purchases at less than the principal amount thereof, the difference between the amount in the Series Sinking Fund Account representing the principal amount of the Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the related Series Interest Account of the Debt Service Fund.

(b) Accrued interest on purchased or redeemed Bonds of a Series shall be paid from the related Series Interest Account of the Debt Service Fund.

(c) In lieu of paying the Debt Service Requirements necessary to allow any mandatory redemption of Bonds of a Series from the related Series Sinking Fund Account, the Issuer may present to the Trustee Bonds of such Series purchased by the Issuer pursuant to

subparagraph (a) above and furnished for such purposes; provided, however, that no Bonds of such Series so purchased shall be credited towards the Debt Service Requirements in respect of the mandatory redemption of Bonds of such Series for which notice of redemption has been given pursuant to Section 8.02 of this Master Indenture. Any Bond so purchased shall be presented to the Trustee for cancellation. In such event, the Debt Service Requirements with respect to the Bonds of a Series for the period in which the purchased Bonds are presented to the Trustee shall, for all purposes hereunder, be reduced by an amount equal to the aggregate principal amount of any such Bonds so presented.

SECTION 6.05. Debt Service Reserve Fund. The Trustee is hereby authorized and directed to establish a Debt Service Reserve Fund and, if applicable, pursuant to a Supplemental Indenture a Series Account for each Series of Bonds issued hereunder. The Debt Service Reserve Fund and each Series Account therein shall be held by the Trustee solely for the benefit of each related Series of Bonds or sub-Series, as determined by the applicable Supplemental Indenture; provided, however, that notwithstanding anything to the contrary contained in this Master Indenture, the Supplemental Indenture authorizing the issuance of a Series of Bonds may provide that the Debt Service Reserve Fund is not applicable and no account therein shall secure such Series of Bonds. The Debt Service Reserve Fund and each Series Account therein shall constitute an irrevocable trust fund to be applied solely as set forth herein and shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee. Unless otherwise provided in the Supplemental Indenture authorizing the issuance of a Series of Bonds, on the date of issuance and delivery of a Series of Bonds an amount of Bond proceeds or equity equal to the Debt Service Reserve Requirement in respect of such Series of Bonds, calculated as of the date of issuance and delivery of such Series of Bonds, shall be deposited in the related Series Account of the Debt Service Reserve Fund. Unless otherwise provided in the Supplemental Indenture with respect to a Series of Bonds, and as long as there exists no default under the Indenture and the amount in the Series Account of the Debt Service Reserve Fund is not reduced below the then applicable Debt Service Reserve Requirement with respect to such Series of Bonds, earnings on investments in the Series Account of the Debt Service Reserve Fund shall, prior to the Completion Date of a Project, be transferred to the applicable Acquisition and Construction Account of the Acquisition and Construction Fund, and after the Completion Date, shall be, at the written direction of the Issuer, transferred to the related Series Account of the Revenue Fund. Otherwise, earnings on investments in each Series Account of the Debt Service Reserve Fund shall be retained therein until applied as set forth herein. If made applicable in a Supplemental Indenture, in the event that the amount in a Series Account of the Debt Service Reserve Fund exceeds the Debt Service Reserve Requirement with respect to such Series of Bonds due to a decrease in the then applicable Debt Service Reserve Requirement as a result of an optional prepayment by the owner of a lot or parcel of land of Special Assessments against such lot or parcel or a mandatory true-up payment, which Special Assessments are pledged for the payment and security of such Series of Bonds, the excess amount shall, as directed by the terms of the applicable Supplemental Indenture, be transferred from the Series Account or subaccount of the Debt Service Reserve Fund to the applicable Series Account or subaccount of the Bond Redemption Fund established for such Series of Bonds and shall constitute a credit against such optional prepayment or true-up payment. If made applicable in the Supplemental Indenture with respect to a Series of Bonds, in the event that the amount in a Series Account of the Debt Service Reserve Fund exceeds the Debt Service Reserve Requirement with respect to such Series of Bonds due to a decrease in the

then applicable Debt Service Reserve Requirement for any other reason, the excess amount shall, as directed by the terms of the applicable Supplemental Indenture, either be transferred from the Series Account of the Debt Service Reserve Fund to the applicable Series Account or subaccount of the Bond Redemption Fund.

Whenever for any reason on an Interest Payment Date, principal payment date or mandatory redemption date with respect to a related Series of Bonds secured by a Series Account of the Debt Service Reserve Fund the amount in the related Series Interest Account, the related Series Principal Account or the related Series Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on such Series of Bonds therefrom on such payment dates, the Trustee shall, without further instructions, transfer the amount of any such deficiency from the related Series Account of the Debt Service Reserve Fund into the related Series Interest Account, the related Series Principal Account and the related Series Sinking Fund Account, as the case may be, with priority to the related Series Interest Account and then, proportionately according to the respective deficiencies therein, to the related Series Principal Account and the related Series Sinking Fund Account, to be applied to pay the Series of Bonds secured by the Series Account of the Debt Service Reserve Fund.

SECTION 6.06. Bond Redemption Fund. Unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, the Trustee is hereby authorized and directed to establish a Bond Redemption Fund and pursuant to a Supplemental Indenture a Series Account and one or more subaccounts within the Bond Redemption Fund for each Series of Bonds issued hereunder into which shall be deposited, moneys in the amounts and at the times provided in Sections 5.01, 6.01, 6.03, 6.05, 9.08 and 9.14(c) of this Master Indenture. The Series Account and any subaccount within the Bond Redemption Fund shall constitute an irrevocable trust fund to be applied solely as set forth in the applicable Supplemental Indenture and shall be held by the Trustee separate and apart from all other Funds, Accounts or any subaccounts held under such Indenture and from all other moneys of the Trustee. All earnings on investments held in the Series Account within the Bond Redemption Fund shall be retained therein and applied as set forth below.

Moneys in the Series Account within the Bond Redemption Fund (including all earnings on investments held in the Series Account within the Bond Redemption Fund) shall be accumulated therein to be used in the following order of priority, to the extent that the need therefor arises:

FIRST, (except for amounts resulting from Prepayments of Special Assessments, which shall be applied as provided in the next paragraph) make such deposits into the Rebate Fund created and established under this Master Indenture as the Issuer may direct in accordance with an arbitrage rebate agreement, such moneys thereupon to be used solely for the purposes specified in said arbitrage rebate agreement. Any moneys so transferred from the Series Account within the Bond Redemption Fund to the Rebate Fund shall thereupon be free from the lien and pledge of the related Indenture;

SECOND, to be used to call for redemption pursuant to clause (b) of Section 8.01 hereof an amount of Bonds of the applicable Series equal to the amount of money transferred to the Series Account or subaccount within the Bond Redemption Fund

pursuant to the aforesaid clauses or provisions, as appropriate, for the purpose of such extraordinary mandatory redemption on the dates and at the prices provided in such clauses or provisions, as appropriate; and

THIRD, the remainder to be utilized by the Trustee, at the direction of a Responsible Officer, to call for redemption on each Interest Payment Date or other date on which Bonds of the applicable Series are subject to optional redemption pursuant to Section 8.01(a) hereof such amount of Bonds of the applicable Series taking into account any redemption premium, as may be practicable; provided, however, that not less than Five Thousand Dollars ($5,000) principal amount of Bonds of the applicable Series shall be called for redemption at one time.

Any such redemption shall be made in accordance with the provisions of Article VIII of this Master Indenture and the applicable provisions of the related Supplemental Indenture. The Issuer shall pay all expenses in connection with such redemption.

SECTION 6.07. Drawings on Credit Facility. With respect to Bonds in respect of which there has been issued a Credit Facility, the Trustee shall draw on the Credit Facility, in accordance with the provisions for drawing under such Credit Facility, and within the requisite time period, all as set forth in the Credit Facility Agreement or the Supplemental Indenture.

SECTION 6.08. Procedure When Funds Are Sufficient to Pay All Bonds of a Series. Unless otherwise provided in the Supplemental Indenture with respect to a Series of Bonds, if at any time the moneys held by the Trustee in the Funds (other than the moneys in the Rebate Fund) and Accounts hereunder and under a Supplemental Indenture and available therefor are sufficient to pay the principal or Redemption Price of, as the case may be, and interest on all Bonds of a Series then Outstanding under such Indenture to maturity or prior redemption, together with any amounts due the Issuer and the Trustee, Paying Agent, Registrar and Credit Facility Issuer, if any, the Trustee, at the direction of the Issuer, shall apply the amounts in the Series Funds and Series Accounts to the payment of the aforesaid obligations and the Issuer shall not be required to pay over any further Pledged Revenues with respect to such Series of Bonds unless and until it shall appear that there is a deficiency in the Funds and Accounts held by the Trustee.

SECTION 6.09. Certain Moneys to Be Held for Series Bondowners Only. Each Series of Bonds issued pursuant to this Master Indenture and the related Supplemental Indenture shall be secured by Pledged Revenues, as set forth herein, and otherwise may be secured by such additional Funds and Accounts and other security (including, but not limited to, Credit Facilities) established by the pertinent Supplemental Indenture. Moneys and investments in the various Funds and Accounts created under a Supplemental Indenture expressly and solely for the benefit of the Series of Bonds issued under such Supplemental Indenture shall be held in trust by the Trustee for the benefit of the Holders of, and Credit Facility Issuer with respect to, Bonds of that Series only.

SECTION 6.10. Unclaimed Moneys In the event any Bond shall not be presented for payment when the principal of such Bond becomes due, either at maturity or at the date fixed for redemption of such Bond or otherwise, if amounts sufficient to pay such Bond have been

deposited with the Trustee for the benefit of the owner of the Bond and have remained unclaimed for three (3) years after the date payment thereof becomes due shall, upon request of the Issuer, if the Issuer is not at the time to the knowledge of the Trustee in default with respect to any covenant in this Master Indenture, any Supplemental Indenture or the Bonds contained, be paid to the Issuer; and the Owners of the Bonds for which the deposit was made shall thereafter be limited to a claim against the Issuer; provided, however, that the Trustee, before making payment to the Issuer, may, at the expense of the Issuer and if directed by the Issuer, cause a notice to be published in an Authorized Newspaper, stating that the money remaining unclaimed will be returned to the Issuer after a specified date.

SECTION 6.11. Rebate Fund The Trustee is hereby authorized and directed to establish a Rebate Fund. Unless provided otherwise in a Supplemental Indenture, the Trustee shall transfer monies from the applicable Series Account in the Revenue Fund and deposit the same to the Rebate Fund, and shall make payments therefrom at the times and in the amounts required to comply with the covenants in the applicable Arbitrage Certificate, all as directed by the Issuer. If so directed by the Issuer in writing, the Trustee shall create one or more Series Accounts within the Rebate Fund relating to one or more particular Series of Bonds.

(a) All amounts held in the Rebate Fund shall be governed by this Section and the applicable Arbitrage Certificate. The Trustee shall be entitled to rely on the rebate calculations obtained from the rebate analyst retained by the Issuer pursuant to any Arbitrage Certificate and the Trustee shall not be responsible for any loss or damage resulting from any good faith action taken or omitted to be taken by the Trustee in reliance upon such calculations.

(b) Pursuant to the applicable Arbitrage Certificate, the Trustee shall remit all rebate installments and a final rebate payment to the United States. The Trustee shall have no obligation to pay any amounts required to be rebated pursuant to this Section and the applicable Arbitrage Certificate, other than at the direction of the Issuer and from moneys held in the Rebate Fund or from other moneys provided to it by the Issuer. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any arbitrage rebate shall be withdrawn and paid to the Issuer.

(c) Notwithstanding any other provision of this Master Indenture, including in particular Article XIV hereof, the obligation of the Issuer to pay arbitrage rebate to the United States and to comply with all other requirements of this Section and the Arbitrage Certificate shall survive the defeasance or payment in full of the Bonds.

(d) The Trustee shall not be deemed to have constructive knowledge of the Code or regulations, rulings and judicial decisions concerning the Code.

[END OF ARTICLE VI]

ARTICLE VII
SECURITY FOR AND INVESTMENT OR DEPOSIT OF FUNDS

SECTION 7.01. Deposits and Security Therefor. Unless otherwise as provided in the Supplemental Indenture with respect to a Series of Bonds, all moneys received by the Trustee under a Supplemental Indenture for deposit in any Fund or Account established under this Master Indenture or such Supplemental Indenture shall be considered trust funds, shall not be subject to lien or attachment, except for the lien created by this Master Indenture and the related Supplemental Indenture, and shall be deposited with the Trustee, until or unless invested or deposited as provided in Section 7.02 hereof. Except for investments of the type specified in (iii) of the definition of Investment Securities, all deposits of moneys received by the Trustee under this Master Indenture or such Supplemental Indenture (whether original deposits under this Section 7.01 or deposits or redeposits in time accounts under Section 7.02) shall, to the extent not insured, and to the extent permitted by law, be fully secured as to both principal and interest earned, by Investment Securities of the types set forth in the definition of Investment Securities and the provisions thereof. If at any time the Trustee is unwilling to accept such deposits or unable to secure them as provided above, the Trustee may deposit such moneys with any other depository which is authorized to receive them and the deposits of which are insured by the Federal Deposit Insurance Corporation (including the FDIC Savings Association Insurance Fund). All deposits in any other depository in excess of the amount covered by insurance (whether under this Section 7.01 or Section 7.02 as aforesaid) shall, to the extent permitted by law, be fully secured as to both principal and interest earned, in the same manner as required herein for deposits with the Trustee. Such security shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than $50,000,000.

SECTION 7.02. Investment or Deposit of Funds. Except to the extent otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, the Trustee shall, as directed by the Issuer in writing, invest moneys held in any Series Account within the Debt Service Fund, any Series Account within the Debt Service Reserve Fund and any Series Account within the Bond Redemption Fund created under any Supplemental Indenture only in Government Obligations and other Investment Securities. All deposits in time accounts shall be subject to withdrawal without penalty and all investments shall mature or be subject to redemption by the holder without penalty, not later than the date when the amounts will foreseeably be needed for purposes set forth herein or in the Supplemental Indenture with respect to a Series of Bonds. All securities securing investments under this Section shall be deposited with a Federal Reserve Bank, with the trust department of the Trustee, as authorized by law with respect to trust funds in the State, or with a bank or trust company having a combined net capital and surplus of not less than $50,000,000. The interest and income received upon such investments and any interest paid by the Trustee or any other depository of any Fund or Account and any profit or loss resulting from the sale of securities shall be added or charged to the Fund or Account for which such investments are made; provided, however, that if the amount in any Fund or Account equals or exceeds the amount required to be on deposit therein, subject to Section 6.05 of this Master Indenture and unless otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, any interest and other income so received shall be deposited in the related Series Account of the Revenue Fund. Upon request of the Issuer, or on its own

initiative whenever payment is to be made out of any Fund or Account, the Trustee shall sell such securities as may be requested to make the payment and restore the proceeds to the Fund or Account in which the securities were held. The Trustee shall not be accountable for any depreciation in the value of any such security or for any loss resulting from the sale thereof, except as provided hereinafter. If net proceeds from the sale of securities held in any Fund or Account shall be less than the amount invested and, as a result, the amount on deposit in such Fund or Account is less than the amount required to be on deposit in such Fund or Account, the amount of such deficit shall be transferred to such Fund or Account from the related Series Account of the Revenue Fund.

Absent specific instructions as aforesaid or absent standing instructions from the Issuer for investment of such moneys, then the Trustee shall not be responsible or liable for keeping the moneys invested. The Trustee shall not be liable or responsible for any loss or failure to achieve the highest return, or entitled to any gain, resulting from any investment or sale upon the investment instructions of the Issuer or otherwise. The Trustee may make any investments permitted by the provisions of this section through its own bond department or investment department.

SECTION 7.03. Valuation of Funds. The Trustee shall value the assets in each of the Funds and Accounts established hereunder or under any Supplemental Indenture forty-five (45) days prior to each Interest Payment Date, and as soon as practicable after each such valuation date (but no later than ten (10) days after each such valuation date) shall provide the Issuer a report of the status of each Fund and Account as of the valuation date. In computing the assets of any Fund or Account, investments and accrued interest thereon shall be deemed a part thereof, subject to Section 7.02 hereof. For the purpose of determining the amount on deposit to the credit of any Fund or Account established hereunder or under any Supplemental Indenture, obligations in which money in such Fund or Account shall have been invested shall be valued at the market value or the amortized cost thereof, whichever is lower, or at the redemption price thereof, to the extent that any such obligation is then redeemable at the option of the holder. For the purpose of determining the amount on deposit to the credit of any Account within the Debt Service Reserve Fund, obligations in which money in such Fund shall have been invested shall be valued at par, if purchased at par, or at amortized cost, if purchased at other than par, plus, in each case, accrued interest. Amortized cost, when used with respect to an obligation purchased at a premium above or a discount below par, means the value as of any given time obtained by dividing the total premium or discount at which such obligation was purchased by the number of days remaining to maturity on such obligation at the date of such purchase and by multiplying the amount thus calculated by the number of days having passed since such purchase; and (i) in the case of an obligation purchased at a premium by deducting the product thus obtained from the purchase price, and (ii) in the case of an obligation purchased at a discount by adding the product thus obtained to the purchase price.

SECTION 7.04. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VII]

ARTICLE VIII
REDEMPTION AND PURCHASE OF BONDS

SECTION 8.01. Redemption Dates and Prices. Unless provided otherwise in a Supplemental Indenture with respect to a Series of Bonds, the Bonds of a Series may be made subject to optional, mandatory and extraordinary redemption and purchase, either in whole or in part, by the Issuer, prior to maturity in the amounts, at the times and in the manner provided in this Article VIII and in the related Supplemental Indenture.

(a) *Optional Redemption*. Bonds of a Series shall be subject to optional redemption at the direction of the Issuer, at the times and upon payment of the redemption price as provided in the related Supplemental Indenture.

(b) *Extraordinary Mandatory Redemption in Whole or in Part*. Except as otherwise provided in a Supplemental Indenture with respect to Bonds of the related Series, Bonds of a Series are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole, on any date, or in part, on any Interest Payment Date, at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date, (i) from moneys deposited into the related Series Account within the Bond Redemption Fund following the payment of Special Assessments on any portion of the District Lands in accordance with the provisions of Section 9.08 hereof; (ii) when sufficient moneys are on deposit in the related Series Funds and Accounts (other than moneys in the Rebate Fund and any other excluded Fund or Account as provided in a Supplemental Indenture with respect to a Series of Bonds) to pay and redeem all Outstanding Bonds of a Series and accrued interest thereon to the redemption date in addition to all amounts owed to Persons under the related Indenture; (iii) from moneys in excess of the Debt Service Reserve Requirement for a Series of Bonds in the applicable Series Account of the Debt Service Reserve Fund transferred to the Series Account within the Bond Redemption Fund pursuant to Section 6.05 hereof; (iv) from excess moneys transferred from the Series Account of the Revenue Fund to the Series Account within the Bond Redemption Fund in accordance with Section 6.03 of this Master Indenture; (v) from moneys, if any, on deposit in the Series Account within the Bond Redemption Fund pursuant to Section 9.14(c) hereof following condemnation or the sale of any portion of the District Lands benefited by a Project to a governmental entity under threat of condemnation by such governmental entity or the damage or destruction of all or substantially all of the Project when such moneys are not to be used pursuant to 9.14(c) to repair, replace or restore a Project; provided, however, that at least forty-five (45) days prior to such extraordinary mandatory redemption, the Issuer shall cause to be delivered to the Trustee (x) notice setting forth the redemption date and (y) a certificate of the Consulting Engineer confirming that the repair and restoration of a Project would not be economical or would be impracticable; or (vi) from amounts transferred to the Series Account of the Bond Redemption Fund from the Series Account of the Acquisition and Construction Fund in accordance with Section 5.01(c) hereof.

(c) *Mandatory Sinking Fund Redemption*. Bonds of a Series may be subject to mandatory sinking fund redemption at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the redemption date, in the years and amounts set forth in a Supplemental Indenture.

In connection with such mandatory sinking fund redemption of Bonds, amounts shall be transferred from the applicable Series Account of the Revenue Fund to the Series Sinking Fund Account of the Debt Service Fund, all as more particularly described in Section 6.03 hereof.

The principal amounts of scheduled mandatory sinking fund payments shall be reduced as specified by the Issuer or as provided in Section 8.04 hereof by any principal amounts of the Bonds redeemed pursuant to Section 8.01(a) and (b) hereof or purchased and cancelled pursuant to Section 6.04 hereof.

Upon any redemption of Bonds other than in accordance with scheduled mandatory sinking fund payments, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund payments recalculated so as to amortize the Outstanding principal amount of Bonds of such Series in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Bonds of such Series. The mandatory sinking fund payments as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund payments for all Bonds of such Series in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund payment is due, the foregoing recalculation shall not be made to mandatory sinking fund payments due in the year in which such redemption or purchase occurs, but shall be made to mandatory sinking fund payments for the immediately succeeding and subsequent years.

SECTION 8.02. Notice of Redemption and of Purchase. Except where otherwise required by a Supplemental Indenture, when required to redeem or purchase Bonds of a Series under any provision of the related Indenture or directed to do so by the Issuer, the Trustee shall cause notice of the redemption, either in whole or in part, to be given by Electronic Means or mailed by first class mail, postage prepaid at least thirty (30) but not more than sixty (60) days prior to the redemption or purchase date to all Owners of Bonds to be redeemed or purchased (as such Owners appear on the Bond Register on the fifth (5th) day prior to such mailing), at their registered addresses, but failure to mail any such notice or defect in the notice or in the mailing thereof shall not affect the validity of the redemption or purchase of the Bonds of such Series for which notice was duly mailed in accordance with this Section 8.02. The Issuer shall, when it is directing the Trustee to mail such notice, provide written direction to the Trustee at least forty-five (45) days (unless the Trustee agrees to a shorter period) prior to the date on which the Trustee is required to send notice hereunder. Such notice shall be given in the name of the Issuer, shall be dated, shall set forth the Bonds of such Series Outstanding which shall be called for redemption or purchase and shall include, without limitation, the following additional information:

(a) the redemption or purchase date;

(b) the redemption or purchase price;

(c) CUSIP numbers, to the extent applicable, and any other distinctive numbers and letters;

(d) if less than all Outstanding Bonds of a Series to be redeemed or purchased, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed or purchased;

(e) that on the redemption or purchase date the Redemption Price or purchase price will become due and payable upon surrender of each such Bond or portion thereof called for redemption or purchase, and that interest thereon shall cease to accrue from and after said date; and

(f) the place where such Bonds are to be surrendered for payment of the redemption or purchase price, which place of payment shall be a corporate trust office of the Trustee.

If at the time of mailing of notice of redemption or purchase, the Issuer shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem or purchase all the Bonds called for redemption or purchase, such notice shall state that it is subject to the deposit of the redemption or purchase moneys with the Trustee or Paying Agent, as the case may be, not later than the opening of business on the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited.

If the amount of funds deposited with the Trustee for such redemption, or otherwise available, is insufficient to pay the Redemption Price and accrued interest on the Bonds so called for redemption on the redemption date, the Trustee shall redeem and pay on such date an amount of such Bonds for which such funds are sufficient, selecting the Bonds to be redeemed randomly from among all such Bonds called for redemption on such date, and among different maturities of Bonds in the same manner as the initial selection of Bonds to be redeemed, and from and after such redemption date, interest on the Bonds or portions thereof so paid shall cease to accrue and become payable; but interest on any Bonds or portions thereof not so paid shall continue to accrue until paid at the same rate as it would have had such Bonds not been called for redemption.

The notices required to be given by this Section 8.02 shall state that no representation is made as to correctness or accuracy of the CUSIP numbers listed in such notice or printed on the Bonds.

SECTION 8.03. Payment of Redemption Price. If any required (a) unconditional notice of redemption has been duly given, mailed or waived by the Owners of all Bonds called for redemption or (b) conditional notice of redemption has been so given, mailed or waived and the redemption moneys have been duly deposited with the Trustee or Paying Agent, then in either case, the Bonds called for redemption shall be payable on the redemption date at the applicable Redemption Price plus accrued interest, if any, to the redemption date. Bonds of a Series so called for redemption, for which moneys have been duly deposited with the Trustee, will cease to bear interest on the specified redemption date, shall no longer be secured by the related Indenture and shall not be deemed to be Outstanding under the provisions of the related Indenture.

Payment of the Redemption Price, together with accrued interest, shall be made by the Trustee or Paying Agent to or upon the order of the Owners of the Bonds called for redemption upon surrender of such Bonds. The Redemption Price of the Bonds to be redeemed, the expenses of giving notice and any other expenses of redemption, shall be paid out of the Fund from which redemption is to be made or by the Issuer, or as specified in a Supplemental Indenture.

SECTION 8.04. Partial Redemption of Bonds. Except to the extent otherwise provided in a Supplemental Indenture, if less than all of a Series of Bonds of a maturity are to be redeemed, the Trustee shall select the particular Bonds or portions of the Bonds to be called for redemption randomly in such reasonable manner as the Trustee in its discretion may determine. In the case of any partial redemption of Bonds of a Series pursuant to Section 8.01(a), such redemption shall be effectuated by redeeming Bonds of such Series of such maturities in such manner as shall be specified by the Issuer in writing, subject to the provisions of Section 8.01 hereof. In the case of any partial redemption of Bonds of a Series pursuant to Section 8.01(b), such redemption shall be effectuated by redeeming Bonds of such Series pro rata among the maturities, treating each date on which a sinking fund installment is due as a separate maturity for such purpose, with the portion to be redeemed from each maturity being equal to the product of the aggregate principal amount of Bonds of such Series to be redeemed multiplied times a fraction the numerator of which is the principal amount of the Series of Bonds of such maturity outstanding immediately prior to the redemption date and the denominator of which is the aggregate principal amount of all Bonds of such Series outstanding immediately prior to the redemption date, rounded up or down to the nearest $5,000 amount in order to maintain Authorized Denominations. The Issuer or the District Manager, on behalf of the issuer, shall be responsible for calculating such revised sinking fund installments and provide the Trustee with the revised sinking fund installments.

[END OF ARTICLE VIII]

ARTICLE IX
COVENANTS OF THE ISSUER

SECTION 9.01. Power to Issue Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Bonds, to adopt and execute this Master Indenture and to pledge the Pledged Revenues for the benefit of the Bonds of a Series and any Credit Facility Issuer, except to the extent otherwise provided in a Supplemental Indenture. The Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Bonds of a Series and any Credit Facility Issuer with respect to such Series. The Bonds and the provisions of this Master Indenture and any Supplemental Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, but without waiving any limitations of liability afforded by law, defend, preserve and protect the pledge created by this Master Indenture and any Supplemental Indenture and all the rights of the Bondholders and any Credit Facility Issuer under this Master Indenture and any Supplemental Indenture against all claims and demands of all other Persons whomsoever.

SECTION 9.02. Payment of Principal and Interest on Bonds. The payment of the principal or Redemption Price of and interest on all of the Bonds of a Series issued under the related Indenture shall be secured forthwith equally and ratably by a first lien on and pledge of the Pledged Revenues, except to the extent otherwise provided in a Supplemental Indenture; and Pledged Revenues in an amount sufficient to pay the principal or Redemption Price of and interest on the Bonds of a Series authorized by the related Indenture are hereby irrevocably pledged to the payment of the principal or Redemption Price of and interest on the Bonds of a Series authorized under the related Indenture, as the same become due and payable. The Issuer shall promptly pay the interest on and the principal or Redemption Price of every Bond issued hereunder according to the terms thereof, but shall be required to make such payment only out of the Pledged Revenues.

THE BONDS AUTHORIZED UNDER THIS MASTER INDENTURE AND THE RELATED SUPPLEMENTAL INDENTURE AND THE OBLIGATIONS EVIDENCED THEREBY SHALL NOT CONSTITUTE A LIEN UPON ANY PROPERTY OF THE ISSUER, INCLUDING, WITHOUT LIMITATION, A PROJECT OR ANY PORTION THEREOF IN RESPECT OF WHICH ANY SUCH BONDS ARE BEING ISSUED, OR ANY PART THEREOF, BUT SHALL CONSTITUTE A LIEN ONLY ON THE PLEDGED REVENUES AS SET FORTH IN THIS MASTER INDENTURE AND ANY SUPPLEMENTAL INDENTURE. NOTHING IN THE BONDS AUTHORIZED UNDER THIS MASTER INDENTURE AND ANY SUPPLEMENTAL INDENTURE SHALL BE CONSTRUED AS OBLIGATING THE ISSUER TO PAY THE BONDS OR THE REDEMPTION PRICE THEREOF OR THE INTEREST THEREON EXCEPT FROM THE PLEDGED REVENUES, OR AS PLEDGING THE FAITH AND CREDIT OF THE ISSUER, THE CITY, THE COUNTY, THE STATE OR ANY OTHER POLITICAL SUBDIVISION THEREOF, OR AS OBLIGATING THE ISSUER, THE CITY, THE COUNTY, THE STATE OR ANY OF ITS POLITICAL SUBDIVISIONS, DIRECTLY OR INDIRECTLY OR CONTINGENTLY, TO LEVY OR TO PLEDGE ANY FORM OF TAXATION WHATEVER THEREFOR.

SECTION 9.03. Special Assessments; Re-Assessments.

(a) The Issuer shall levy Special Assessments, and, unless the Issuer collects the Special Assessments directly under the conditions set forth herein, evidence and certify the same to the Tax Collector or shall cause the Property Appraiser to certify the same on the tax roll to the Tax Collector for collection by the Tax Collector and enforcement by the Tax Collector or the Issuer pursuant to the Act, Chapter 170 or Chapter 197, Florida Statutes, or any successor statutes, as applicable, and Section 9.04 hereof, to the extent and in an amount sufficient to pay Debt Service Requirements on all Outstanding Bonds.

(b) If any Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make such Special Assessment when it might have done so, the Issuer shall either (i) take all necessary steps to cause a new Special Assessment to be made for the whole or any part of said improvement or against any property benefited by said improvement, or (ii) in its sole discretion, make up the amount of such Special Assessment from any legally available moneys, which moneys shall be deposited into the applicable Series Account in the Revenue Fund. In case such second Special Assessment shall be annulled, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

SECTION 9.04. Method of Collection. Special Assessments shall be collected by the Issuer in accordance with the provisions of the Act, Chapter 190 and Chapter 197, Florida Statutes, or any successor statutes thereto, as applicable, in accordance with the terms of this Section. Except as stated in the next succeeding sentence, the Issuer shall use the uniform method for the levy, collection and enforcement of Special Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes thereto (the "Uniform Method"), and to do all things necessary to continue to use the Uniform Method or a comparable alternative method afforded by Section 197.3631, Florida Statutes. Notwithstanding the foregoing and except as otherwise provided in a Supplemental Indenture, the Issuer shall not collect Special Assessments pursuant to the Uniform Method levied against District Lands while owned by the Developer or any entity affiliated with the Developer prior to platting of such lands, unless the Trustee at the direction of the Majority Holders directs the Issuer otherwise or the timing for using the Uniform Method is not yet available. The Issuer shall enter into or maintain in effect one or more written agreements with the Property Appraiser and the Tax Collector, either individually or jointly (together, the "Property Appraiser and Tax Collector Agreement") in order to effectuate the provisions of this Section. The Issuer shall ensure that any such Property Appraiser and Tax Collector Agreement remains in effect for at least as long as the final maturity of Bonds Outstanding under this Master Indenture. To the extent that the Issuer is legally prevented from collecting Special Assessments pursuant to the Uniform Method or is not required to collect Special Assessments pursuant to the Uniform Method in accordance with the provisions of this Section 9.04, the Issuer shall then and only under those circumstances pursuant to the applicable rules and procedures of the County, collect and enforce Special Assessments pursuant to any available method under the Act, Chapter 170, Florida Statutes, or Chapter 197, Florida Statutes, or any successor statutes thereto.

SECTION 9.05. Delinquent Special Assessments; Sale of Tax Certificates and Issuance of Tax Deeds; Foreclosure of Special Assessment Liens.

(a) Subject to the provisions of Section 9.04 hereof, if the owner of any lot or parcel of land assessed for a particular Project shall be delinquent in the payment of any Special Assessment, then such Special Assessment shall be enforced pursuant to the provisions of Chapter 197, Florida Statutes, or any successor statute thereto, including but not limited to the sale of tax certificates and tax deeds as regards such delinquent Special Assessment. In the event the provisions of Chapter 197, Florida Statutes, and any provisions of the Act with respect to such sale are inapplicable by operation of law, then upon the delinquency of any Special Assessment the Issuer shall, to the extent permitted by law, utilize any other method of enforcement as provided by Section 9.04 hereof, including, without limitation, cause such delinquent property to be foreclosed, pursuant to the provisions of Section 170.10, Florida Statutes, in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate and Sections 190.026 and 170.10, Florida Statutes, or otherwise as provided by law. The Issuer is authorized to pay its fees and expenses relating to a foreclosure action from the proceeds of such foreclosure. The Issuer covenants not to use the provisions of Chapter 173, Florida Statutes, unless no other provision under applicable law can be used to foreclose the Special Assessments. Notwithstanding anything to the contrary herein, the Issuer shall be entitled to recover from any foreclosure all fees and costs expended in connection with such foreclosure, regardless whether such fees and costs are included as part of 'Special Assessments,' as defined herein.

(b) If the Special Assessments levied and collected under the Uniform Method described in Section 9.04 are delinquent, then the applicable procedures for issuance and sale of tax certificates and tax deeds for nonpayment shall be followed in accordance with Chapter 197, Florida Statutes and related statutes. Alternatively, if the Uniform Method is not utilized, and if any property shall be offered for sale for the nonpayment of any Special Assessment, and no person or persons shall purchase the same for an amount at least equal to the full amount due on the Special Assessment (principal, interest, penalties and costs, plus attorneys' fees, if any), the property may then be purchased by the Issuer, to the extent the Issuer has available funds, for an amount equal to the balance due on the Special Assessment (principal, interest, penalties and costs, plus attorneys' fees, if any), and the Issuer shall thereupon receive in its corporate name or in the name of special purpose entity nominee of the Issuer, the title to the property for the benefit of the Registered Owners.

(c) Not less than ten (10) days prior to the filing of any foreclosure action or any sale of tax deed as herein provided, the Issuer shall cause written notice thereof to be mailed to the Registered Owners of the Series of Bonds secured by such delinquent Special Assessments. Not less than thirty (30) days prior to the proposed sale of any lot or tract of land acquired by foreclosure by the Issuer, it shall give written notice thereof to such Registered Owners.

(d) Notwithstanding any of the foregoing to the contrary, for as long as there is an "Obligated Person," as defined under the Rule, then in addition to the Issuer, the decision to file a foreclosure action shall be made by the Majority Holders of the Outstanding Bonds so secured by the delinquent Special Assessments and such decision shall be communicated to the

Issuer and Trustee in writing; provided however that the Majority Holders of the Outstanding Bonds shall be deemed to have consented on behalf to any request by the Issuer to foreclose if the Issuer does not receive written direction from the Trustee as directed by the Majority Holders of the Outstanding Bonds within sixty (60) days of a written request to foreclose by the Issuer.

SECTION 9.06. Management of Property Acquired by the Trustee or Issuer. The Issuer, either through its own actions or actions caused to be done through the Trustee at the direction of the Majority Holders, shall have the power and shall use its best efforts to lease or sell such property and deposit all of the net proceeds of any such lease or sale into the related Series Account of the Revenue Fund. The Issuer, either through its own actions or actions caused to be done through the Trustee at the direction of the Majority Holders, agrees that it shall be required to take the measure provided by law for sale of property acquired by it for the Registered Owners within thirty (30) days after the receipt of the request therefor signed by the Registered Owners of more than fifty percent (50%) of the aggregate principal amount of all Outstanding Bonds of the applicable Series. If directed by the Majority Holders of a Series if the Issuer shall so elect, the Issuer and the Trustee, as directed by the Majority Holders, may place title of property received upon foreclosure or deed in lieu of foreclosure into a special purpose entity controlled by any entity acceptable to the Majority Holders of such Series so effected by such foreclosure, for the benefit of the Registered Owners.

SECTION 9.07. Books and Records with Respect to Special Assessments. In addition to the books and records required to be kept by the Issuer pursuant to the provisions of Section 9.17 hereof, the Issuer shall keep books and records for the collection of the Special Assessments on the District Lands, which such books, records and accounts shall be kept separate and apart from all other books, records and accounts of the Issuer. The District Manager or the District Manager's designee, at the end of each Fiscal Year, shall prepare a written report setting forth the collections received, the number and amount of delinquencies, the proceedings taken to enforce collections and cure delinquencies and an estimate of time for the conclusion of such legal proceedings. As soon as practicable after a signed copy of the Issuer's audit becomes available, the Issuer shall, upon written request, mail the same to any requesting Registered Owner.

SECTION 9.08. Removal of Special Assessment Liens. Except as otherwise provided in a Supplemental Indenture with respect to a related Series of Bonds, the following procedures shall apply in connection with the removal of Special Assessment liens:

(a) At any time subsequent to thirty (30) days after a Project has been completed within the meaning of Section 5.01(c) hereof and the Board has adopted a resolution accepting such Project as provided by Section 170.09, Florida Statutes, as amended, any owner of property subject to the Special Assessments may, at its option, and under certain circumstances described in the assessment resolutions in connection with prepayments derived from application of the "True-Up" mechanism therein, require the Issuer, upon receipt of such Prepayment, to release and extinguish the lien, in whole or in part, upon its property by virtue of the levy of the Special Assessments by paying to the Issuer the entire amount or a portion, as the case may be, of the Special Assessment, plus accrued interest, attributable to the property subject to Special Assessment owned by such owner to the earlier of the next Interest Payment Date occurring at least forty-five (45) days after the Trustee receives such Prepayment. If any such

prepayment of Special Assessments shall occur within thirty (30) days after such Project has been completed and the Board has adopted a resolution accepting that Project as provided in Section 170.09, Florida Statutes, as amended, no accrued interest shall be required to be paid unless such right has been irrevocably waived by the landowners within the District. The Issuer shall promptly notify the Trustee in writing of any Prepayment made under such circumstances. Accrued interest on any Bonds that would be redeemed as a result of such Prepayment made within thirty (30) days after the Board has adopted a resolution accepting such Project shall be derived from moneys on deposit in the Interest Account or capitalized interest account and if no moneys remain, from moneys on deposit in the Debt Service Reserve Account.

(b) Upon receipt of a Prepayment as described in (a) above, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the County an affidavit or affidavits, as the case may be, executed by an authorized officer of the Issuer, to the effect that the Special Assessment has been paid in full or in part and that such Special Assessment lien is thereby released and extinguished if paid in full or such Special Assessment lien shall be reduced if the landowner only made a partial Prepayment. Upon receipt of any such moneys from the Issuer the Trustee shall immediately deposit the same into the applicable Account or subaccount of the Bond Redemption Fund to be applied to the redemption of Bonds in accordance with Section 8.01(b)(i) hereof. In connection with such Prepayment, the Trustee shall calculate the credit authorized pursuant to Section 6.05 hereof, and transfer such credit to the prepayment subaccount of the Bond Redemption Fund to be used together with such Prepayment for the redemption of Bonds in accordance with Section 8.01(b)(i) hereof.

(c) Notwithstanding the foregoing, and consistent with the proceedings of the Issuer relating to the imposition and levy of the Special Assessments, the owner of property (including the Developer) may at any time require the Issuer to release and extinguish the lien upon its property by virtue of the levy of the Special Assessments by paying to the Issuer the entire amount of the Special Assessment, plus accrued interest to the next succeeding Interest Payment Date (or the second succeeding Interest Payment Date if such prepayment is made within forty-five (45) calendar days before an Interest Payment Date), attributable to the property subject to Special Assessment owned by such owner. In lieu of such Prepayment with cash, an owner of property within the District may surrender to the District for cancellation to completely extinguish the lien on such property or reduce the lien equally on every portion of such property, a principal amount of Outstanding Bonds of a Series that is secured by Special Assessments levied against such property.

(d) Upon receipt of a prepayment as described in (a), (b) or (c) above, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the County an affidavit or affidavits, as the case may be, executed by an authorized officer of the Issuer, to the effect that the Special Assessment has been paid and that such Special Assessment lien is thereby released and extinguished. Except as otherwise provided by a Supplemental Indenture, upon receipt of any such moneys from the Issuer the Trustee shall immediately deposit the same into the applicable Account or subaccount of the Bond Redemption Fund to be applied to the redemption of Bonds in accordance with Section 8.01(b)(i) hereof.

SECTION 9.09. Deposit of Special Assessments. The Issuer covenants to cause any Special Assessments collected or otherwise received by it to be deposited with the Trustee within five (5) Business Days after receipt thereof for deposit into the related Series Account of the Revenue Fund (except that amounts received as prepayments of Special Assessments shall be designated by the Issuer in writing as such upon delivery to the Trustee and shall be deposited directly into the related Series Account within the Bond Redemption Fund so designated by the Issuer).

SECTION 9.10. Construction to be on District Lands. Except for certain off site mitigation, roadway and possibly landscaping improvements which are or may be outside the District Lands and are required in order for the District Lands to be developed, the Issuer covenants that no part of a Project will be constructed on, over or under lands other than (i) lands good and marketable title to which is owned by the Issuer or other appropriate entity in fee simple, (ii) lands on, over or under which the Issuer or other appropriate entity shall have acquired perpetual easements for the purposes of a Project, or (iii) lands, including public streets and highways, the right to the use and occupancy of which for such purposes shall be vested in the Issuer or other appropriate entity by law or by valid franchises, licenses, easements or rights of way or other legally effective permissions or approval.

SECTION 9.11. Operation, Use and Maintenance of Projects. The Issuer shall establish and enforce reasonable rules and regulations governing the use of the Projects owned by the Issuer, and the operation thereof, such rules and regulations to be adopted in accordance with the Act, and the Issuer shall operate, use and maintain the Projects owned by the Issuer in accordance with the Act and all other applicable federal and State laws, rules and regulations; the Issuer shall maintain and operate the Projects owned by the Issuer in an efficient and economical manner, shall at all times maintain the same in good repair and in sound operating condition and shall make all necessary repairs, renewals and replacements.

SECTION 9.12. Observance of and Compliance with Valid Requirements. The Issuer shall pay all municipal or governmental charges lawfully levied or assessed upon any Project or any part thereof or upon any revenues when the same shall become due, and the Issuer shall duly observe and comply with all valid requirements of any municipal or governmental authority relative to each Project. The Issuer shall not, except as otherwise permitted in Section 9.24 of this Article, create or suffer to be created any lien or charge upon any Project or upon Pledged Revenues, except the lien and charge of the Bonds on the Pledged Revenues.

SECTION 9.13. Payment of Operating or Maintenance Costs by State or Others. The Issuer may permit the United States of America, the State, or any of their agencies, departments or political subdivisions or any other Person to pay all or any part of the cost of maintaining, repairing and operating the Projects out of funds other than Pledged Revenues.

SECTION 9.14. Public Liability and Property Damage Insurance; Maintenance of Insurance; Use of Insurance and Condemnation Proceeds.

(a) Except as otherwise provided in subsection (d) of this Section, the Issuer will carry or cause to be carried, in respect of each Project, comprehensive general liability insurance (covering bodily injury and property damage) issued by one or more insurance

companies authorized and qualified to do business under the laws of the State, in such amounts as is customary for similar operations, or as is more specifically set forth hereinbelow.

(b) At all times, to the extent commercially available, the Issuer shall maintain a practical insurance program, with reasonable terms, conditions, provisions and costs which the District Manager determines will afford adequate protection against loss caused by damage to or destruction of any component of any Project owned by the Issuer. Limits for such coverage will be subject to the Consulting Engineer's recommendations. The Issuer shall also, at all times, maintain a practical comprehensive general liability insurance program with respect to any Project for such coverage, with such reasonable terms, conditions, provisions and costs as the District Manager determines will afford adequate protection against bodily injury and property damage.

All insurance policies of the Issuer relating to any Project shall be carried with companies authorized to do business in the State, with a Best rating of no less than "A" as to management and Class "V" as to financial strength; provided, however, that if, in the opinion of the District Manager, adequate insurance protection under reasonable terms, conditions, provisions and cost cannot be purchased from an insurance company with the above-designated ratings, then the District Manager, on behalf of the Issuer, may secure such insurance protection as the Issuer determines to be in its best interests and otherwise consistent with this Master Indenture and any Supplemental Indenture; provided further, however, that the Issuer may act as a self-insurer in accordance with the requirements of subsection (d) hereof. All policies providing the insurance coverages required by this Section shall designate the Issuer as the loss-payee and shall be made payable to the Issuer.

(c) All proceeds received from property damage or destruction insurance and all proceeds received from the condemnation of any Project or any part thereof are hereby pledged by the Issuer as security for the related Series of Bonds and shall be deposited at the option of the Issuer, but subject to the limitations hereinafter described, either (i) into a separate fund to be established by the Trustee for such purpose which may be an account within the Acquisition and Construction Fund as directed by the Issuer, and used to remedy the loss, damage or taking for which such proceeds are received, either by repairing the damaged property or replacing the destroyed or taken property, as soon as practicable after the receipt of such proceeds, or (ii) if so provided in a Supplemental Indenture, into the related Series Account within the Bond Redemption Fund for the purpose of purchasing or redeeming Bonds according to the provisions set forth in Article VIII hereof. To the extent a Supplemental Indenture provides for extraordinary mandatory redemption in the event the Issuer receives insurance proceeds or condemnation awards, the Issuer shall not be entitled to deposit insurance proceeds or condemnation awards into the separate fund described above in clause (i) of this paragraph (and such proceeds and awards shall be deposited directly into the related Series Account within the Bond Redemption Fund pursuant to clause (ii) of this paragraph) unless there shall have been filed with the Issuer within a reasonable time after the damage, destruction or condemnation (A) a certificate from the Consulting Engineer that the proceeds of the insurance or condemnation awards deposited into such separate fund, together with other funds available for such purposes, will be sufficient to repair, rebuild, replace or restore such property to substantially the same condition as it was in prior to its damage, destruction or condemnation (taking into consideration any changes, alterations and modifications that the Issuer may desire),

(B) an opinion from the Consulting Engineer that such Project can be repaired, rebuilt, replaced or restored within two (2) years following the damage, destruction or condemnation thereof and (C) an opinion of the Consulting Engineer that, in each of the three (3) Fiscal Years following completion of such repair, rebuilding, replacement or restoration, the Issuer will be in compliance with its obligations hereunder. If the certificate described in clause (A) of this paragraph is not rendered because such proceeds or awards are insufficient for such purposes, the Issuer may deposit any other legally available funds in such separate fund in an amount required to enable the Consulting Engineer to render its certificate. If the insurance proceeds or condemnation awards deposited in such separate fund are more than sufficient to repair the damaged property or to replace the destroyed or taken property, the balance thereof remaining shall be deposited to the credit of the related Series Account in the Revenue Fund.

(d) The Issuer shall be entitled to provide all or a portion of the insurance coverage required by subsections (a) and (b) of this Section through Qualified Self Insurance, provided that the requirements hereinafter set forth in this subsection (d) are satisfied. "Qualified Self Insurance" means insurance maintained through a program of self-insurance or insurance maintained with a company or association in which the Issuer has a material interest or of which the Issuer has control, either singly or with others.

Prior to participation in any plan of Qualified Self Insurance not currently in effect, the Issuer shall obtain a certificate of compliance executed by the District Manager or a licensed insurance agent selected by the District Manager to the effect that (A) the proposed Qualified Self Insurance plan will provide the coverage required by subsections (a) and (b) of this Section, and (B) the proposed Qualified Self Insurance plan provides for the creation of actuarially sound reserves.

Each plan of Qualified Self Insurance shall be in written form, shall provide that upon the termination of such plan reserves will be established or insurance acquired in amounts adequate to cover any potential retained liability in respect of the period of self-insurance, and shall be reviewed annually by the District Manager or registered actuary who shall deliver to the Issuer a report on the adequacy of the reserves established thereunder in light of claims made. If the District Manager or registered actuary determines that such reserves are inadequate in light of the claims made, he shall make recommendations as to the amount of reserves that should be established and maintained, and the Issuer shall comply with such recommendations unless it can establish to the satisfaction of the District Manager or an insurance consultant retained by the Issuer that such recommendations are unreasonable in light of the nature of the claims or the history of recovery against the Issuer for similar claims.

(e) Copies of all recommendations and approvals made by the Consulting Engineer under the provisions of this Section shall be filed with the District Manager.

The Trustee shall have no duty to determine compliance by the Issuer with the requirements of this Section.

SECTION 9.15. Collection of Insurance Proceeds. Copies of all insurance policies referred to in Section 9.14 of this Article shall be available at the offices of the Issuer at all reasonable times to the inspection of the Holders of the Bonds and their agents and

representatives duly authorized in writing. The Issuer covenants that it will take such action as may be necessary to demand, collect and sue for any insurance money which may become due and payable under any policy of insurance required under this Master Indenture or any Supplemental Indenture, whether such policy is payable to the Issuer or to the Trustee. The Trustee is hereby authorized in its own name to demand, collect, sue and receive any insurance money which may become due and payable under any policies payable to it.

SECTION 9.16. Use of Revenues for Authorized Purposes Only. None of the Pledged Revenues shall be used for any purpose other than as provided in this Master Indenture and the related Supplemental Indenture and no contract or contracts shall be entered into or any action taken by the Issuer or the Trustee which will be inconsistent with the provisions of this Master Indenture and the related Supplemental Indenture.

SECTION 9.17. Books and Records. The Issuer shall keep proper books of record and account in accordance with Generally Accepted Accounting Principles (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to any Project, and which, together with all other books and records of the Issuer, including, without limitation, insurance policies, relating to any Project, shall at all times be subject during regular business hours to the inspection of the Trustee.

SECTION 9.18. Observance of Accounting Standards. The Issuer covenants that all the accounts and records of the Issuer relating to a Project will be kept according to Generally Accepted Accounting Principles consistently applied and consistent with the provisions of this Master Indenture and any Supplemental Indenture.

SECTION 9.19. Employment of Certified Public Accountant. The Issuer shall employ or cause to be employed as required a Certified Public Accountant to perform auditing functions and duties required by the Act and this Master Indenture and any Supplemental Indenture.

SECTION 9.20. Establishment of Fiscal Year, Annual Budget. The Issuer has established a Fiscal Year beginning October 1 of each year and ending September 30 of the following year. The reports and budget of the Issuer shall relate to such Fiscal Year unless and until, in accordance with applicable law, a different Fiscal Year is established by Certified Resolution of the Issuer.

On or before the first day of each Fiscal Year the Issuer shall adopt a final Annual Budget with respect to the Projects for such Fiscal Year for the payment of anticipated operating and maintenance expenses and shall supply a copy of such budget promptly upon the approval thereof to any Bondholders who shall have so requested in writing and shall have filed their names and addresses with the Secretary of the Board for such purpose. If for any reason the Issuer shall not have adopted the Annual Budget with respect to the Projects on or before the first day of any Fiscal Year, the Annual Budget for the preceding Fiscal Year shall, until the adoption of the new Annual Budget, be deemed in force for the ensuing Fiscal Year. The Issuer may at any time adopt an amended or supplemental Annual Budget for the remainder of the current Fiscal Year, and when such amended or supplemental Annual Budget is approved it shall be treated as the official Annual Budget under this Master Indenture and any Supplemental

Indenture. Copies of such amended or supplemental Annual Budget shall be mailed by the Issuer to any Bondholders who shall have so requested in writing and shall have filed their names and addresses with the Secretary of the Board for such purpose.

SECTION 9.21. Employment of Consulting Engineer; Consulting Engineer's Report.

(a) The Issuer shall, for the purpose of performing and carrying out the duties imposed on the Consulting Engineer by this Master Indenture and any Supplemental Indenture, employ one or more Independent engineers or engineering firms or corporations having a statewide and favorable repute for skill and experience in such work.

(b) The Issuer shall cause the Consulting Engineer to make an inspection of any portions of the Projects owned by the Issuer at least once in each Fiscal Year and, on or before the first day of July in each Fiscal Year, to submit to the Board a report setting forth (i) its findings as to whether such portions of the Projects owned by the Issuer have been maintained in good repair, working order and condition, and (ii) its recommendations as to the proper maintenance, repair and operation of the Projects during the ensuing Fiscal Year and an estimate of the amount of money necessary for such purpose.

Copies of such annual report shall be mailed by the Issuer to any Bondholders who shall have filed their names and addresses with the Secretary of the Board for such purpose.

SECTION 9.22. Audit Reports. The Issuer covenants that, no later than 270 days after the end of each Fiscal Year, it will cause an audit to be made by a Certified Public Accountant covering all receipts and moneys then on deposit with or in the name of the Trustee or the Issuer and any security held therefor and any investments thereof. Copies of such audit reports shall be filed with the District Manager and the Secretary of the Board, and mailed by said Secretary to the Consulting Engineer and to all Bondholders who shall have filed their names and addresses with him for such purpose.

SECTION 9.23. Information Required by the Issuer. The Issuer shall cause to be kept on file at all times copies of the schedules of Special Assessments levied on all District Lands in respect of all Projects. The Issuer shall keep accurate records and books of account with respect to the Projects, and shall have a complete audit of such records and accounts made annually by a Certified Public Accountant, as provided in Section 9.22 hereof.

SECTION 9.24. Covenant Against Sale or Encumbrance; Exceptions. The Issuer covenants that, (a) except for those improvements comprising any Project that are to be conveyed by the Issuer to the County, the State Department of Transportation or another governmental entity and (b) except as in this Section permitted, it will not sell, lease or otherwise dispose of or encumber any Project, or any part thereof. Subject to the provisions of Section 9.31 hereof, the Issuer may, however, from time to time, sell any machinery, fixtures, apparatus, tools, instruments or other movable property acquired by it from the proceeds of a Series of Bonds or from Pledged Revenues if the District Manager shall determine, with the approval of the Consulting Engineer, that such items are no longer needed or are no longer useful in connection with the construction, maintenance and operation of the related Project, and the

proceeds thereof shall be applied to the replacement of the properties so sold or disposed of or, at the written direction of the Issuer shall be deposited to the credit of the related Series Account in the Revenue Fund.

Upon any sale of property relating to a Project, the aggregate of which in any thirty (30) day period exceeds Fifty Thousand Dollars ($50,000) under the provisions of this Section, the Issuer shall provide written notice to the Trustee of the property so sold and the amount and disposition of the proceeds thereof.

Subject to obtaining an opinion of Bond Counsel that such action is permitted hereunder and will not adversely affect the exclusion of interest on the Bonds for federal income tax purposes, the Issuer may lease or grant easements, franchises or concessions for the use of any part of a Project not incompatible with the maintenance and operation thereof, if the Consulting Engineer shall approve such lease, easement, franchise or concession in writing, and the net proceeds of any such lease, easement, franchise or concession (after the making of provision for payment from said proceeds of all costs incurred in financing, constructing, operating, maintaining or repairing such leases, easements, franchises or concessions) shall be deposited as received to the credit of related Series Account in the Revenue Fund.

SECTION 9.25. [RESERVED].

SECTION 9.26. No Loss of Lien on Pledged Revenues. The Issuer shall not do or omit to do, or suffer to be done or omit to be done, any matter or thing whatsoever whereby the lien of the Bonds on the Pledged Revenues or any part thereof, or the priority thereof, would be lost or impaired; provided, however, that this Section shall not prohibit the Trustee from transferring moneys to the Rebate Fund held by the Trustee under any arbitrage rebate agreement.

SECTION 9.27. Compliance With Other Contracts and Agreements. The Issuer shall comply with and abide by all of the terms and conditions of any and all contracts and agreements which the Issuer enters into in connection with the Projects and the issuance of the Bonds.

SECTION 9.28. Issuance of Additional Obligations. The Issuer shall not issue any obligations other than the Bonds payable from Pledged Revenues, nor voluntarily create or cause to be created any debt, lien, pledge, assignment, encumbrance or other charge, payable from Pledged Revenues.

SECTION 9.29. Extension of Time for Payment of Interest Prohibited. The Issuer shall not directly or indirectly extend or assent to an extension of time for payment of any claim for interest on any of the Bonds and shall not directly or indirectly be a party to or approve any arrangement therefor by purchasing or funding or in any manner keeping alive any such claim for interest; no claim for interest which in any way, at or after maturity, shall have been transferred or pledged apart from the Bonds to which it relates or which shall in any manner have been kept alive after maturity by extension or by purchase thereof by or on behalf of the Issuer, shall be entitled, in case of a default hereunder, to any benefit or security under this Master Indenture and any Supplemental Indenture except after the prior payment in full of the principal

of all Bonds and claims for interest appertaining thereto not so transferred, pledged, kept alive or extended.

SECTION 9.30. Further Assurances. The Issuer shall not enter into any contract or take any action by which the rights of the Trustee or the Bondholders may be impaired and shall, from time to time, execute and deliver such further instruments and take such further action as may be required to carry out the purposes of this Master Indenture and any Supplemental Indenture.

SECTION 9.31. Use of Bond Proceeds to Comply with Internal Revenue Code. The Issuer covenants to the Holders of the Bonds that it will not make or direct the making of any investment or other use of the proceeds of any Bonds issued hereunder, the interest on which is intended to be excluded from gross income for federal income tax purposes ("Tax-Exempt Bonds") which would cause such Bonds to be "arbitrage bonds" as that term is defined in Section 148 (or any successor provision thereto) of the Code or "private activity bonds" as that term is defined in Section 141 (or any successor provision thereto) of the Code, and that it will comply with the requirements of such Code sections and related regulations throughout the term of such Tax-Exempt Bonds. The Issuer hereby further covenants and agrees to comply with the procedures and covenants contained in any Arbitrage Certificate executed in connection with the issuance of each Series of Tax-Exempt Bonds for so long as compliance is necessary in order to maintain the exclusion from gross income for federal income tax purposes of interest on each Series of Tax-Exempt Bonds.

SECTION 9.32. Corporate Existence and Maintenance of Properties. For so long as any Bonds are Outstanding hereunder, unless otherwise provided by the Act, the Issuer shall maintain its corporate existence as a local unit of special purpose government under the Act and shall provide for or otherwise require all Projects, and all parts thereof owned by the Issuer to be (a) continuously operated, repaired, improved and maintained as shall be necessary to provide adequate service to the lands benefited thereby; and (b) in compliance with all valid and applicable laws, acts, rules, regulations, permits, orders, requirements and directions of any competent public authority.

SECTION 9.33. Continuing Disclosure. The Issuer hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provision of this Master Indenture and any Supplemental Indenture, failure of the Issuer or any other Person (if obligated pursuant to the Continuing Disclosure Agreement) to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may (and, at the request of any Participating Underwriter or the Holders of at least 25% aggregate principal amount in Outstanding Bonds of a Series and receipt of indemnity to its satisfaction, shall) or any Holder of the Bonds or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Issuer to comply with its obligations under this Section 9.33. For purposes of this Section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

SECTION 9.34. Bankruptcy of Developer or Other Obligated Person Under the Rule. The provisions of this Section 9.34 shall be applicable, both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against the Developer or other "obligated" person (as defined in the Continuing Disclosure Agreement) (herein, the "Landowner") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding"). For as long as any Bonds remain Outstanding, in any Proceeding involving the Issuer, any Landowner, or the Special Assessments, the Issuer shall be obligated to act in accordance with direction from the Trustee, and the Trustee, subject to the satisfaction of its rights under Article XI hereof, shall be obligated to act in accordance with direction from the Beneficial Owners of at least twenty-five percent (25%) of the aggregate principal amount of all Outstanding Bonds, with regard to all matters directly or indirectly affecting the Bonds.

The Issuer acknowledges and agrees that, although the Bonds will be issued by the Issuer, the Beneficial Owners of such Bonds are categorically the party with a financial stake in the repayment of the Bonds and, consequently, the party with a vested interest in a Proceeding. In the event of any Proceeding involving any Landowner (a) the Issuer hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Special Assessments, the Bonds or any rights of the Trustee with respect to this Section 9.34 or Bondholders under this Master Indenture or applicable Supplemental Trust Indenture that is inconsistent with any direction from the Trustee, (b) the Trustee shall have the right, but is not obligated to, vote in any such Proceeding any and all claims of the Issuer relating to the Special Assessment or the Bonds, and, if the Trustee chooses to exercise such right, the Issuer shall be deemed to have appointed the Trustee as its agent and granted to the Trustee an irrevocable power of attorney coupled with an interest, and its proxy, for the purpose of exercising any and all rights and taking any and all actions available to the Issuer in connection with any Proceeding of any Landowner, including without limitation, the right to file and/or prosecute any claims, to vote to accept or reject a plan, and to make any election under Section 1111(b) of the Bankruptcy Code and (c) the Issuer shall not challenge the validity or amount of any claim submitted in such Proceeding by the Trustee in good faith or any valuations of any lands submitted by the Trustee in good faith in such Proceeding or take any other action in such Proceeding, which is adverse to Trustee's enforcement of the Issuer's claim with respect to the Special Assessments or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the Issuer agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the Special Assessments, (ii) to deliver to the Issuer a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim. Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the Issuer from becoming a party to a Proceeding in order to enforce a claim for operation and maintenance assessments, or claims for moneys or performance under a contract, and the Issuer shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the Issuer in pursuance of its claim for operation and maintenance assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or

consents with respect to the Special Assessments relating to the Bonds Outstanding whether such claim is pursued by the Issuer or the Trustee.

[END OF ARTICLE IX]

ARTICLE X
EVENTS OF DEFAULT AND REMEDIES

SECTION 10.01. Events of Default and Remedies. Except to the extent otherwise provided in the Supplemental Indenture authorizing a Series of Bonds, events of default and remedies with respect to each Series of Bonds shall be as set forth in this Master Indenture.

SECTION 10.02. Events of Default Defined. Each of the following shall be an "Event of Default" under the Indenture, with respect to a Series of Bonds:

(a) if payment of any installment of interest on any Bond of such Series is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Bond of such Series is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the Issuer, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act which failure or incapacity may reasonably be determined solely by the Majority Holders of the applicable Series of Bonds; or

(d) if the Issuer proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for the Issuer or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the Issuer and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the Issuer defaults in the due and punctual performance of any other covenant in the Indenture or in any Bond of such Series issued pursuant to the Indenture and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the Issuer by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Holders of the applicable Series of Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the Issuer shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) written notice shall have been received by the Trustee from a Credit Facility Issuer securing Bonds of such Series that an event of default has occurred under the Credit Facility Agreement, or there shall have been a failure by said Credit Facility Issuer to make said Credit Facility available or to reinstate the interest component of said Credit Facility in accordance with the terms of said Credit Facility, to the extent said notice or failure is established as an event of default under the terms of a Supplemental Indenture; or

(g) if at any time the amount in the Debt Service Reserve Fund or any account therein is less than the Debt Service Reserve Requirement as a result of the Trustee withdrawing an amount therefrom to satisfy the Debt Service Reserve Requirement on the Bonds of any Series and such amount has not been restored within thirty (30) days of such withdrawal; or

(h) more than twenty percent (20%) of the "maintenance special assessments" levied by the Issuer on District lands upon which the Special Assessments are levied to secure one or more Series of Bonds pursuant to Section 190.021(3), Florida Statutes, as amended, and collected directly by the District have become due and payable and have not been paid, within ninety (90) days when due.

The Trustee shall not be required to rely on any official action, admission or declaration by the Issuer before recognizing that an Event of Default under (c) above has occurred.

SECTION 10.03. [RESERVED].

SECTION 10.04. No Acceleration; Redemption. No Series of Bonds issued under this Master Indenture shall be subject to acceleration. Upon the occurrence and continuation of an Event of Default, no optional redemption or extraordinary mandatory redemption of the Bonds pursuant to Article VIII hereof shall occur unless all of the Bonds of the Series where an Event of Default has occurred will be redeemed or 100% of the Holders of such Series of Bonds agree to such redemption; provided that in no event shall this provision preclude partial distribution under Section 10.12 hereof.

SECTION 10.05. Legal Proceedings by Trustee. If any Event of Default with respect to a Series of Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Majority Holders of the Outstanding Bonds of such Series and receipt of indemnity to its satisfaction shall, in its capacity as Trustee:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Bonds of such Series, including, without limitation, the right to require the Issuer to carry out any agreements with, or for the benefit of, the Bondholders of the Bonds of such Series and to perform its or their duties under the Act;

(b) bring suit upon the Series of Bonds;

(c) by action or suit in equity require the Issuer to account as if it were the trustee of an express trust for the Holders of the Bonds of such Series;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Bonds of such Series; and

(e) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing such Series of Bonds.

SECTION 10.06. Discontinuance of Proceedings by Trustee. If any proceeding taken by the Trustee on account of any Event of Default is discontinued or is determined adversely to the Trustee, then the Issuer, the Trustee, the Paying Agent and the Bondholders shall

be restored to their former positions and rights hereunder as though no such proceeding had been taken.

SECTION 10.07. Bondholders May Direct Proceedings. The Majority Holders of a Series then subject to remedial proceedings under this Article X shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the Indenture, provided that such directions shall not be otherwise than in accordance with applicable law and the applicable provisions of the Indenture.

SECTION 10.08. Limitations on Actions by Bondholders. No Bondholder shall have any right to pursue any remedy hereunder unless (a) the Trustee shall have been given written notice of an Event of Default, (b) the Majority Holders shall have requested the Trustee, in writing, to exercise the powers hereinabove granted or to pursue such remedy in its or their name or names, (c) the Trustee shall have been offered indemnity satisfactory to it against costs, expenses and liabilities, and (d) the Trustee shall have failed to comply with such request within a reasonable time.

SECTION 10.09. Trustee May Enforce Rights Without Possession of Bonds. All rights under the Indenture and a Series of Bonds may be enforced by the Trustee without the possession of any of the Bonds of such Series or the production thereof at the trial or other proceedings relative thereto, and any proceeding instituted by the Trustee shall be brought in its name for the ratable benefit of the Holders of the Bonds of such Series.

SECTION 10.10. Remedies Not Exclusive. Except as limited under Section 15.01 of this Master Indenture, no remedy contained in the Indenture with respect to a Series of Bonds is intended to be exclusive of any other remedy or remedies, and each remedy is in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute.

SECTION 10.11. Delays and Omissions Not to Impair Rights. No delay or omission in respect of exercising any right or power accruing upon any Event of Default shall impair such right or power or be a waiver of such Event of Default, and every remedy given by this Article X may be exercised from time to time and as often as may be deemed expedient.

SECTION 10.12. Application of Moneys in Event of Default. Any moneys received by the Trustee or the Paying Agent, as the case may be, in connection with any proceedings brought under this Article X with respect to a Series of Bonds shall be applied in the following order of priority:

(a) to the payment of the costs of the Trustee and Paying Agent incurred in connection with actions taken under this Article X with respect to such Series of Bonds, including counsel fees and any disbursements of the Trustee and the Paying Agent, and payment of unpaid fees and expenses owed to the Trustee.

(b) then:

FIRST: to payment of all installments of interest then due on the Bonds of such Series in the order of maturity of such installments of interest, and, if the amount available shall not be sufficient to pay in full any particular installment, then to the

payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any preference or priority of one installment of interest over any other installment; and

SECOND: to payment to the persons entitled thereto of the unpaid principal or Redemption Price of any of the Bonds of such Series which shall have become due in the order of their due dates, with interest on such Bonds from the respective dates upon which they become due and, if the amount available shall not be sufficient to pay in full the principal or Redemption Price coming due on such Bonds on any particular date, together with such interest, then to the payment ratably, according to the amount of principal due on such date, to the persons entitled thereto without any preference or priority of one such Bond of a Series over another or of any installment of interest over another.

Any surplus remaining after the payments described above shall be paid to the Issuer or to the Person lawfully entitled to receive the same or as a court of competent jurisdiction may direct, provided however that the Issuer shall be first entitled to recover any fees and costs of foreclosure or other proceedings incurred by the Issuer in connection with enforcement of any delinquent Special Assessments.

For purposes of the application of moneys described above, to the extent payments of principal of and interest on a Series of Bonds shall have been made under a Credit Facility relating thereto, the Credit Facility Issuer shall be entitled to moneys in the related Series Accounts in the Debt Service Fund in accordance with the agreement pursuant to which such Credit Facility has been issued (but subject to subsection (a) hereof and Section 11.04 hereof) and the Certified Resolution of the Issuer authorizing the issuance of such Bonds to which such Credit Facility relates.

SECTION 10.13. Trustee's Right to Receiver; Compliance with Act. The Trustee shall be entitled as of right to the appointment of a receiver and the Trustee, the Bondholders and any receiver so appointed shall have such rights and powers and be subject to such limitations and restrictions as are contained in the Act and other applicable law of the State.

SECTION 10.14. Trustee and Bondholders Entitled to all Remedies under Act. It is the purpose of this Article to provide such remedies to the Trustee and Bondholders as may be lawfully granted under the provisions of the Act and other applicable laws of the State; if any remedy herein granted shall be held unlawful, the Trustee and the Bondholders shall nevertheless be entitled to every other remedy provided by the Act and other applicable laws of the State. It is further intended that, insofar as lawfully possible, the provisions of this Article X shall apply to and be binding upon any receiver appointed in accordance with Section 10.13 hereof.

SECTION 10.15. Credit Facility Issuer's Rights Upon Events of Default. Anything in the Indenture to the contrary notwithstanding, if any Event of Default, other than Events of Default described in Section 10.02(a) or (b) hereof, has occurred and is continuing while a Credit Facility securing all or a portion of such Bonds of a Series Outstanding is in effect, the Credit Facility Issuer shall have the right, in lieu of the Owners of the Series of Bonds (or portion thereof) secured by said Credit Facility, by an instrument in writing, executed and delivered to

the Trustee, to direct the time, method and place of conducting all remedial proceedings available to the Trustee under the Indenture, or exercising any trust or power conferred on the Trustee by the Indenture. Said direction shall be controlling to the extent the direction of Owners of the Series of Bonds (or portion thereof) secured by said Credit Facility would have been controlling under this Article. If the Credit Facility Issuer shall be in default in the performance of its obligations under the Credit Facility, said Credit Facility Issuer shall have no rights under this Section.

[END OF ARTICLE X]

ARTICLE XI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 11.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created, but only upon the additional terms set forth in this Article XI, to all of which the parties hereto and the Bondholders and any Credit Facility Issuer agree. The Trustee shall act as Trustee under this Master Indenture. Subject to the provisions of Section 11.03 hereof, the Trustee shall have only such duties as are expressly set forth herein, and no duties shall be implied on the part of the Trustee.

SECTION 11.02. No Responsibility for Recitals. The recitals, statements and representations in this Master Indenture or in the Bonds, save only the Trustee's Certificate of Authentication, if any, upon the Bonds, have been made by the Issuer and not by the Trustee and the Trustee shall be under no responsibility for the correctness thereof.

SECTION 11.03. Trustee May Act Through Agents; Answerable Only for Willful Misconduct or Negligence. The Trustee may execute any powers hereunder and perform any duties required of it through attorneys, agents, officers or employees, and shall be entitled to advice of Counsel concerning all questions hereunder; the Trustee shall not be answerable for following the advice of Counsel or other professionals or responsible for the default or misconduct of any attorney or agent selected by it with reasonable care. The Trustee shall not be answerable for the exercise of any discretion or power under this Master Indenture and any Supplemental Indenture nor for anything whatever in connection with the trust hereunder, except only its own negligence or willful misconduct hereunder.

SECTION 11.04. Compensation and Indemnity. The Issuer shall pay the Trustee reasonable compensation for its services hereunder, and also all its reasonable expenses and disbursements, and shall, to the extent permitted by law, but without waiving any limitations of liability afforded by law, indemnify and hold the Trustee harmless against any liabilities which it may incur in the proper exercise and performance of its powers and duties hereunder, except with respect to its own willful misconduct or negligence hereunder. If the Issuer defaults in respect of the foregoing obligations, the Trustee may deduct the amount owing to it from any moneys held by the Trustee or coming into its hands but exclusive of the Rebate Fund and moneys from a drawing on any Credit Facility, which right of payment shall be prior to the right of the holders of the Bonds. The Trustee shall each month along with its monthly trust statements provide periodic reports of any moneys the Trustee has deducted for amounts owing to it hereunder. This Section 11.04 shall survive the termination of this Master Indenture and any Supplemental Indenture and, as to any Trustee, its removal or resignation as Trustee. No provision of this Master Indenture shall require the Trustee to expend or risk its own funds.

SECTION 11.05. No Duty to Renew Insurance. The Trustee shall be under no duty to effect or to renew any insurance policy nor shall it incur any liability for the failure of the Issuer to require or effect or renew insurance or to report or file claims of loss thereunder.

SECTION 11.06. Notice of Default; Right to Investigate. The Trustee shall give written notice by Electronic Means or first-class mail to registered Holders of a Series of Bonds of all defaults known to the Trustee, unless such defaults have been remedied (the term

"defaults" for purposes of this Section and Section 11.07 being defined to include the events specified as "Events of Default" in Article X hereof, but not including any notice or periods of grace provided for therein); provided that, except in the case of a default in payment of principal or interest or Redemption Price, the Trustee may withhold such notice so long as it in good faith determines that such withholding is in the interest of the Bondholders. The Trustee shall not be deemed to have notice of any default other than a payment default under this Master Indenture and any Supplemental Indenture or a notification by a Credit Facility Issuer of a default under its Credit Facility, unless notified in writing of such default by the Holders of at least a majority of the aggregate principal amount of the Outstanding Bonds of a Series. The Trustee may, however, at any time require of the Issuer full information as to the performance of any covenant hereunder, and if information satisfactory to it is not forthcoming, the Trustee may make or cause to be made, at the expense of the Issuer, an investigation into the affairs of the Issuer.

SECTION 11.07. Obligation to Act on Defaults. The Trustee shall be under no obligation to take any action in respect of any default or otherwise, unless it is requested in writing to do so by the Majority Holders which are or would be, upon the taking of such action, subject to remedial proceedings under Article X of this Master Indenture if in its opinion such action may tend to involve expense or liability, and unless it is also furnished with indemnity satisfactory to it. The Trustee shall have no responsibility for actions taken at the direction of the Majority Holders.

SECTION 11.08. Reliance by Trustee. The Trustee may act on any requisition, resolution, notice, Electronic Means, telegram, facsimile transmission, request, consent, waiver, certificate, statement, affidavit, voucher, bond, or other paper or document which it in good faith believes to be genuine and to have been passed, signed or given by the persons purporting to be authorized (which in the case of the Issuer shall be a Responsible Officer) or to have been prepared and furnished pursuant to any of the provisions of this Master Indenture and any Supplemental Indenture; the Trustee shall be under no duty to make any investigation as to any statement contained in any such instrument, but may accept the same as conclusive evidence of the accuracy of such statement.

SECTION 11.09. Trustee May Deal in Bonds. The Trustee may in good faith buy, sell, own, hold and deal in any of the Bonds and may join in any action which any Bondholders may be entitled to take with like effect as if the Trustee were not a party to this Master Indenture and any Supplemental Indenture. The Trustee may also engage in or be interested in any financial or other transaction with the Issuer; provided, however, that if the Trustee determines that any such relation is in conflict with its duties under this Master Indenture and any Supplemental Indenture, it shall eliminate the conflict or resign as Trustee.

SECTION 11.10. Construction of Ambiguous Provisions. The Trustee may construe any ambiguous or inconsistent provisions of this Master Indenture and any Supplemental Indenture, and except as otherwise provided in Article XIII of this Master Indenture, any construction by the Trustee shall be binding upon the Bondholders. The Trustee shall give prompt notice to the Issuer of any intention to make such construction.

SECTION 11.11. Resignation of Trustee. The Trustee may resign and be discharged of the trusts created by this Master Indenture and all Supplemental Indentures by written

resignation filed with the Secretary of the Issuer not less than sixty (60) days before the date when such resignation is to take effect. Notice of such resignation shall be sent by Electronic Means or first-class mail to each Bondholder as its name and address appears on the Bond Register and to any Paying Agent, Registrar and Credit Facility Issuer, if any, at least sixty (60) days before the resignation is to take effect. Such resignation shall take effect on the day specified in the Trustee's notice of resignation unless a successor Trustee is previously appointed, in which event the resignation shall take effect immediately on the appointment of such successor; provided, however, that notwithstanding the foregoing, such resignation shall not take effect until a successor Trustee has been appointed. If a successor Trustee has not been appointed within ninety (90) days after the Trustee has given its notice of resignation, the Trustee may petition any court of competent jurisdiction for the appointment of a temporary successor Trustee to serve as Trustee until a successor Trustee has been duly appointed. Notice of such resignation shall also be given to any rating agency that shall then have in effect a rating on any of the Bonds.

SECTION 11.12. Removal of Trustee. The Trustee may be removed at any time by either (a) the Issuer, if no default exists under this Master Indenture or any Supplemental Indenture, or (b) an instrument or concurrent instruments in writing, executed by the Owners of at least a majority of the aggregate principal amount of the Bonds then Outstanding and filed with the Issuer. A photographic copy of any instrument or instruments filed with the Issuer under the provisions of this paragraph, duly certified by a Responsible Officer, shall be delivered promptly by the Issuer to the Trustee and to any Paying Agent, Registrar and Credit Facility Issuer, if any.

The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Master Indenture or any Supplemental Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the Issuer or the Holders of not less than a majority of the aggregate principal amount of the Bonds then Outstanding or the Trustee may petition a court of competent jurisdiction for the appointment of a successor trustee.

SECTION 11.13. Appointment of Successor Trustee. If the Trustee or any successor Trustee resigns or is removed or dissolved, or if its property or business is taken under the control of any state or federal court or administrative body, a vacancy shall forthwith exist in the office of the Trustee, and the Issuer shall appoint a successor and shall mail notice of such appointment by first-class mail to each Bondholder as its name and address appear on the Bond Register, and to the Paying Agent, Registrar, Credit Facility Issuer, if any, and any rating agency that shall then have in effect a rating on any of the Bonds. If no appointment of a successor Trustee shall be made pursuant to the foregoing provisions of this Master Indenture prior to the date specified in the notice of resignation or removal as the date when such resignation or removal was to take effect, the Majority Holders in aggregate principal amount of all Bond then Outstanding may appoint a successor Trustee or the Trustee may petition a court of competent jurisdiction for the appointment of a successor trustee.

SECTION 11.14. Qualification of Successor. A successor Trustee shall be a bank or trust company with trust powers, having a combined net capital and surplus of at least $50,000,000.

SECTION 11.15. Instruments of Succession. Subject to Section 11.16 hereof, any successor Trustee shall execute, acknowledge and deliver to the Issuer an instrument accepting such appointment hereunder and thereupon, such successor Trustee, without any further act, deed, or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor in trust hereunder, with like effect as if originally named Trustee herein. The Trustee ceasing to act hereunder, after deducting all amounts owed to the Trustee, shall pay over to the successor Trustee all moneys held by it hereunder and, upon request of the successor Trustee, the Trustee ceasing to act and the Issuer shall execute and deliver an instrument or instruments prepared by the Issuer transferring to the successor Trustee all the estates, properties, rights, powers and trusts hereunder of the predecessor Trustee, except for its rights under Section 11.04 hereof.

SECTION 11.16. Merger of Trustee. Any corporation, entity or purchaser into which any Trustee hereunder may be merged or with which it may be consolidated, or any corporation, entity or purchaser resulting from any merger or consolidation to which any Trustee hereunder shall be a party, or any corporation, entity or purchaser which shall have purchased substantially all of the bond administration business of the corporate trust department shall be the successor Trustee under this Master Indenture and all Supplemental Indentures, without the execution or filing of any paper or any further act on the part of the parties hereto, anything herein to the contrary notwithstanding; provided, however, that any such successor corporation, entity or purchaser continuing to act as Trustee hereunder shall meet the requirements of Section 11.14 hereof, and if such corporation, entity or purchaser does not meet the aforesaid requirements, a successor Trustee shall be appointed pursuant to this Article XI. The Trustee may not resign as the Paying Agent or the Registrar without resigning as Trustee.

SECTION 11.17. Extension of Rights and Duties of Trustee to Paying Agent and Registrar. The provisions of Sections 11.02, 11.03, 11.04, 11.08, 11.09, 11.10, 11.16 and 11.24 hereof are hereby made applicable to the Paying Agent and the Registrar, as appropriate, and any Person serving as Paying Agent and/or Registrar, hereby enters into and agrees to comply with the covenants and agreements of this Master Indenture and all Supplemental Indentures applicable to the Paying Agent and Registrar, respectively.

SECTION 11.18. Resignation of Paying Agent or Registrar. The Paying Agent or Registrar may resign and be discharged of the duties created by this Master Indenture and all Supplemental Indentures by executing an instrument in writing resigning such duties and specifying the date when such resignation shall take effect, and filing the same with the Issuer, the Trustee, and any rating agency that shall then have in effect a rating on any of the Bonds, not less than forty-five (45) days before the date specified in such instrument when such resignation shall take effect, and by giving written notice of such resignation not less than three (3) weeks prior to such resignation date to the Bondholders, mailed to their addresses as such appear in the Bond Register. Such resignation shall take effect on the date specified in such instrument and notice, but only if a successor Paying Agent or Registrar shall have been appointed as hereinafter provided, in which event such resignation shall take effect immediately upon the appointment of

such successor Paying Agent or Registrar. If the successor Paying Agent or Registrar shall not have been appointed within a period of ninety (90) days following the giving of notice, then the Paying Agent or Registrar shall be authorized to petition any court of competent jurisdiction to appoint a successor Paying Agent or Registrar as provided in Section 11.22 hereof.

SECTION 11.19. Removal of Paying Agent or Registrar. The Paying Agent or Registrar may be removed at any time prior to any Event of Default by the Issuer by filing with the Paying Agent or Registrar to be removed, and with the Trustee, an instrument or instruments in writing executed by the Issuer appointing a successor, or an instrument or instruments in writing designating, and accompanied by an instrument or appointment by the Issuer of, such successor. Such removal shall be effective thirty (30) days (or such longer period as may be set forth in such instrument) after delivery of the instrument; provided, however, that no such removal shall be effective until the successor Paying Agent or Registrar appointed hereunder shall execute, acknowledge and deliver to the Issuer an instrument accepting such appointment hereunder.

SECTION 11.20. Appointment of Successor Paying Agent or Registrar. In case at any time the Paying Agent or Registrar shall be removed, or be dissolved, or if its property or affairs shall be taken under the control of any state or federal court or administrative body because of insolvency or bankruptcy, or for any other reason, then a vacancy shall forthwith and ipso facto exist in the office of the Paying Agent or Registrar, as the case may be, and a successor shall be appointed by the Issuer; and in case at any time the Paying Agent or Registrar shall resign, then a successor shall be appointed by the Issuer. After any such appointment, notice of such appointment shall be given by the Issuer to the predecessor Paying Agent or Registrar, the successor Paying Agent or Registrar, the Trustee, the Credit Facility Issuer, if any, any rating agency that shall then have in effect a rating on any of the Bonds, and all Bondholders. Any new Paying Agent or Registrar so appointed shall immediately, and without further act, supersede the predecessor Paying Agent or Registrar.

SECTION 11.21. Qualifications of Successor Paying Agent or Registrar. Every successor Paying Agent or Registrar (a) shall be a commercial bank or trust company (i) duly organized under the laws of the United States or any state or territory thereof, (i) authorized by law to perform all the duties imposed upon it by this Master Indenture and all Supplemental Indentures and (iii) capable of meeting its obligations hereunder, and (b) shall have a combined net capital and surplus of at least $50,000,000.

SECTION 11.22. Judicial Appointment of Successor Paying Agent or Registrar. In case at any time the Paying Agent or Registrar shall resign and no appointment of a successor Paying Agent or Registrar shall be made pursuant to the foregoing provisions of this Master Indenture prior to the date specified in the notice of resignation as the date when such resignation is to take effect, the retiring Paying Agent or Registrar may forthwith apply to a court of competent jurisdiction for the appointment of a successor Paying Agent or Registrar. Such court may thereupon, after such notice, if any, as it may deem proper and prescribe, appoint a successor Paying Agent or Registrar. Notice of such appointment shall be given by the Successor Registrar or Paying Agent to the Issuer, the Trustee, the Credit Facility Issuer, if any, any rating agency that shall then have in effect a rating on any of the Bonds, and all Bondholders. In the absence of such an appointment, the Trustee shall become the Registrar or

Paying Agent and shall so notify the Issuer, any rating agency that shall then have in effect a rating on the Bonds, and all Bondholders.

SECTION 11.23. Acceptance of Duties by Successor Paying Agent or Registrar. Any successor Paying Agent or Registrar shall become duly vested with all the estates, property, rights, powers, duties and obligations of its predecessor hereunder, with like effect as if originally named Paying Agent or Registrar herein. Upon request of such Paying Agent or Registrar, such predecessor Paying Agent or Registrar and the Issuer shall, after payment of its fees and expenses, execute and deliver an instrument transferring to such successor Paying Agent or Registrar all the estates, property, rights and powers hereunder of such predecessor Paying Agent or Registrar except for its rights under Section 11.04 hereof and such predecessor Paying Agent or Registrar shall pay over and deliver to the successor Paying Agent or Registrar all moneys and other assets at the time held by it hereunder.

SECTION 11.24. Successor by Merger or Consolidation. Any corporation, entity or purchaser into which any Paying Agent or Registrar hereunder may be merged or converted or with which it may be consolidated, or any corporation, entity or purchaser resulting from any merger or consolidation to which any Paying Agent or Registrar hereunder shall be a party, or any corporation, entity or purchaser which shall have purchased substantially all of the bond administration business of the corporate trust department shall be the successor Paying Agent or Registrar under this Master Indenture and all Supplemental Indentures without the execution or filing of any paper or any further act on the part of the parties thereto, anything in this Master Indenture or any Supplemental Indenture to the contrary notwithstanding.

[END OF ARTICLE XI]

ARTICLE XII
ACTS OF BONDHOLDERS; EVIDENCE OF OWNERSHIP OF BONDS

SECTION 12.01. Acts of Bondholders; Evidence of Ownership of Bonds. Any action to be taken by Bondholders may be evidenced by one or more concurrent written instruments of similar tenor signed or executed by such Bondholders in person or by an agent appointed in writing. The fact and date of the execution by any person of any such instrument may be provided by acknowledgment before a notary public or other officer empowered to take acknowledgments or by an affidavit of a witness to such execution. Any action by the Owner of any Bond shall bind all future Owners of the same Bond in respect of anything done or suffered by the Issuer, Trustee, Paying Agent or Registrar in pursuance thereof.

[END OF ARTICLE XII]

ARTICLE XIII
AMENDMENTS AND SUPPLEMENTS

SECTION 13.01. Amendments and Supplements Without Bondholders' Consent. This Master Indenture and any Supplemental Indenture may be amended or supplemented, from time to time, without the consent of the Bondholders, by a Supplemental Indenture authorized by a Certified Resolution of the Issuer filed with the Trustee, for one or more of the following purposes:

(a) to add additional covenants of the Issuer or to surrender any right or power herein conferred upon the Issuer;

(b) for any purpose not inconsistent with the terms of the related Indenture, or to cure any ambiguity or to cure, correct or supplement any defective provision (whether because of any inconsistency with any other provision hereof or otherwise) of the related Indenture, in such manner as shall not impair the security hereof or thereof or adversely affect the rights and remedies of the Bondholders;

(c) to provide for the execution of any and all contracts and other documents as may be required in order to effectuate the conveyance of any Project to the State, the County, or any department, agency or branch thereof, or any other unit of government of the State, provided, however, that the Issuer shall have caused to be delivered to the Trustee an opinion of Bond Counsel stating that such conveyance shall not impair the security hereof or adversely affect the rights and remedies of the Bondholders; and

(d) to make such changes as may be necessary in order to reflect amendments to Chapters 170, 190 and 197, Florida Statutes, so long as, in the opinion of Counsel to the Issuer, such changes either: (i) do not have a material adverse effect on the Holders of the Bonds; or (ii) if such changes do have an adverse effect, that they nevertheless are required to be made as a result of such amendments.

SECTION 13.02. Amendments With Bondholders' Consent. Subject to the provisions of Section 13.01 hereof, this Master Indenture and any Supplemental Indenture may be amended from time to time by a Supplemental Indenture approved by the Majority Holders of all Outstanding Bonds in the case of the Master Indenture, and of the Series of Bonds then Outstanding and secured by such Supplemental Indenture in the case of an amendment of a Supplemental Indenture including, but not limited to, any material amendment to the Special Assessments and related proceedings which secure a Series of Bonds; provided that with respect to (a) the interest payable upon any Bonds, (b) the dates of maturity or redemption provisions of any Bonds, (c) this Article XIII and (d) the security provisions hereunder or under any Supplemental Indenture, which may only be amended by approval of the Owners of all Bonds to be so amended.

SECTION 13.03. Trustee Authorized to Join in Amendments and Supplements; Reliance on Counsel. The Trustee is authorized to join in the execution and delivery of any Supplemental Indenture or amendment permitted by this Article XIII and in so doing is entitled to require and to rely on a written opinion of Counsel, that such Supplemental Indenture or

amendment is so permitted and has been duly authorized by the Issuer and that all things necessary to make it a valid and binding agreement have been done. The Trustee shall not be obligated to enter into any Supplemental Indenture or amendment that imposes additional obligations on the Trustee or adversely affects the Trustee's rights and immunities hereunder.

[END OF ARTICLE XIII]

ARTICLE XIV
DEFEASANCE

SECTION 14.01. Defeasance. When interest on, and principal or Redemption Price (as the case may be) of, the Bonds of a Series or any portion thereof to be defeased have been paid, or there shall have been deposited with the Trustee or such other escrow agent designated in a Certified Resolution of the Issuer (the "Escrow Agent") moneys sufficient, or Defeasance Securities, the principal of and interest on which, when due, together with any moneys, remaining uninvested, will provide sufficient moneys to fully pay (i) such Bonds of a Series or portion thereof to be defeased, and (ii) any other sums payable hereunder by the Issuer, but only to the extent the Issuer has agreed to pay the same on or before the defeasance of the Bonds, the fees and expenses of the Trustee, the right, title and interest of the Trustee with respect to such Bonds of a Series or portion thereof to be defeased shall thereupon cease, the lien of the Indenture on the Pledged Revenues, and the Funds (other than the Rebate Fund unless all related liability has been satisfied as determined by the Issuer) and Accounts established under the Indenture shall be defeased and discharged, and the Trustee, on demand of the Issuer, shall release the Indenture as to such Bonds of a Series or portion thereof to be so defeased and shall execute such documents to evidence such release as may be reasonably required by the Issuer and shall turn over to the Issuer or to such Person, body or authority as may be entitled to receive the same all balances remaining in any Series Funds and Accounts (other than the Rebate Fund) upon the defeasance in whole of all of the Bonds of a Series.

SECTION 14.02. Deposit of Funds for Payment of Bonds. If the Issuer deposits with the Escrow Agent moneys sufficient, or Defeasance Securities, the principal of and interest on which, when due, together with any moneys remaining uninvested, will provide sufficient moneys to pay the principal or Redemption Price of any Bonds of a Series becoming due, either at maturity or by redemption or otherwise, together with all interest accruing thereon to the date of maturity or such prior redemption, and reimburses or causes to be reimbursed or pays or causes to be paid the other amounts required to be reimbursed or paid under Section 14.01 hereof, interest on such Bonds of a Series shall cease to accrue on such date of maturity or prior redemption and all liability of the Issuer with respect to such Bonds of a Series shall likewise cease, except as hereinafter provided; provided, however, that (a) if any Bonds are to be redeemed prior to the maturity thereof, notice of the redemption thereof shall have been duly given in accordance with the provisions of Section 8.02 hereof, or irrevocable provision satisfactory to the Trustee shall have been duly made for the giving of such notice, and (b) in the event that any Bonds are not by their terms subject to redemption within the next succeeding sixty (60) days following a deposit of moneys with the Escrow Agent, in accordance with this Section, the Issuer shall have given the Escrow Agent, in form satisfactory to the Escrow Agent, irrevocable instructions to mail to the Owners of such Bonds at their addresses as they appear on the Bond Register, a notice stating that a deposit in accordance with this Section has been made with the Escrow Agent and that the Bonds to which such notice relates are deemed to have been paid in accordance with this Section and stating such maturity or redemption date upon which moneys are to be available for the payment of the principal or Redemption Price (as the case may be) of, and interest on, said Bonds of a Series. Thereafter such Bonds shall be deemed not to be Outstanding hereunder and the Owners of such Bonds shall be restricted exclusively to the funds so deposited for any claim of whatsoever nature with respect to such Bonds, and the Escrow Agent shall hold such funds in trust for such Owners. At the time of the deposit referred to

above, there shall be delivered to the Trustee and any Escrow Agent a verification from a firm of independent certified public accountants stating that the principal of and interest on the Defeasance Securities, together with the stated amount of any cash remaining on deposit with the Escrow Agent, will be sufficient without reinvestment to pay the remaining principal of, redemption premium, if any, and interest on such defeased Bonds.

Money so deposited with the Escrow Agent which remains unclaimed three (3) years after the date payment thereof becomes due shall, upon request of the Issuer, if the Issuer is not at the time to the knowledge of the Escrow Agent in default with respect to any covenant in the Indenture or the Bonds of the Series contained, be paid to the Issuer; and the Owners of the Bonds for which the deposit was made shall thereafter be limited to a claim against the Issuer; provided, however, that the Escrow Agent, before making payment to the Issuer, may, at the request and expense of the Issuer and if directed by the Issuer, shall cause a notice to be published in an Authorized Newspaper, stating that the money remaining unclaimed will be returned to the Issuer after a specified date.

[END OF ARTICLE XIV]

ARTICLE XV
MISCELLANEOUS PROVISIONS

SECTION 15.01. Limitations on Recourse. No personal recourse shall be had for any claim based on this Master Indenture or any Supplemental Indenture or the Bonds against any member of the Board of the Issuer, officer, employee or agent, past, present or future, of the Issuer or of any successor body as such, either directly or through the Issuer or any such successor body, under any constitutional provision, statute or rule of law or by the enforcement of any assessment or penalty or otherwise.

The Bonds of each Series are payable solely from the Pledged Revenues, and any other moneys held by the Trustee under the Indenture for such purpose. There shall be no other recourse under the Bonds, the Indenture or otherwise, against the Issuer or any other property now or hereafter owned by it.

SECTION 15.02. Payment Dates. In any case where an Interest Payment Date or the maturity date of the Bonds or the date fixed for the redemption of any Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 15.03. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Bonds and the Credit Facility Issuers, if any.

SECTION 15.04. Illegal Provisions Disregarded. If any term of Master Indenture or any Supplemental Indenture or the Bonds or the application thereof for any reason or circumstances shall to any extent be held invalid or unenforceable, the remaining provisions or the application of such terms or provisions to Persons and situations other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision hereof and thereof shall be valid and enforced to the fullest extent permitted by law.

SECTION 15.05. Substitute Notice. If for any reason it shall be impossible to make duplication of any notice required hereby in a newspaper or newspapers, then such publication in lieu thereof as shall be made with the approval of the Trustee shall constitute a sufficient publication of such notice.

SECTION 15.06. Notices. Any notice, demand, direction, request or other instrument authorized or required by this Master Indenture or any Supplemental Indenture to be given to or filed with the Issuer or the Trustee shall be deemed to have been sufficiently given or filed for all purposes of this Master Indenture or any Supplemental Indenture if and when personally delivered and receipted for, or if mailed by first class mail, addressed as follows:

(a) As to the Issuer -

Abbott Square Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Rd., Ste. # 410W
Boca Raton, FL 33431
Attn: Kristen Suit
Email: wrathellc@whhassociates.com

(b) As to the Trustee -

U.S. Bank Trust Company, National Association
550 West Cypress Creek Rd., Ste. # 380
Ft. Lauderdale, FL 33309
Attn: Amanda Kumar
Email: Amanda.kumar@usbank.com

Any of the foregoing may, by notice sent to each of the others, designate a different or additional address to which notices under this Master Indenture or any Supplemental Indenture are to be sent.

All documents received by the Trustee under the provisions of this Master Indenture or any Supplemental Indenture and not required to be redelivered shall be retained in its possession, subject at all reasonable times to the inspection of the Issuer, any Consultant, any Bondholder and the agents and representatives thereof as evidence in writing.

SECTION 15.07. Controlling Law. This Master Indenture and all Supplemental Indentures shall be governed by and construed in accordance with the laws of the State.

SECTION 15.08. Successors and Assigns. All the covenants, promises and agreements in this Master Indenture and all Supplemental Indentures contained by or on behalf of the Issuer or by or on behalf of the Trustee shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

SECTION 15.09. Headings for Convenience Only. The table of contents and descriptive headings in this Master Indenture are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

SECTION 15.10. Counterparts. This Master Indenture and any Supplemental Indentures may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 15.11. Appendices and Exhibits. Any and all appendices or exhibits referred to in and attached to this Master Indenture are hereby incorporated herein and made a part hereof for all purposes.

SECTION 15.12. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Master Indenture to be executed by the Chairperson of its Board and its corporate seal to be hereunto affixed, attested by an Assistant Secretary of its Board and U.S. Bank Trust Company, National Association has caused this Master Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

[SEAL]

Attest:

By: Kristen Suit
Name: Kristen Suit
Title: Assistant Secretary, Board of Supervisors

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

By:
Name: Kelly Evans
Title: Chairperson, Board of Supervisors

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, Paying Agent and Registrar

By:
Name: Amanda Kumar
Title: Vice President

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Master Indenture to be executed by the Chairperson of its Board and its corporate seal to be hereunto affixed, attested by an Assistant Secretary of its Board and U.S. Bank Trust Company, National Association has caused this Master Indenture to be executed by one of its authorized signatories, all as of the day and year first above written.

[SEAL]

Attest:

By:
Name: Kristen Suit
Title: Assistant Secretary, Board of Supervisors

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

By:
Name: Kelly Evans
Title: Chairperson, Board of Supervisors

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, Paying Agent and Registrar

By: Amanda Kumar
Name: Amanda Kumar
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of June, 2022, by Kelly Evans, Chairperson of the Board of Supervisors of Abbott Square Community Development District, who acknowledged that she did sign the foregoing instrument as such officer, for and on behalf of Abbott Square Community Development District; that the same is her free act and deed as such officer, and the free act and deed of Abbott Square Community Development District; and that the seal affixed to said instrument is the seal of Abbott Square Community Development District. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Carey Gutierrez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG958988
Expires 2/17/2024

Notary: Carey Gutierrez
Print Name: Carey Gutierrez
NOTARY PUBLIC, STATE OF Florida
My commission expires 2/17/2024

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 24th day of June, 2022, by Kristen Suit, an Assistant Secretary of the Board of Supervisors of Abbott Square Community Development District, who acknowledged that she did sign the foregoing instrument as such officer for and on behalf of Abbott Square Community Development District; that the same is her free act and deed as such officer, and the free act and deed of Abbott Square Community Development District; and that the seal affixed to said instrument is the seal of Abbott Square Community Development District. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

Notary: Daphne Gillyard
Print Name: Daphne Gillyard
NOTARY PUBLIC, STATE OF Florida
My commission expires 8/20/2023

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this 23rd day of June, 2022, by Amanda Kumar, a Vice President of U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: Rosario Hernandez
Print Name: Rosario Hernandez
NOTARY PUBLIC, STATE OF Florida
My commission expires March 27, 2023

ROSARIO HERNANDEZ
MY COMMISSION EXPIRES
MARCH 27, 2023
#GG 316982
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A

LEGAL DESCRIPTION OF
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

The present boundaries of Abbott Square Community Development District are as follows:

EXHIBIT B

[FORM OF BOND]

R-_____ **$_____**

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF PASCO
CITY OF ZEPHYRHILLS
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,
SERIES 20___

Interest Rate	Maturity Date	Date of Original Issuance	CUSIP

Registered Owner:

Principal Amount:

KNOW ALL PERSONS BY THESE PRESENTS that the Abbott Square Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein described Bonds are in book-entry only form presentation is not required), at the designated corporate trust office of U.S. Bank Trust Company, National Association, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above with interest thereon at the Interest Rate per annum set forth above, computed on 360-day year of twelve 30-day months, payable on the Maturity Date set forth above. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association located in Fort Lauderdale, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1, commencing _____ 1, _____, to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor registrar being herein called the "Registrar") at the close of business on the fifteenth day of the calendar month preceding each interest payment date or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to _____, 20__, in which case from _____, 20__, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable

to the registered owner on such Record Date and may be paid to the person in whose name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by U.S. Bank Trust Company, National Association, as Trustee (said U.S. Bank Trust Company, National Association and any successor bank or trust company being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY OUT OF THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, THE CITY OF ZEPHYRHILLS, FLORIDA, PASCO COUNTY, FLORIDA, THE STATE OF FLORIDA, OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE CITY OF ZEPHYRHILLS, FLORIDA, PASCO COUNTY, FLORIDA, THE STATE OF FLORIDA, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, of the certificate of authentication endorsed hereon.

[Back of Bond]

This Bond is one of an authorized issue of Bonds of the Abbott Square Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act"), and Ordinance No. 1430-21 enacted by the City Council of the City of Zephyrhills, Florida, on December 13, 2021, designated as "Abbott Square Community Development District Special Assessment Bonds, Series _____" (the "Bonds"), in the aggregate principal amount of _____ Dollars ($_____) of like date, tenor and effect, except as to number, denomination, interest rate and maturity. The Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to finance certain public infrastructure improvements consisting of a drainage system, including, but not limited to, offsite improvements and earth work; water distribution and wastewater collection facilities; public roadway improvements including, but not limited to, offsite improvements, landscaping and irrigation in public rights-of-way; hardscape; differential cost of undergrounding electric utilities and related incidental costs. The Bonds shall be issued as fully registered Bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of _____ 1, 2022 (the "Master Indenture"), as amended and supplemented by a _____ Supplemental Trust Indenture dated as of _____ 1, ____ (the "_____ Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the corporate trust office of the Trustee in Fort Lauderdale, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Bonds issued under the Indenture, the operation and application of the Debt Service Fund and other Funds and Accounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of, premium, if any, and the interest on the Bonds, the levy and the evidencing and certifying for collection, of Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of Bonds, the conditions under which such Indenture may be amended with the consent of the registered owners of a majority in aggregate principal amount of the Bonds outstanding, and as to other rights and remedies of the registered owners of the Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, Pasco County, Florida, the State of Florida or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the City of Zephyrhills, Florida, Pasco County, Florida, the State of Florida or any other political subdivision thereof, for the payment of

the principal of, premium, if any, and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of Special Assessments to secure and pay the Bonds.

The Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Bonds shall be made on the dates specified below. Upon any redemption of Bonds other than in accordance with scheduled mandatory sinking fund payments, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund payments recalculated so as to amortize the Outstanding principal amount of Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Bonds. The mandatory sinking fund payments as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund payments for all Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a sinking fund installment is due, the foregoing recalculation shall not be made to mandatory sinking fund payments due in the year in which such redemption or purchase occurs, but shall be made to mandatory sinking fund payments for the immediately succeeding and subsequent years.

Optional Redemption

The Bonds are subject to redemption at the option of the Issuer in whole or in part at any time on or after _____ 1, ____, at the redemption prices (expressed as percentages of principal amount to be redeemed) set forth below, plus accrued interest to the redemption date, upon notice from the Issuer to the Trustee as set forth in the Indenture.

Redemption Period (Both Dates Inclusive)	**Redemption Price**
_____ 1, ____ to _____ 31, ____	_____%
_____ 1, ____ to _____ 31, ____	_____%
_____ 1, ____ and thereafter	_____%

Mandatory Sinking Fund Redemption

The Bonds are subject to mandatory sinking fund redemption on _____ 1 in the years and in the principal amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Bonds redeemed pursuant to

optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	**Principal Amount of Bonds to be Paid**	**Year**	**Principal Amount of Bonds to be Paid**

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole, on any date, or in part, on any interest payment date (except as otherwise provided in a Supplemental Indenture), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date, (i) from moneys deposited into the Bond Redemption Fund following the payment of Special Assessments on any portion of the District Lands in accordance with the provisions of the Section 9.08 of the Indenture; (ii) when sufficient moneys are on deposit in the related Funds and Accounts (other than the Rebate Fund and any other excluded fund or account as provided in the Supplemental Indenture) to pay and redeem all Outstanding Bonds and accrued interest thereon to the redemption date in addition to all amounts owed to Persons under the Indenture; (iii) if made applicable in a Supplemental Indenture, from moneys in excess of the Debt Service Reserve Requirement in the Debt Service Reserve Fund transferred to the Bond Redemption Fund pursuant to the Indenture; (iv) from excess moneys transferred from the Revenue Fund to the Bond Redemption Fund in accordance with the Indenture; [(v) from moneys, if any, on deposit in the Bond Redemption Fund following condemnation or the sale of any portion of the District Lands benefited by the Project to a governmental entity under threat of condemnation by such governmental entity or the damage or destruction of all or substantially all of such Project when such moneys are not to be used pursuant to the Indenture to repair, replace or restore such Project; provided, however, that at least forty-five (45) days prior to such extraordinary mandatory redemption, the Issuer shall cause to be delivered to the Trustee (x) notice setting forth the redemption date and (y) a certificate of the Consulting Engineer confirming that the repair and restoration of such Project would not be economical or would be impracticable;] or (vi) either prior to the Completion Date or after the Completion Date, as the case may be, from amounts transferred to the Series Account of the Bond Redemption Fund from the Series Account of the Acquisition and Construction Fund in accordance with the Indenture.

Notice of Redemption

The Trustee shall cause notice of redemption to be mailed by first class mail, postage prepaid, at least thirty but not more than sixty days prior to the date of redemption to all registered owners of Bonds to be redeemed (as such owners appear on the books of the Registrar on the fifth (5th) day prior to such mailing) and to certain additional parties as set forth in the Indenture; provided, however, that failure to mail any such notice or any defect in the notice or the mailing thereof shall not affect the validity of the redemption of the Bonds for which such notice was duly mailed in accordance with the Indenture. If less than all of the Bonds shall be called for redemption, the notice of redemption shall specify the Bonds to be redeemed. On the

redemption date, the Bonds called for redemption will be payable at the designated corporate trust office of the Paying Agent and on such date interest shall cease to accrue, such Bonds shall cease to be entitled to any benefit under the Indenture and such Bonds shall not be deemed to be outstanding under the provisions of the Indenture and the registered owners of such Bonds shall have no rights in respect thereof except to receive payment of the redemption price thereof. If the amount of funds deposited with the Trustee, or otherwise available, is insufficient to pay the redemption price and interest on all Bonds so called for redemption on such date, the Trustee shall redeem and pay on such date an amount of such Bonds for which such funds are sufficient, selecting the Bonds to be redeemed by lot from among all such Bonds called for redemption on such date, and interest on any Bonds not paid shall continue to accrue, as provided in the Indenture.

Partial Redemption of Bonds. If less than all the Bonds of a maturity are to be redeemed, the Trustee shall select the particular Bonds or portions of Bonds to be redeemed randomly in such reasonable manner as the Trustee in its discretion may determine. In the case of any partial redemption of Bonds pursuant to an optional redemption, such redemption shall be effectuated by redeeming Bonds of such maturities in such manner as shall be specified by the Issuer in writing, subject to the provisions of the Indenture. In the case of any partial redemption of Bonds pursuant to an extraordinary mandatory redemption, such redemption shall be effectuated by redeeming Bonds pro rata among the maturities, treating each date on which a sinking fund installment is due as a separate maturity for such purpose, with the portion to be redeemed from each maturity being equal to the product of the aggregate principal amount of Bonds to be redeemed multiplied times a fraction the numerator of which is the principal amount of Bonds of such maturity outstanding immediately prior to the redemption date and the denominator of which is the aggregate principal amount of all Bonds outstanding immediately prior to the redemption date.

The Issuer shall keep books for the registration of the Bonds at the corporate trust office of the Registrar in Fort Lauderdale, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds. Neither the Issuer nor the Registrar on behalf of the Issuer shall be required (i) to issue transfer or exchange any Bond during a period beginning at the opening of business fifteen (15) days before the day of mailing of a notice of redemption of Bonds selected for redemption and ending at the close of business on the day of such mailing, or (ii) to transfer or exchange any Bond so selected for redemption in whole or in part.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the Issuer, the Trustee, the Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Bond to be signed by the manual signature of the Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of an Assistant Secretary of its Board of Supervisors, all as of the date hereof.

ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

(SEAL)

Attest:

By:_____
Assistant Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, as Trustee

By: _____
Vice President

STATEMENT OF VALIDATION

This Bond is one of a series of Bond which were validated by judgment of the Circuit Court of the Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, rendered on the ____ day of _____, 2022.

_____
Chairperson, Board of Supervisors

_____
Assistant Secretary

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act _____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

_____

(please print or typewrite name and address of assignee)

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

_____

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

_____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

_____

Please insert social security or other identifying number of Assignee.

EXHIBIT C
FORM OF REQUISITION

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 20XX

The undersigned, a Responsible Officer of the Abbott Square Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2022, as supplemented by that certain _____ Supplemental Trust Indenture dated as of _____, ____ (the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(1) Requisition Number:

(2) Name of Payee pursuant to Acquisition Agreement:

(3) Amount Payable:

(4) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state costs of issuance, if applicable):

(5) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for costs of issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the Issuer.

ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than costs of issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

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SECOND SUPPLEMENTAL TRUST INDENTURE

BETWEEN

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

AND

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

Dated as of August 1, 2025

Authorizing and Securing
$_____
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT)

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EXHIBIT C FORMS OF REQUISITIONS

THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the "Second Supplemental Indenture"), dated as of August 1, 2025 between the ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT (together with its successors and assigns, the "Issuer"), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, a national banking association duly organized and existing under the laws of the United States of America and having a corporate trust office in Orlando, Florida, as trustee (said banking corporation and any bank or trust company becoming successor trustee under this Second Supplemental Indenture being hereinafter referred to as the "Trustee");

W I T N E S E T H:

WHEREAS, the Issuer is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 1430-21, duly enacted by the City Council of the City of Zephyrhills, Florida (the "City"), on December 13, 2021 (the "Ordinance"); and

WHEREAS, the premises governed by the Issuer, as described more fully in the Ordinance, consisting of approximately 173.19 acres of land (herein, the "District Lands" or "District"), are located entirely within the incorporated area of the City; and

WHEREAS, the Issuer has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the Issuer has determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands; and

WHEREAS, the Issuer has previously adopted Resolution No. 2022-27 on February 3, 2022 (the "Authorizing Resolution"), authorizing the issuance of not to exceed $30,000,000 in aggregate principal amount of its special assessment bonds in one or more Series (the "Bonds") to finance a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act for the special benefit of the District Lands or portions thereof and approving the form of and authorizing the execution and delivery of a master trust indenture and supplemental indenture; and

WHEREAS, based on arms-length negotiations between the Board and representatives of LEN-Abbott Square, LLC, a Florida limited liability company (the "Clubhouse Owner"), the Board, at the request of the HOA (as defined below), has agreed to purchase certain recreational facilities (as described below) currently owned by the Clubhouse Owner and the Clubhouse Owner has agreed to sell such facilities to the District; and

WHEREAS, Clubhouse Owner is the owner of an approximately 4,081 square foot clubhouse building which includes a fitness center, offices and restrooms, a pool patio area with patio furniture and related pool equipment and other equipment and personal property, a pool and a parking area for 17 parking spaces located on approximately 4.15+/- acres within the District (collectively, the "Clubhouse Property"); and

WHEREAS, at the request of Abbott Square Community Association, Inc., a Florida not-for-profit corporation (the "HOA"), the Issuer has determined that it would be in the best interests of the residents and landowners within the Cypress Mill residential community within the District to acquire the Clubhouse Property from the Current Club Owner and Current Club Owner has agreed to sell the Clubhouse Property to the District at a negotiated purchase price; and

WHEREAS, the Issuer has determined to finance the acquisition of the Clubhouse Property and to finance future maintenance and repairs thereto in the principal amount of approximately $250,000 (herein, collectively, the "2025 Project"); and

WHEREAS, the details regarding the 2025 Project are set forth in the Report of the District Engineer, dated June 4, 2025 (the "Engineer's Report") prepared by Stantec Consulting Services, Inc. (the "Consulting Engineer"); and

WHEREAS, the terms of such sale and purchase of the 2025 Project are set forth in that certain Agreement for Sale and Purchase (Abbott Square Club), effective August 4, 2025, by and between the Issuer and the Clubhouse Owner (the "Purchase and Sale Agreement"); and

WHEREAS, the Issuer has previously adopted Resolution No. 2025-__ on July 16, 2025, authorizing the issuance of not to exceed $5,710,000 in aggregate principal amount of its special assessment bonds (the "Bonds") to finance the 2025 Project including the Costs of certain improvements thereto and the funding of a portion of the annual operations and maintenance costs relating to the Clubhouse Property for the special benefit of the District Lands and approving the form of and authorizing the execution and delivery of this Second Supplemental Indenture; and

WHEREAS, pursuant to that certain Master Trust Indenture dated as of June 1, 2022 (the "Master Indenture") and this Second Supplemental Indenture, both by and between the Issuer and the Trustee, the Issuer proposes to issue its herein defined Series 2025 Bonds; and

WHEREAS, the Issuer has determined to issue a Series of Bonds, designated as the Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project) (the "Series 2025 Bonds"), pursuant to the Master Indenture and this Second Supplemental Indenture (hereinafter sometimes collectively referred to as the "Indenture"); and

WHEREAS, in the manner provided herein, the proceeds of the Series 2025 Bonds will be used to provide funds for (i) the Costs of acquiring the 2025 Project, (ii) the funding of the herein defined Series 2025 O&M Subaccount, (iii) the funding of the herein defined Series 2025 Construction Subaccount, (iv) the funding of the Series 2025 Reserve Account, (v) funding interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) the payment of the costs of issuance of the Series 2025 Bonds; and

NOW, THEREFORE, THIS SECOND SUPPLEMENTAL INDENTURE WITNESSETH, that to provide for the issuance of the Series 2025 Bonds, the security and payment of the principal or Redemption Price thereof (as the case may be) and interest thereon, the rights of the Bondholders and the performance and observance of all of the covenants contained herein and in said Series 2025 Bonds, and for and in consideration of the mutual covenants herein contained and of the purchase and acceptance of the Series 2025 Bonds by the Owners thereof, from time to time, and of the acceptance by the Trustee of the trusts hereby created, and intending

to be legally bound hereby, the Issuer does hereby assign, transfer, set over and pledge to U.S. Bank Trust Company, National Association, as Trustee, its successors in trust and its assigns forever, and grants a lien on all of the right, title and interest of the Issuer in and to the Series 2025 Pledged Revenues as security for the payment of the principal, redemption or purchase price of (as the case may be) and interest on the Series 2025 Bonds issued hereunder, all in the manner hereinafter provided, and the Issuer further hereby agrees with and covenants unto the Trustee as follows:

TO HAVE AND TO HOLD the same and any other revenues, property, contracts or contract rights, accounts receivable, chattel paper, instruments, general intangibles or other rights and the proceeds thereof, which may, by delivery, assignment or otherwise, be subject to the lien created by the Indenture with respect to the Series 2025 Bonds.

IN TRUST NEVERTHELESS, for the equal and ratable benefit and security of all present and future Owners of the Series 2025 Bonds issued and to be issued under this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise (except as otherwise specifically provided in this Second Supplemental Indenture) of any one Series 2025 Bond over any other Series 2025 Bond, all as provided in the Indenture.

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal or redemption price of the Series 2025 Bonds issued, secured and Outstanding hereunder and the interest due or to become due thereon, at the times and in the manner mentioned in such Series 2025 Bonds and the Indenture, according to the true intent and meaning thereof and hereof, and the Issuer shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions hereof, then upon such final payments this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, otherwise this Second Supplemental Indenture to be and remain in full force and effect.

ARTICLE I
DEFINITIONS

In this Second Supplemental Indenture capitalized terms used without definition shall have the meanings ascribed thereto in the Master Indenture and, in addition to certain terms defined in the recitals above, the following terms shall have the meanings specified below, unless otherwise expressly provided or unless the context otherwise requires:

"Acquisition Agreement" shall mean the Purchase and Sale Agreement as defined in the above recitals.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the Issuer, dated the date of delivery of the Series 2025 Bonds, relating to certain restrictions on arbitrage under the Code with respect to the Bonds.

"Assessment Resolutions" shall mean Resolution No. 2025-04, Resolution No. 2025-05, and Resolution 2025-08 of the Issuer adopted on June 4, 2025, June 4, 2025, and August 6, 2025, respectively, as amended and supplemented from time to time.

"Authorized Denomination" shall mean, with respect to the Series 2025 Bonds, on the date of issuance, in the denominations of $5,000 and any integral multiple thereof.

"Bonds" shall mean the Issuer's Special Assessments Bonds issued pursuant to the Master Indenture.

"Continuing Disclosure Agreement" shall mean the Continuing Disclosure Agreement for the benefit of the owners of the Series 2025 Bonds, dated the date of delivery of the Series 2025 Bonds, by and among the Issuer, the dissemination agent named therein, and joined by the parties named therein, in connection with the issuance of the Series 2025 Bonds.

"District Manager" shall mean Inframark, LLC, a Texas limited liability company, and its successors and assigns.

"Indenture" shall mean collectively, the Master Indenture and this Second Supplemental Indenture.

"Interest Payment Date" shall mean May 1 and November 1 of each year, commencing November 1, 2025, and any other date the principal of the Series 2025 Bonds is paid.

"Majority Holders" means the beneficial owners of more than fifty percent (50%) of the Outstanding principal amount of the Series 2025 Bonds.

"Master Indenture" shall mean the Master Trust Indenture, dated as of June 1, 2022, by and between the Issuer and the Trustee, as supplemented and amended with respect to matters pertaining solely to the Master Indenture or the Series 2025 Bonds (as opposed to supplements or amendments relating to any Series of Bonds other than the Series 2025 Bonds as specifically defined in this Second Supplemental Indenture).

"Paying Agent" shall mean U.S. Bank Trust Company, National Association, and its successors and assigns as Paying Agent hereunder.

"Prepayment" shall mean the payment by any owner of property within the District of the amount of the Series 2025 Special Assessments encumbering its property, in whole or in part, prior to its scheduled due date, including optional prepayments. The term "Prepayment" also means any proceeds received as a result of accelerating and/or foreclosing the Series 2025 Special Assessments. "Prepayments" shall include, without limitation, Series 2025 Prepayment Principal.

"Quarterly Redemption Date" shall mean February 1, May 1, August 1 and November 1 of any calendar year.

"Redemption Price" shall mean the principal amount of any Series 2025 Bond payable upon redemption thereof pursuant to this Second Supplemental Indenture.

"Registrar" shall mean U.S. Bank Trust Company, National Association and its successors and assigns as Registrar hereunder.

"Regular Record Date" shall mean the fifteenth day (whether or not a Business Day) of the calendar month preceding an Interest Payment Date or the date on which the principal of any Series 2025 Bonds is to be paid.

"Resolution" shall mean, collectively, (i) Resolution No. 2022-01 of the Issuer adopted on March 10, 2022, pursuant to which the Issuer authorized the issuance of not exceeding $11,000,000 aggregate principal amount of its Bonds to finance the acquisition of the 2025 Project, and (ii) Resolution No. 2025-07 of the Issuer adopted on July 16, 2025, pursuant to which the Issuer authorized, among other things, the issuance of the Series 2025 Bonds in an aggregate principal amount of $5,710,000 to finance the acquisition of the 2025 Project, specifying the details of the Series 2025 Bonds and awarding the Series 2025 Bonds to the purchasers of the Series 2025 Bonds.

"Series 2025 Acquisition Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2025 Bond Redemption Account" shall mean the Series 2025 Bond Redemption Account established as a separate Account within the Bond Redemption Fund pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Bonds" shall mean the $_____ aggregate principal amount of Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project), to be issued as fully registered Bonds in accordance with the provisions of the Master Indenture and this Second Supplemental Indenture, and secured and authorized by the Master Indenture and this Second Supplemental Indenture.

"Series 2025 Construction Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Acquisition Account.

"Series 2025 Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Second Supplemental Indenture.

"Series 2025 General Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(d) of this Second Supplemental Indenture.

"Series 2025 O&M Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Acquisition Account.

"Series 2025 Optional Redemption Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Pledged Revenues" shall mean (a) all revenues received by the Issuer from the Series 2025 Special Assessments levied and collected on the assessable lands within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Series 2025 Special Assessments or from the issuance and sale of tax certificates with respect to such Series 2025 Special Assessments, and (b) all moneys on deposit in the Funds, Accounts and subaccounts established under the Indenture created and established with respect to or for the benefit of the Series 2025 Bonds; provided, however, that Series 2025 Pledged Revenues shall not include (A) any moneys transferred to the Series 2025 Rebate Fund and investment earnings thereon, (B) moneys on deposit in the Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund, (C) moneys on deposit in the Series 2025 O&M Subaccount, and (D) "special assessments" levied and collected by the Issuer under Section 190.022 of the Act for maintenance purposes or "maintenance assessments" levied and collected by the Issuer under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A), (B), (C) and (D) of this proviso).

"Series 2025 Prepayment Principal" shall mean the portion of a Prepayment corresponding to the principal amount of Series 2025 Special Assessments being prepaid pursuant to Section 4.05 of this Second Supplemental Indenture or as a result of an acceleration of the Series 2025 Special Assessments pursuant to Section 170.10, Florida Statutes, if such Series 2025 Special Assessments are being collected through a direct billing method.

"Series 2025 Prepayment Subaccount" shall mean the subaccount so designated, established as a separate subaccount under the Series 2025 Bond Redemption Account pursuant to Section 4.01(g) of this Second Supplemental Indenture.

"Series 2025 Principal Account" shall mean the account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(c) of this Second Supplemental Indenture.

"Series 2025 Rebate Fund" shall mean the Fund so designated, established pursuant to Section 4.01(j) of this Second Supplemental Indenture.

"Series 2025 Reserve Account" shall mean the Series 2025 Reserve Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 4.01(f) of this Second Supplemental Indenture.

"Series 2025 Reserve Requirement" or "Reserve Requirement" shall mean an amount equal to 50% of the maximum annual debt service with respect to the initial principal amount of the Series 2025 Bonds determined on the date of issuance. Any amount in the Series 2025 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2025 Bonds be used to pay principal of and interest on the Series 2025 Bonds at that time. The Series 2025 Reserve Requirement shall be equal to $_____.

"Series 2025 Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 4.01(b) of this Second Supplemental Indenture.

"Series 2025 Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 4.01(e) of this Second Supplemental Indenture.

"Series 2025 Special Assessments" shall mean the Special Assessments levied on the assessable lands within the District as a result of the Issuer's acquisition and/or construction and funding of the 2025 Project, corresponding in amount to the debt service on the Series 2025 Bonds and designated as such in the methodology report relating thereto.

"2025 Project" shall mean the acquisition of the Clubhouse Property and the Costs of certain improvements and repairs thereto and the funding of a portion of the annual operation and maintenance costs relating to the Clubhouse Property.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Series 2025 Bonds.

The words "hereof," "herein," "hereto," "hereby," and "hereunder" (except in the form of Series 2025 Bonds), refer to the entire Indenture.

Every "request," "requisition," "order," "demand," "application," "notice," "statement," "certificate," "consent," or similar action hereunder by the Issuer shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by the Chairperson or Vice Chairperson and the Treasurer or Assistant Treasurer or the Secretary or Assistant Secretary or Responsible Officer of the Issuer.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[END OF ARTICLE I]

ARTICLE II
THE SERIES 2025 BONDS

SECTION 2.01. Amounts and Terms of Series 2025 Bonds; Issue of Series 2025 Bonds. No Series 2025 Bonds may be issued under this Second Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

(a) The total principal amount of Series 2025 Bonds that may be issued under this Second Supplemental Indenture is expressly limited to $_____. The Series 2025 Bonds shall be numbered consecutively from R-1 and upwards.

(b) Any and all Series 2025 Bonds shall be issued substantially in the form attached hereto as Exhibit B, with such appropriate variations, omissions and insertions as are permitted or required by the Indenture and with such additional changes as may be necessary or appropriate to conform to the provisions of the Resolution. The Issuer shall issue the Series 2025 Bonds upon execution of this Second Supplemental Indenture and satisfaction of the requirements of Section 3.01 of the Master Indenture; and the Trustee shall, at the Issuer's request, authenticate such Series 2025 Bonds and deliver them as specified in the request.

SECTION 2.02. Execution. The Series 2025 Bonds shall be executed by the Issuer as set forth in the Master Indenture.

SECTION 2.03. Authentication. The Series 2025 Bonds shall be authenticated as set forth in the Master Indenture. No Series 2025 Bond shall be valid until the certificate of authentication shall have been duly executed by the Trustee, as provided in the Master Indenture.

SECTION 2.04. Purpose, Designation and Denominations of, and Interest Accruals on, the Series 2025 Bonds.

(a) The Series 2025 Bonds are being issued hereunder in order to provide funds (i) for the payment of the Costs of acquiring the 2025 Project, (ii) to fund a deposit into the Series 2025 Construction Subaccount, (iii) to fund a deposit into the Series 2025 O&M Subaccount, (iv) to fund the Series 2025 Reserve Account in an amount equal to the Series 2025 Reserve Requirement, (v) for paying interest on the Series 2025 Bonds through at least November 1, 2025, and (vi) to pay the costs of issuance of the Series 2025 Bonds. The Series 2025 Bonds shall be designated "Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project)," and shall be issued as fully registered bonds without coupons in Authorized Denominations.

(b) The Series 2025 Bonds shall be dated as of the date of initial delivery. Regularly scheduled interest on the Series 2025 Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. Interest on the Series 2025 Bonds shall be payable from the most recent Interest Payment Date next preceding the date of authentication thereof to which interest has been paid, unless the date of authentication thereof is a May 1 or November 1 to which interest has been paid, in which case from such date of authentication, or unless the date of authentication thereof is prior to November 1, 2025, in which case from the date of initial delivery or unless the date of authentication thereof is between a Record Date and the next succeeding Interest Payment Date, in which case from such Interest Payment Date.

(c) Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2025 Bonds, the principal or Redemption Price of the Series 2025 Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent upon presentation of such Series 2025 Bonds. Except as otherwise provided in Section 2.07 of this Second Supplemental Indenture in connection with a book entry only system of registration of the Series 2025 Bonds, the payment of interest on the Series 2025 Bonds shall be made on each Interest Payment Date to the Owners of the Series 2025 Bonds by check or draft drawn on the Paying Agent and mailed on the applicable Interest Payment Date to each Owner as such Owner appears on the Bond Register maintained by the Registrar as of the close of business on the Regular Record Date, at his address as it appears on the Bond Register. Any interest on any Series 2025 Bond which is payable, but is not punctually paid or provided for on any Interest Payment Date (hereinafter called "Defaulted Interest") shall be paid to the Owner in whose name the Series 2025 Bond is registered at the close of business on a Special Record Date to be fixed by the Trustee, such date to be not more than fifteen (15) nor less than ten (10) days prior to the date of proposed payment. The Trustee shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class, postage-prepaid, to each Owner of record as of the fifth (5th) day prior to such mailing, at his address as it appears in the Bond Register not less than ten (10) days prior to such Special Record Date. The foregoing notwithstanding, any Owner of Series 2025 Bonds in an aggregate principal amount of at least $1,000,000 shall be entitled to have interest paid by wire transfer to such Owner to the bank account number on file with the Paying Agent, upon requesting the same in a writing received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date, which writing shall specify the bank, which shall be a bank within the continental United States, and bank account number to which interest payments are to be wired. Any such request for interest payments by wire transfer shall remain in effect until rescinded or changed, in a writing delivered by the Owner to the Paying Agent, and any such rescission or change of wire transfer instructions must be received by the Paying Agent at least fifteen (15) days prior to the relevant Record Date.

SECTION 2.05. Details of the Series 2025 Bonds.

(a) The Series 2025 Bonds will mature on May 1 in the years and in the principal amounts, and bear interest all at the rates as set forth below, subject to the right of prior redemption in accordance with their terms.

Year	Amount	Interest Rate

_____
*Serial Bonds
**Term Bonds

(b) Interest on the Series 2025 Bonds will be computed in all cases on the basis of a 360 day year of twelve 30 day months. Interest on overdue principal and, to the extent lawful,

on overdue interest will be payable at the numerical rate of interest borne by the Series 2025 Bonds on the day before the default occurred.

SECTION 2.06. Disposition of Series 2025 Bond Proceeds. From the net proceeds of the Series 2025 Bonds received by the Trustee in the amount of $_____, .

(a) $_____ derived from the net proceeds of the Series 2025 Bonds (which is an amount equal to the Series 2025 Reserve Requirement) shall be deposited in the Series 2025 Reserve Account of the Debt Service Reserve Fund;

(b) $_____ derived from the net proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Interest Account;

(c) $_____ derived from the net proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund for payment of the costs of issuing the Series 2025 Bonds; and

(d) $_____ representing the balance of the net proceeds of the Series 2025 Bonds of which $_____ shall be deposited in the Series 2025 Acquisition Account, [$75,000.00] shall be deposited into the Series 2025 O&M Subaccount and [$175,000.00] shall be deposited in the Series 2025 Construction Subaccount which the Issuer shall cause to be applied in accordance with Article V of the Master Indenture, Section 4.01(a) of the Second Supplemental Indenture and the terms of the Acquisition Agreement.

SECTION 2.07. Book-Entry Form of Series 2025 Bonds. The Series 2025 Bonds shall be issued as one fully registered bond for each maturity of Series 2025 Bonds and deposited with The Depository Trust Company ("DTC"), which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Series 2025 Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes hereof and in the Master Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Series 2025 Bonds ("Beneficial Owners").

Principal and interest on the Series 2025 Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the Issuer.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Series 2025 Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is registered owner of the Series 2025 Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The Issuer and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the Issuer in accordance with the procedures of DTC. In the event of such termination, the Issuer shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the Issuer does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Series 2025 Bonds in the form of fully registered Series 2025 Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the Issuer, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time Series 2025 Bonds may be exchanged for an equal aggregate principal amount of Series 2025 Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

SECTION 2.08. Appointment of Registrar and Paying Agent. The Issuer shall keep, at the designated corporate trust office of the Registrar, books (the "Bond Register") for the registration, transfer and exchange of the Series 2025 Bonds, and hereby appoints U.S. Bank Trust Company, National Association, as its Registrar to keep such books and make such registrations, transfers, and exchanges as required hereby. U.S. Bank Trust Company, National Association hereby accepts its appointment as Registrar and its duties and responsibilities as Registrar hereunder. Registrations, transfers and exchanges shall be without charge to the Bondholder requesting such registration, transfer or exchange, but such Bondholder shall pay any taxes or other governmental charges on all registrations, transfers and exchanges.

The Issuer hereby appoints U.S. Bank Trust Company, National Association as Paying Agent for the Series 2025 Bonds. U.S. Bank Trust Company, National Association hereby accepts its appointment as Paying Agent and its duties and responsibilities as Paying Agent hereunder.

SECTION 2.09. Conditions Precedent to Issuance of the Series 2025 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2025 Bonds, all the Series 2025 Bonds shall be executed by the Issuer for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the Issuer or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Resolutions;

(b) Executed originals of the Master Indenture and this Second Supplemental Indenture;

(c) An opinion of Counsel to the District, also addressed to the Trustee, substantially to the effect that (i) the Issuer has been duly established and validly exists as a community development district under the Act, (ii) the Issuer has good right and lawful authority under the Act, to purchase and improve the 2025 Project and to pay a portion of the annual operation and maintenance costs of the Clubhouse being financed with the proceeds of the Series 2025 Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to own and operate the 2025 Project, (iii) all proceedings undertaken by the Issuer with respect to the Series 2025 Special Assessments have been in accordance with Florida law, (iv) the Issuer has taken all action necessary to levy and impose the Series 2025 Special Assessments, and (v) the Series 2025 Special Assessments are legal, valid and binding liens upon the property against which such Series 2025 Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid; and

(d) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2025 Bonds, the Issuer will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture.

Receipt by the Trustee of the net proceeds from the initial sale of the Series 2025 Bonds shall constitute conclusive evidence of satisfaction of the Issuer and the Underwriter of the fulfillment of the conditions precedent for the issuance of the Series 2025 Bonds set forth in this Section 2.09.

[END OF ARTICLE II]

ARTICLE III
REDEMPTION OF SERIES 2025 BONDS

SECTION 3.01. Redemption Dates and Prices. The Series 2025 Bonds shall be subject to redemption at the times and in the manner provided in Article VIII of the Master Indenture and in this Article III. All payments of the Redemption Price of the Series 2025 Bonds shall be made on the dates hereinafter required. Except as otherwise provided in this Section 3.01, if less than all the Series 2025 Bonds are to be redeemed pursuant to an extraordinary mandatory redemption, the Trustee shall select the Series 2025 Bonds or portions of the Series 2025 Bonds to be redeemed pursuant to Section 8.04 of the Master Indenture. Partial redemptions of Series 2025 Bonds shall be made in such a manner that the remaining Series 2025 Bonds held by each Bondholder shall be in Authorized Denominations, except for the last remaining Series 2025 Bond.

The Series 2025 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the Redemption Price of the Series 2025 Bonds shall be made on the dates specified below.

(a) Optional Redemption. The Series 2025 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 20XX (less than all Series 2025 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2025 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2025 Optional Redemption Subaccount of the Series 2025 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2025 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2025 Bonds is substantially level.

(b) Extraordinary Mandatory Redemption in Whole or in Part. The Series 2025 Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at a Redemption Price equal to 100% of the principal amount of the Series 2025 Bonds to be redeemed, plus interest accrued to the redemption date, as follows:

(i) from Series 2025 Prepayment Principal deposited into the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account following the Prepayment in whole or in part of the Series 2025 Special Assessments on any assessable property within the District in accordance with the provisions of Section 4.05(a) of this Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2025 Funds, Accounts and subaccounts (other than the Series 2025 Rebate Fund, the Series 2025 Costs of Issuance Account, the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2025 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) Upon the acquisition of the Clubhouse Property and the completion of the improvements to the Clubhouse Property, from any funds remaining on deposit in the Series 2025 Acquisition Account and/or the Series 2025 Construction Subaccount not otherwise reserved to acquire or improve the Clubhouse Property, in either case, such funds having been transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account, as provided in Section 4.01(a) hereof.

(c) Mandatory Sinking Fund Redemption. The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption.

Year	Mandatory Sinking Fund Redemption Amount

Upon any redemption of Series 2025 Bonds other than in accordance with scheduled mandatory sinking fund redemptions, the District shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2025 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2025 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2025 Bonds in any year. In the event of a redemption occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

SECTION 3.02. Notice of Redemption. When required to redeem Series 2025 Bonds under any provision of this Second Supplemental Indenture or directed to redeem Series 2025 Bonds by the Issuer, the Trustee shall give or cause to be given to Owners of the Series 2025 Bonds to be redeemed, notice of the redemption, as set forth in Article VIII of the Master Indenture.

[END OF ARTICLE III]

ARTICLE IV
ESTABLISHMENT OF CERTAIN FUNDS, ACCOUNTS AND SUBACCOUNTS; ADDITIONAL COVENANTS OF THE ISSUER; PREPAYMENTS; REMOVAL OF SPECIAL ASSESSMENT LIENS

SECTION 4.01. Establishment of Certain Funds, Accounts and Subaccounts.

(a) The Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Series 2025 Acquisition Account" and within such Account a Series 2025 O&M Subaccount and a Series 2025 Construction Subaccount. Proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount in the amounts set forth in Section 2.06 of this Second Supplemental Indenture and moneys in the Series 2025 Acquisition Account shall be applied as set forth in the Acquisition Agreement by the Issuer. All the moneys on deposit in the Series 2025 O&M Subaccount shall be withdrawn by the District Manager upon written request of the District Manager made to the Trustee without the need for any requisition form. Any moneys remaining in the Series 2025 Acquisition Account after the date of purchase of the 2025 Project and after payment of any other Costs of the 2025 Project including the payment of the Clubhouse Property improvements from moneys on deposit in the Series 2025 Construction Subaccount, as evidenced in writing from the Issuer or from the District Manager, on behalf of the Issuer to the Trustee, shall be transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account as provided in Section 3.01(b)(iii) hereof, and the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount therein shall be closed. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2025 Acquisition Account and the Series 2025 Construction Subaccount. Pursuant to the Master Indenture, the Trustee shall establish a separate Account within the Acquisition and Construction Fund designated as the "Series 2025 Costs of Issuance Account." Proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Costs of Issuance Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture. Upon presentment to the Trustee of a properly signed requisition in substantially the form attached hereto as Exhibit C, the Trustee shall withdraw moneys from the Series 2025 Costs of Issuance Account to pay the costs of issuing the Series 2025 Bonds. Six months after the issuance of the Series 2025 Bonds, any moneys remaining in the Series 2025 Costs of Issuance Account in excess of the costs of issuing the Series 2025 Bonds requested to be disbursed by the Issuer shall be deposited into the Series 2025 Interest Account and the Series 2025 Costs of Issuance Account shall be closed. Any deficiency in the amount allocated to pay the cost of issuing the Series 2025 Bonds shall be paid pursuant to SEVENTH of Section 4.02 hereof from excess Series 2025 Pledged Revenues on deposit in the Series 2025 Revenue Account upon receipt by the Trustee of written direction from the Issuer. The Trustee shall not be obligated or have ay duty to verify the application of any money as directed by the Issuer or District Manager for purposes or uses permitted or authorized pursuant to this Section 4.01(a).

(b) Pursuant to Section 6.03 of the Master Indenture, the Trustee shall establish a separate Account within the Revenue Fund designated as the "Series 2025 Revenue Account." Series 2025 Special Assessments and any other amounts required to be deposited therein (except for Prepayments of Series 2025 Special Assessments which shall be identified as such by the Issuer

to the Trustee and deposited in the Series 2025 Prepayment Subaccount) shall be deposited by the Trustee into the Series 2025 Revenue Account which shall be applied as set forth in Section 6.03 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture.

(c) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2025 Principal Account." Moneys shall be deposited into the Series 2025 Principal Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture, and applied for the purposes provided therein.

(d) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Fund designated as the "Series 2025 Interest Account." Moneys deposited into the Series 2025 Interest Account pursuant to Section 6.04 of the Master Indenture and Sections 2.06 and 4.02 of this Second Supplemental Indenture, shall be applied for the purposes provided therein.

(e) Pursuant to Section 6.04 of the Master Indenture, the Trustee shall establish another separate Account within the Debt Service Fund designated as the "Series 2025 Sinking Fund Account." Moneys shall be deposited into the Series 2025 Sinking Fund Account as provided in Section 6.04 of the Master Indenture and Section 4.02 of this Second Supplemental Indenture and applied for the purposes provided therein and in Section 3.01(c) of this Second Supplemental Indenture.

(f) Pursuant to Section 6.05 of the Master Indenture, the Trustee shall establish a separate Account within the Debt Service Reserve Fund designated as the "Series 2025 Reserve Account." Proceeds of the Series 2025 Bonds shall be deposited into the Series 2025 Reserve Account in the amount set forth in Section 2.06 of this Second Supplemental Indenture, and such moneys, together with any other moneys deposited into the Series 2025 Reserve Account shall be applied for the purposes provided therein and in this Section 4.01(f) of this Second Supplemental Indenture.

On each March 15 and September 15 (or, if such date is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2025 Reserve Account and transfer any excess therein above the Reserve Requirement caused by investment earnings to the Series 2025 Construction Subaccount, and after the completion of the improvements to the Clubhouse Property to the Series 2025 Revenue Account.

Notwithstanding any of the foregoing, amounts on deposit in the Series 2025 Reserve Account shall be transferred by the Trustee, in the amounts directed in writing by the Majority Holders of the Series 2025 Bonds to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account, if as a result of the application of Article X of the Master Indenture, the proceeds received from lands sold subject to the Series 2025 Special Assessments and applied to redeem a portion of the Series 2025 Bonds is less than the principal amount of Series 2025 Bonds indebtedness attributable to such lands.

(g) Pursuant to Section 6.06 of the Master Indenture, the Trustee shall establish a separate Series Bond Redemption Account within the Bond Redemption Fund designated as the "Series 2025 Bond Redemption Account" and within such Account, a "Series 2025 General

Redemption Subaccount," a "Series 2025 Optional Redemption Subaccount," and a "Series 2025 Prepayment Subaccount." Except as otherwise provided in this Second Supplemental Indenture regarding Prepayments or in connection with the optional redemption of the Series 2025 Bonds, moneys to be deposited into the Series 2025 Bond Redemption Account as provided in Section 6.06 of the Master Indenture, shall be deposited to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account.

(h) Moneys that are deposited into the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account (including all earnings on investments held therein) shall be used to call Series 2025 Bonds for the extraordinary mandatory redemption in whole, pursuant to Section 3.01(b)(ii) hereof or in part pursuant to Section 3.01(b)(iii) hereof.

(i) Moneys in the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account (including all earnings on investments held in such Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account) shall be accumulated therein to be used to call for redemption pursuant to Section 3.01(b)(i) hereof an amount of Series 2025 Bonds equal to the amount of money transferred to the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account for the purpose of such extraordinary mandatory redemption on the dates and at the price provided in such Section 3.01(b)(i) hereof.

(j) The Issuer hereby directs the Trustee to establish a Series 2025 Rebate Fund designated as the "Series 2025 Rebate Fund." Moneys shall be deposited into the Series 2025 Rebate Fund, as provided in the Arbitrage Certificate and Section 4.02 SEVENTH herein and applied for the purposes provided therein.

(k) Any moneys on deposit in the Series 2025 Optional Redemption Subaccount shall be used to optionally redeem all or a portion of the Series 2025 Bonds pursuant to Section 3.01(a) hereof.

SECTION 4.02. Series 2025 Revenue Account. The Trustee shall transfer from amounts on deposit in the Series 2025 Revenue Account to the Funds, Accounts and subaccounts designated below, the following amounts, at the following times and in the following order of priority:

FIRST, upon receipt but no later than the Business Day next preceding each November 1 commencing November 1, 2025, to the Series 2025 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2025 Bonds becoming due on the next succeeding November 1, less any amounts on deposit in the Series 2025 Interest Account not previously credited;

SECOND, upon receipt but no later than the Business Day next preceding each May 1 commencing May 1, 2026, to the Series 2025 Interest Account of the Debt Service Fund, an amount equal to the interest on the Series 2025 Bonds becoming due on the next succeeding May 1, less any amount on deposit in the Series 2025 Interest Account not previously credited;

THIRD, no later than the Business Day next preceding each May 1, which is a principal payment date for any Series 2025 Bonds, to the Series 2025 Principal Account of

the Debt Service Fund, an amount equal to the principal amount of Series 2025 Bonds Outstanding maturing on such May 1, less any amounts on deposit in the Series 2025 Principal Account not previously credited;

FOURTH, no later than the Business Day next preceding each May 1, commencing May 1, 202X, to the Series 2025 Sinking Fund Account of the Debt Service Fund, an amount equal to the principal amount of Series 2025 Bonds subject to sinking fund redemption on such May 1, less any amount on deposit in the Series 2025 Sinking Fund Account not previously credited;

FIFTH, notwithstanding the foregoing, at any time the Series 2025 Bonds are subject to redemption on a date which is not a May 1 or November 1 Interest Payment Date, the Trustee shall be authorized to transfer to the Series 2025 Interest Account, the amount necessary to pay interest on the Series 2025 Bonds subject to redemption on such date;

SIXTH, upon receipt but no later than the Business Day next preceding each Interest Payment Date while Series 2025 Bonds remain Outstanding, to the Series 2025 Reserve Account, an amount equal to the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2025 Reserve Requirement for the Series 2025 Bonds; and

SEVENTH, subject to the foregoing paragraphs, the balance of any moneys remaining after making the foregoing deposits shall be deposited into the Series 2025 Costs of Issuance Account to cover any deficiencies in the amount allocated to pay the cost of issuing the Series 2025 Bonds and next, any balance in the Series 2025 Revenue Account shall remain on deposit in such Series 2025 Revenue Account, unless pursuant to the Arbitrage Certificate, it is necessary to make a deposit into the Series 2025 Rebate Fund, in which case, the Issuer shall direct the Trustee to make such deposit thereto.

SECTION 4.03. Power to Issue Series 2025 Bonds and Create Lien. The Issuer is duly authorized under the Act and all applicable laws of the State to issue the Series 2025 Bonds, to execute and deliver the Indenture and to pledge the Series 2025 Pledged Revenues for the benefit of the Series 2025 Bonds to the extent set forth herein. The Series 2025 Pledged Revenues are not and shall not be subject to any other lien senior to or on a parity with the lien created in favor of the Series 2025 Bonds. The Series 2025 Bonds and the provisions of the Indenture are and will be valid and legally enforceable obligations of the Issuer in accordance with their respective terms. The Issuer shall, at all times, to the extent permitted by law, defend, preserve and protect the pledge created by the Indenture and all the rights of the Owners of the Series 2025 Bonds under the Indenture against all claims and demands of all persons whomsoever.

SECTION 4.04. 2025 Project to Conform to Consulting Engineers Report. Upon the issuance of the Series 2025 Bonds, the Issuer will promptly proceed to acquire the 2025 Project, as described in Exhibit A hereto and in the Consulting Engineer's Report relating thereto, all pursuant to the terms and provisions of the Acquisition Agreement.

SECTION 4.05. Prepayments; Removal of the Series 2025 Special Assessment Liens.

(a) At any time any owner of property within the District, which property is subject to the Series 2025 Special Assessments may, at its option, or as a result of acceleration of the Series 2025 Special Assessments because of non-payment thereof shall require the Issuer to reduce or release and extinguish the lien upon its property by virtue of the levy of the Series 2025 Special Assessments by paying or causing there to be paid, to the Issuer all or a portion of the Series 2025 Special Assessment, which shall constitute Series 2025 Prepayment Principal, plus, accrued interest to the next succeeding Quarterly Redemption Date (or the next succeeding Quarterly Redemption Date if such Prepayment is made within forty-five (45) calendar days before a Quarterly Redemption Date), attributable to the property subject to the Special Assessment owned by such owner.

(b) Upon receipt of Series 2025 Prepayment Principal as described in paragraph (a) above, subject to satisfaction of the conditions set forth therein, the Issuer shall immediately pay the amount so received to the Trustee, and the Issuer shall take such action as is necessary to record in the official records of the District that the Series 2025 Special Assessment has been paid in whole or in part and that such Series 2025 Special Assessment lien is thereby reduced, or released and extinguished, as the case may be.

The Trustee may conclusively rely on the Issuer's determination of what moneys constitute Prepayments. The Trustee shall calculate the amount available for the extraordinary mandatory redemption of the applicable Series 2025 Bonds pursuant to Section 3.01(b)(i) forty-five (45) days prior to each Quarterly Redemption Date. At any time such Prepayment is not in an integral multiple of $5,000, the Trustee shall withdraw moneys from the Series 2025 Revenue Account to round-up to the next nearest integral multiple of $5,000 and deposit such amount into the Series 2025 Prepayment Subaccount. Notwithstanding the foregoing, the Trustee shall not be authorized to withdraw any moneys from the Series 2025 Revenue Account unless all of the deposits required under Section 4.02 hereof have or can be made to the next succeeding Interest Payment Date.

[END OF ARTICLE IV]

ARTICLE V
COVENANTS AND DESIGNATIONS OF THE ISSUER

SECTION 5.01. Collection of Series 2025 Special Assessments. Pursuant to the terms and provisions of the Master Indenture and except as provided in the next succeeding sentence, the Issuer shall collect the Series 2025 Special Assessments relating to the acquisition and construction of the 2025 Project through the Uniform Method of Collection afforded by Chapter 197.3632, Florida Statutes. In addition, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the Issuer covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2025 Special Assessments, and to levy the Series 2025 Special Assessments in such manner as will generate funds sufficient to pay debt service on the Series 2025 Bonds when due. All Series 2025 Special Assessments that are collected directly by the Issuer shall be due and payable by the landowner not later than thirty (30) days prior to each Interest Payment Date.

SECTION 5.02. Continuing Disclosure. Contemporaneously with the execution and delivery hereof, the Issuer has executed and delivered a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The Issuer covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement applicable to it; however, as set forth therein, failure to so comply shall not constitute and Event of Default hereunder, but shall instead be enforceable by mandamus or any other means of specific performance.

SECTION 5.03. Investment of Funds, Accounts and Subaccounts. The provisions of Section 7.02 of the Master Indenture shall apply to the investment and reinvestment of moneys in the Series 2025 Accounts and subaccounts therein created hereunder.

SECTION 5.04. Additional Obligations. The Issuer covenants not to issue any other Bonds or other debt obligations secured by the Series 2025 Special Assessments. Such covenant shall not prohibit the Issuer from issuing refunding Bonds.

SECTION 5.05. Acknowledgement Regarding Series 2025 Construction Subaccount Moneys Following an Event of Default. In accordance with the provisions of the Indenture, the Series 2025 Bonds are payable solely from the Series 2025 Pledged Revenues. Anything in the Indenture to the contrary notwithstanding, the Issuer hereby acknowledges that the Series 2025 Pledged Revenues include, without limitation, all amounts on deposit in the Series 2025 Construction Subaccount of the Acquisition and Construction Fund then held by the Trustee, and upon the occurrence of an Event of Default with respect to the Series 2025 Bonds, (i) the Series 2025 Pledged Revenues may not be used by the Issuer (whether to pay costs of the 2025 Project or otherwise) without the consent of the Majority Holders, and (ii) the Series 2025 Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Holders, to pay the reasonable costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The Issuer covenants not to enter into any contract regarding the 2025 Project from and after the occurrence of an Event of Default without the written direction of the Majority Holders.

[END OF ARTICLE V]

ARTICLE VI
THE TRUSTEE; THE PAYING AGENT AND REGISTRAR

SECTION 6.01. Acceptance of Trust. The Trustee accepts and agrees to execute the trusts hereby created and agrees to perform such trusts upon the terms and conditions set forth in the Indenture. The Trustee agrees to act as Paying Agent and Registrar for the Series 2025 Bonds.

SECTION 6.02. Trustee's Duties. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the Issuer or for the recitals contained herein (except for the certificate of authentication on the Series 2025 Bonds), all of which are made solely by the Issuer. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlement inuring to the Trustee under the Master Indenture.

SECTION 6.03. Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[END OF ARTICLE VI]

ARTICLE VII
MISCELLANEOUS PROVISIONS

SECTION 7.01. Interpretation of Second Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2025 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.

SECTION 7.02. Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 7.03. Counterparts and Electronically Signed and/or Transmitted Signatures. This Second Supplemental Indenture may be executed in counterparts, and all counterparts together shall be construed as one document. Executed counterparts of this Second Supplemental Indenture with signatures sent by electronic mail (i.e., in PDF format) or signed electronically via DocuSign or other electronic means may be used in the place of original signatures on this Second Supplemental Indenture. The parties intend to be bound by the signatures of the electronically mailed or signed signatures and the delivery of the same shall be effective as delivery of an original executed counterpart of this Second Supplemental Indenture. Subject to the provisions of Section 11.08 of the Master Indenture applicable to the Trustee, the parties to this Second Supplemental Indenture hereby waive any defenses to the enforcement of the terms of this Second Supplemental Indenture based on the form of the signature, and hereby agree that such electronically mailed or signed signatures shall be conclusive proof, admissible in judicial proceedings, of the parties' execution of this Second Supplemental Indenture.

SECTION 7.04. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

SECTION 7.05. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2025 Bonds or the date fixed for the redemption of any Series 2025 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 7.06. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2025 Bonds.

SECTION 7.07. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Second Supplemental Trust Indenture to be executed by the Chairperson/Vice Chairperson of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Second Supplemental Trust Indenture to be executed by one of its authorized signatories, all as of the day and year above written.

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

[SEAL]

Attest:

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

By: _____
Name: Brian Lamb
Title: Secretary, Board of Supervisors

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee, Paying Agent and Registrar

By: _____
Name: Leanne M. Duffy
Title: Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by _____, Chairperson/Vice Chairperson of the Board of Supervisors of Abbott Square Community Development District, who acknowledged that he did sign the foregoing instrument as such officer, for and on behalf of Abbott Square Community Development District; that the same is his free act and deed as such officer, and the free act and deed of Abbott Square Community Development District; and that the seal affixed to said instrument is the seal of Abbott Square Community Development District. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by Brian Lamb, Secretary of the Board of Supervisors of Abbott Square Community Development District, who acknowledged that he did sign the foregoing instrument as such officer, for and on behalf of Abbott Square Community Development District; that the same is his free act and deed as such officer, and the free act and deed of Abbott Square Community Development District; and that the seal affixed to said instrument is the seal of Abbott Square Community Development District. He is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ❑ physical presence or ❑ online notarization, this _____ day of _____, 2025, by Leanne M. Duffy, a Vice President of U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), who acknowledged that she did so sign said instrument as such officer for and on behalf of the Trustee; that the same is her free act and deed as such officer and the free act and deed of the Trustee; that she appeared before me on this day in person and acknowledged that she, being thereunto duly authorized, signed, for the uses and purposes therein set forth. She is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

EXHIBIT A

DESCRIPTION OF 2025 PROJECT

The 2025 Project includes:

Acquisition of a 4.15+/- acre tract of land together with all facilities (pool, splash area, playground area, sports courts, parking lot, observation deck, landscaping/irrigation/hardscaping and other existing sitework and miscellaneous appurtenant improvements, fixtures and personal property, all located within Tract C of the Abbott Square Phase 1A plat;

Related soft and incidental costs including the funding of certain operation and maintenance costs relating thereto and certain improvements and repairs to the Clubhouse Property.

EXHIBIT B

[FORM OF SERIES 2025 BOND]

R-1 **$_____**

UNITED STATES OF AMERICA
STATE OF FLORIDA
COUNTY OF PASCO
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND, SERIES 2025
(2025 PROJECT)

Interest Rate	Maturity Date	Date of Original Issuance	CUSIP
_____%			

Registered Owner:----------Cede & Co.----------

Principal Amount:--

KNOW ALL PERSONS BY THESE PRESENTS that the Abbott Square Community Development District (the "Issuer"), for value received, hereby promises to pay to the registered owner shown above or registered assigns, on the date specified above, from the sources hereinafter mentioned, upon presentation and surrender hereof (except while the herein defined Series 2025 Bonds are in book-entry only form such presentation shall not be required), at the designated corporate trust office of U.S. Bank Trust Company, National Association, as paying agent (said U.S. Bank Trust Company, National Association and/or any bank or trust company to become successor paying agent being herein called the "Paying Agent"), the Principal Amount set forth above (with interest thereon at the Interest Rate per annum set forth above, computed on a 360-day year of twelve 30-day months), said principal payable on the Maturity Date stated above. Principal of this Bond is payable at the designated corporate trust office of U.S. Bank Trust Company, National Association, located in Orlando, Florida, in lawful money of the United States of America. Interest on this Bond is payable by check or draft of the Paying Agent made payable to the registered owner and mailed on each May 1 and November 1, commencing November 1, 2025 to the address of the registered owner as such name and address shall appear on the registry books of the Issuer maintained by U.S. Bank Trust Company, National Association, as registrar (said U.S. Bank Trust Company, National Association and any successor registrar being herein called the "Registrar") at the close of business on the first day of the calendar month for which an Interest Payment Date occurs or the date on which the principal of a Bond is to be paid (the "Record Date"). Such interest shall be payable from the most recent interest payment date next preceding the date of authentication hereof to which interest has been paid, unless the date of authentication hereof is a May 1 or November 1 to which interest has been paid, in which case from the date of authentication hereof, or unless such date of authentication is prior to November 1, 2025, in which case from the date of initial delivery, or unless the date of authentication hereof is between a Record Date and the next succeeding interest payment date, in which case from such interest payment date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner on such Record Date and may be paid to the person in whose

name this Bond is registered at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by U.S. Bank Trust Company, National Association, as Trustee (said U.S. Bank Trust Company, National Association and any successor trustee being herein called the "Trustee"), notice whereof shall be given to Bondholders of record as of the fifth (5th) day prior to such mailing, at their registered addresses, not less than ten (10) days prior to such Special Record Date, or may be paid, at any time in any other lawful manner, as more fully provided in the Indenture (defined below). Any capitalized term used in this Bond and not otherwise defined shall have the meaning ascribed to such term in the Indenture.

THE BONDS ARE LIMITED OBLIGATIONS OF THE ISSUER PAYABLE SOLELY FROM THE PLEDGED REVENUES PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE ISSUER, THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), PASCO COUNTY, FLORIDA (THE "COUNTY"), THE STATE OF FLORIDA (THE "STATE"), OR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE BONDS, EXCEPT THAT THE ISSUER IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, THE SERIES 2025 SPECIAL ASSESSMENTS (AS DEFINED IN THE INDENTURE) TO SECURE AND PAY THE BONDS. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, THE CITY, THE COUNTY, THE STATE, OR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee of the certificate of authentication endorsed hereon.

This Bond is one of an authorized issue of Bonds of the Abbott Square Community Development District, a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act") and Ordinance No. 1430-31 of the City Council of the City of Zephyrhills, Florida enacted on December 13, 2021, designated as "Abbott Square Community Development District Special Assessment Bonds, Series 2025 (2025 Project)" (the "Bonds" or the "Series 2025 Bonds"), in the aggregate principal amount of _____ MILLION _____ HUNDRED _____ AND 00/100 DOLLARS ($_____.00) of like date, tenor and effect, except as to number, denomination, interest rate and maturity date. The Series 2025 Bonds are being issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, to pay the costs of constructing and/or acquiring the 2025 Project (as defined in the herein referred to Indenture). The Series 2025 Bonds shall be issued as fully registered bonds in authorized denominations, as set forth in the Indenture. The Bonds are issued under and secured by a Master Trust Indenture dated as of June 1, 2022 (the "Master Indenture"), as amended by a Second Supplemental Trust Indenture dated as of August 1, 2025 (the "Second Supplemental Indenture" and together with the Master Indenture, the "Indenture"), each by and between the Issuer and the Trustee, executed counterparts of which are on file at the designated corporate trust office of the Trustee in Orlando, Florida.

Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2025 Bonds issued under the Indenture, the operation and application of the Debt Service Fund, the Series 2025 Reserve Account within the Debt Service Reserve Fund and other Funds, Accounts and subaccounts (each as defined in the Indenture) charged with and pledged to the payment of the principal of and the interest on the Series 2025 Bonds, the levy and the evidencing and certifying for collection, of the Series 2025 Special Assessments, the nature and extent of the security for the Bonds, the terms and conditions on which the Series 2025 Bonds are issued, the rights, duties and obligations of the Issuer and of the Trustee under the Indenture, the conditions under which such Indenture may be amended without the consent of the registered owners of the Series 2025 Bonds, the conditions under which such Indenture may be amended with the consent of the Majority Holders of the Series 2025 Bonds outstanding, and as to other rights and remedies of the registered owners of the Series 2025 Bonds.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the Issuer, the City, the County, the State or any other political subdivision thereof, or taxation in any form of any real or personal property of the Issuer, the City, the County, the State or any other political subdivision thereof, for the payment of the principal of and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for the Series 2025 Special Assessments to be assessed and levied by the Issuer as set forth in the Indenture.

By the acceptance of this Bond, the owner hereof assents to all the provisions of the Indenture.

This Bond is payable from and secured by Series 2025 Pledged Revenues, as such term is defined in the Indenture, all in the manner provided in the Indenture. The Indenture provides for the levy and the evidencing and certifying, of non-ad valorem assessments in the form of the Series 2025 Special Assessments to secure and pay the Bonds.

The Series 2025 Bonds are subject to redemption prior to maturity in the amounts, at the times and in the manner provided below. All payments of the redemption price of the Series 2025 Bonds shall be made on the dates specified below. Upon any redemption of Series 2025 Bonds other than in accordance with scheduled mandatory sinking fund redemption, the Issuer shall cause to be recalculated and delivered to the Trustee revised mandatory sinking fund redemption amounts recalculated so as to amortize the Outstanding principal amount of Series 2025 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Series 2025 Bonds. The mandatory sinking fund redemption amounts as so recalculated shall not result in an increase in the aggregate of the mandatory sinking fund redemption amounts for all Series 2025 Bonds in any year. In the event of a redemption or purchase occurring less than forty-five (45) days prior to a date on which a mandatory sinking fund redemption payment is due, the foregoing recalculation shall not be made to the mandatory sinking fund redemption amounts due in the year in which such redemption

or purchase occurs, but shall be made to the mandatory sinking fund redemption amounts for the immediately succeeding and subsequent years.

Optional Redemption

The Series 2025 Bonds may, at the option of the Issuer, provided written notice hereof has been sent to the Trustee at least forty-five (45) days prior to the redemption date (unless the Trustee will accept less than forty-five (45) days' notice), be called for redemption prior to maturity as a whole or in part, at any time, on or after November 1, 20XX (less than all Series 2025 Bonds of a maturity to be selected by lot), at a Redemption Price equal to the principal amount of Series 2025 Bonds to be redeemed, plus accrued interest from the most recent Interest Payment Date to the redemption date from moneys on deposit in the Series 2025 Optional Redemption Subaccount of the Series 2025 Bond Redemption Account. If such optional redemption shall be in part, the Issuer shall select such principal amount of Series 2025 Bonds to be optionally redeemed from each maturity so that debt service on the remaining Outstanding Series 2025 Bonds is substantially level.

Mandatory Sinking Fund Redemption

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

The Series 2025 Bonds maturing on May 1, 20XX are subject to mandatory sinking fund redemption from the moneys on deposit in the Series 2025 Sinking Fund Account on May 1 in the years and in the mandatory sinking fund redemption amounts set forth below at a redemption price of 100% of their principal amount plus accrued interest to the date of redemption. Such principal amounts shall be reduced as specified by the Issuer by the principal amount of any Series 2025 Bonds redeemed pursuant to optional or extraordinary mandatory redemption as set forth herein or purchased and cancelled pursuant to the provisions of the Indenture.

Year	Mandatory Sinking Fund Redemption Amount

_____
*Maturity

Extraordinary Mandatory Redemption in Whole or in Part

The Bonds are subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part on any date (other than in the case of clause (i) below which extraordinary mandatory redemption in part must occur on a Quarterly Redemption Date), at an extraordinary mandatory redemption price equal to 100% of the principal amount of the Bonds to be redeemed, plus interest accrued to the redemption date.

(i) from Series 2025 Prepayment Principal deposited into the Series 2025 Prepayment Subaccount of the Series 2025 Bond Redemption Account following the Prepayment in whole or in part of Series 2025 Special Assessments on any assessable lands within the District in accordance with the provisions of Section 4.05(a) of the Second Supplemental Indenture.

(ii) from moneys, if any, on deposit in the Series 2025 Funds, Accounts and subaccounts in the Funds, Accounts and subaccounts (other than the Series 2025 Rebate Fund, the Series 2025 Costs of Issuance Account, the Series 2025 Acquisition Account, the Series 2025 O&M Subaccount and the Series 2025 Construction Subaccount) sufficient to pay and redeem all Outstanding Series 2025 Bonds and accrued interest thereon to the redemption date or dates in addition to all amounts owed to Persons under the Indenture.

(iii) upon the acquisition of the 2025 Project and completion of the improvements to the Clubhouse Property, from any funds remaining on deposit in the Series 2025 Acquisition Account and/or the Series 2025 Construction Subaccount not otherwise reserved to acquire or improve the 2025 Project, in either case, such funds have been transferred to the Series 2025 General Redemption Subaccount of the Series 2025 Bond Redemption Account, as provided in Section 4.01(a) of the Second Supplemental Indenture.

Except as otherwise provided in the Indenture, if less than all of the Bonds subject to redemption shall be called for redemption, the particular such Bonds or portions of such Bonds to be redeemed shall be selected randomly by the Trustee, as provided in the Indenture.

Notice of each redemption of the Bonds is required to be mailed by the Trustee by class mail, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of the Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Trustee or the Paying Agent, all as provided in the Indenture, the Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Bonds or such portions thereof on such date, interest on such Bonds or such portions thereof so called for redemption shall cease to accrue, such Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Trustee or the Paying Agent. Further notice of redemption shall be given by the Trustee to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Notwithstanding the foregoing, the Trustee is authorized to give conditional notice of redemption as provided in the Master Indenture.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for three (3) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption shall be paid to the Issuer, thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the Issuer deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Master Indenture) sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Bonds as to the trust estate with respect to such Bonds shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

The Issuer shall keep books for the registration of the Bonds at the designated corporate trust office of the Registrar in Orlando, Florida. Subject to the restrictions contained in the Indenture, the Bonds may be transferred or exchanged by the registered owner thereof in person

or by his attorney duly authorized in writing only upon the books of the Issuer kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Issuer shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or accompanied by a written instrument of transfer in form satisfactory to the Trustee, Paying Agent or the Registrar, duly executed by the Bondholder or his attorney duly authorized in writing. Transfers and exchanges shall be made without charge to the Bondholder, except that the Issuer or the Trustee may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds.

The Issuer, the Trustee, the Paying Agent and the Registrar shall deem and treat the person in whose name any Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such Bond shall be overdue) for the purpose of receiving payment of or on account of the principal of and interest on such Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in connection with the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions.

IN WITNESS WHEREOF, Abbott Square Community Development District has caused this Bond to be signed by the manual signature of the Chairperson/Vice Chairperson of its Board of Supervisors and its seal to be imprinted hereon, and attested by the manual signature of the Secretary of its Board of Supervisors, all as of the date hereof.

ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By:_____
Secretary, Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee

By: _____
Vice President

STATEMENT OF VALIDATION

This Bond is one of a series of Bonds which were validated by judgment of the Circuit Court of the Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, rendered on the 25th day of April, 2022.

ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Chairperson/Vice Chairperson
Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary, Board of Supervisors

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with rights of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____
(Cust) (Minor)

Under Uniform Transfer to Minors Act_____
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT AND TRANSFER

FOR VALUE RECEIVED the undersigned sells, assigns and transfers unto

_____

(please print or typewrite name and address of assignee)

_____

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints

_____

Attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Signature Guarantee:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Please insert social security or other identifying number of Assignee.

EXHIBIT C

FORMS OF REQUISITIONS

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT)

(Series 2025 Acquisition Account and/or Series 2025 Construction Subaccount)

The undersigned, a Responsible Officer of the Abbott Square Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee: - District

(D) Amount Payable:

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

[*Series 2025 Acquisition Account of the Acquisition Construction Fund] and/or the [Series 2025 Construction Subaccount]*

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition Account and/or the Series 2025 Construction Subaccount;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date:_____

CONSULTING ENGINEER'S APPROVAL FOR DISBURSEMENT FROM SERIES 2025 CONSTRUCTION ACCOUNT

The undersigned Consulting Engineer hereby certifies that this disbursement is for the costs of improvements to the Clubhouse Property and is consistent with the report of the Consulting Engineer.

_____
Consulting Engineer

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT)

(Costs of Issuance)

The undersigned, a Responsible Officer of the Abbott Square Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of June 1, 2022, as supplemented by that certain Second Supplemental Trust Indenture dated as of August 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Amount Payable:

(C) Purpose for which paid or incurred: Costs of Issuance

(D) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Costs of Issuance Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that have not previously been paid;
2. each disbursement set forth above is a proper charge against the Series 2025 Costs of Issuance Account;
3. each disbursement set forth above was incurred in connection with the issuance of the Series 2025 Bonds; and
4. each disbursement represents a cost of issuance which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the services rendered with respect to which disbursement is hereby requested.

ABBOTT SQUARE COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

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APPENDIX B

PROPOSED FORM OF OPINION OF BOND COUNSEL

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APPENDIX B

FORM OF BOND COUNSEL OPINION

Upon delivery of the Bonds (as defined below) in definitive form, Greenberg Traurig, P.A., as Bond Counsel, proposes to render its final approving opinion with respect to such Bonds in substantially the following form:

_____, 2025

Board of Supervisors of the Abbott Square
Community Development District
City of Zephyrhills, Florida

$_____
ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025
(2025 PROJECT)

Dear Chairperson and Board Members:

We have acted as bond counsel in connection with the issuance by the Abbott Square Community Development District (the "District") of its $_____ in aggregate principal amount of Special Assessment Bonds, Series 2025 (2025 Project) (the "Bonds"), issued and delivered on this date pursuant to the constitution and laws of the State of Florida, particularly, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and other applicable provisions of law (collectively, the "Act") and Resolution No. 2022-27, adopted by the Board of Supervisors of the District (the "Board") on February 3, 2022, as supplemented by Resolution No. 2025-07 adopted by the Board on July 16, 2025 (collectively, the "Bond Resolution"). The Bonds are being issued and secured under that certain Master Trust Indenture, dated as of June 1, 2022 (the "Master Indenture"), as supplemented by that certain Second Supplemental Trust Indenture, dated as of August 1, 2025 (the "Second Supplement" and, together with the Master Indenture, the "2025 Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). Capitalized terms used herein without definitions have the meanings ascribed thereto in the 2025 Indenture.

The Bonds are being issued for the primary purpose of financing the 2025 Project.

In order to secure the payment of the Bonds, and subject to the terms of the 2025 Indenture, the District has pledged to the holders of the Bonds, and granted a lien to the holders of the Bonds on, the Series 2025 Pledged Revenues.

In connection with this opinion, we have examined the Act, certified copies of the Bond Resolution, the 2025 Indenture, the Arbitrage and Tax Certificate, a transcript of the proceedings related to the issuance of the Bonds and such other documents and opinions as we have deemed

necessary to render this opinion, and are relying on certain findings, covenants and agreements of the District set forth therein and such certified copies of the proceedings of the District and such other documents and opinions as we have deemed necessary to render this opinion. As to the questions of fact material to our opinion, we have relied upon representations of the District furnished to us, without undertaking to verify such representations by independent investigation.

Based on the foregoing, we are of the opinion that:

1. The District has the power to authorize, execute and deliver the 2025 Indenture, to perform its obligations thereunder and to issue the Bonds.

2. The 2025 Indenture has been duly authorized, executed and delivered by the District. The 2025 Indenture creates a valid pledge of the Series 2025 Pledged Revenues and constitutes a valid and binding obligation of the District enforceable against the District in accordance with its terms.

3. The issuance and sale of the Bonds have been duly authorized by the District and, assuming the due authentication thereof, the Bonds constitute valid and binding limited obligations of the District, payable in accordance with, and as limited by, the terms of the 2025 Indenture.

4. The Internal Revenue Code of 1986, as amended (herein, the "Code") includes requirements which the District must continue to meet after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes. The failure of the District to meet these requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactive to their date of issuance. The District has covenanted in the 2025 Indenture to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

Under existing statutes, regulations, rulings and court decisions, subject to the assumption stated in the following paragraph, interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes and, furthermore, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals.

In rendering the opinion expressed above, we have assumed continuing compliance with the tax covenants referred to above that must be met after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes.

The Bonds and interest thereon are not subject to taxation under the laws of the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in Chapter 220.

We express no opinion regarding other federal or any state tax consequences resulting from the ownership, receipt or accrual of interest on, or disposition of the Bonds.

In rendering the foregoing opinions we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and

have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records, certifications, documents and proceedings.

The opinions set forth herein are subject to state and federal laws relating to bankruptcy, insolvency, reorganization, moratorium and similar laws, and to equitable principles, affecting the enforcement of creditors' rights generally, and to the exercise of judicial discretion in appropriate cases.

We wish to call to your attention that the Bonds are limited obligations of the District payable solely from the Series 2025 Pledged Revenues and neither the full faith and credit nor the taxing power of the District, the City of Zephyrhills, Florida, Pasco County, Florida, the State of Florida or any other political subdivision thereof is pledged as security for the payment of the Bonds. The Bonds do not constitute an indebtedness of the District within the meaning of any constitutional or statutory provision or limitation.

Respectfully submitted,

GREENBERG TRAURIG, P.A.

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APPENDIX C

ENGINEER'S REPORT

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Abbott Square Community Development District

Report of the District Engineer – Clubhouse Acquisition



Prepared for:
Board of Supervisors
Abbott Square Community Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

June 4, 2025

1.0 INTRODUCTION

The Abbott Square Community Development District ("the District") encompasses approximately 173 acres in Pasco County, Florida. The District is located within Section 4, Township 26 South, Range 21 East and is vacant land with various abutting subdivisions.

See Appendix A for a Project Location Map and Map of Boundary Survey, which includes the Legal Description and Sketch of the District.

2.0 PURPOSE AND SCOPE

The purpose of this Report of the District Engineer is to provide a description and acquisition cost of the 2025 public improvements and community facilities which exclusively includes the Abbott Square Clubhouse.

See Appendix B for an Aerial Map.

3.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

The Clubhouse consists of approximately 4.15 acres of land. The improvements include a clubhouse building, other facilities (i.e. pool, playground area, parking lot, landscaping/irrigation/ hardscaping, and other appurtenant improvements) and is located within Tract C of Abbott Square Phase 1A (PB 89 Pages 28-35).

Two reports were provided by RGA Design Forensics, LLC, entitled "Building Inspection Report for the Abbott Square Clubhouse – Zephyrhills, Florida" and "ADA Assessment of Exterior and Interior Conditions for the Abbott Square Amenity Center – Zephyrhills, Florida."

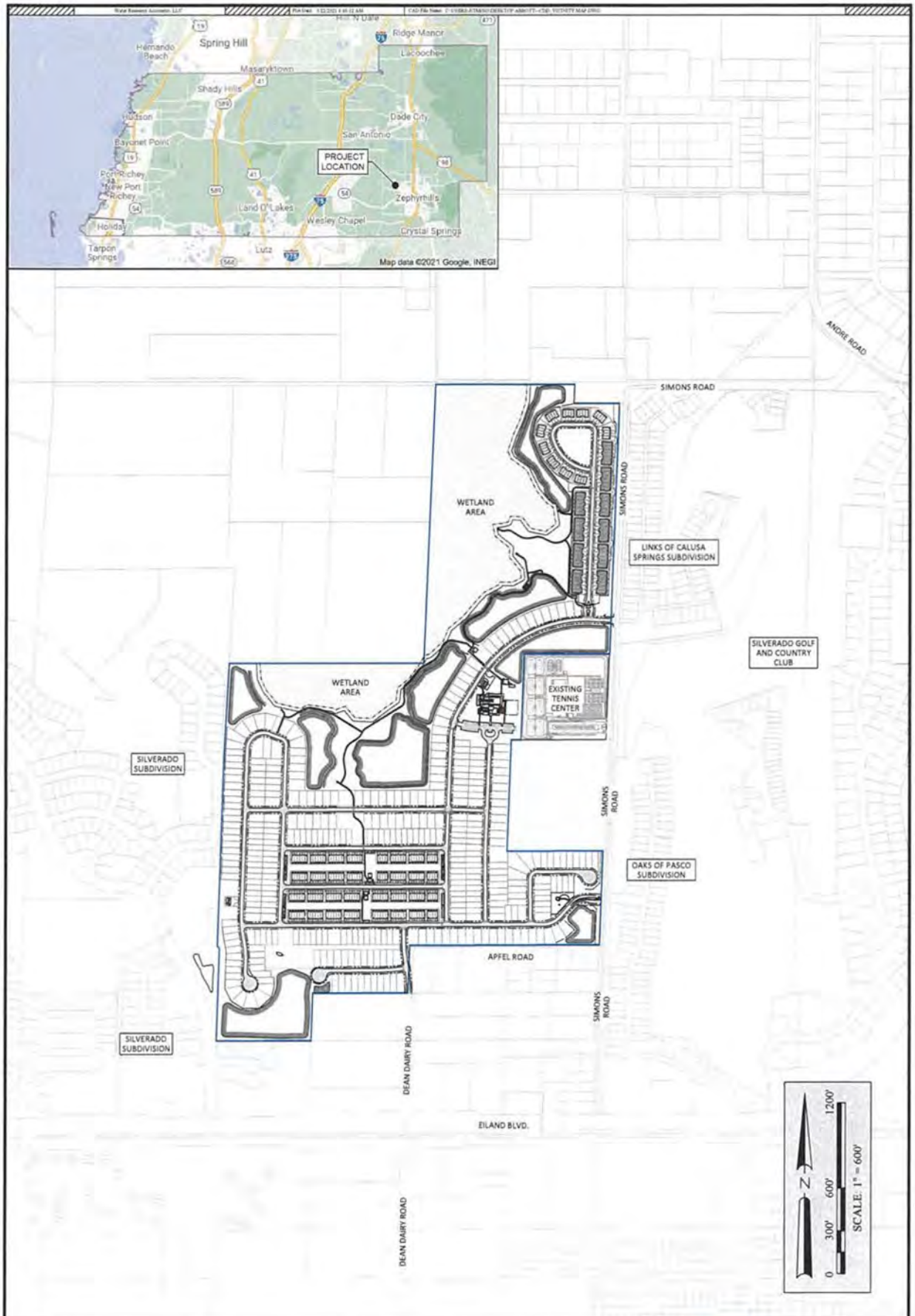
See Exhibit C for a Site Plan.

4.0 CLUBHOUSE PURCHASE

The not-to-exceed $4,166,400 purchase price was presented by the property owner. The final purchase price will be determined by an arms-length negotiation between the District Board of Supervisors and the property owner. In addition, $250,000 is estimated to be needed for the first-year maintenance and repair costs. The total current estimated cost to the District is $4,416,400.

Tonja L. Stewart, P.E.
Florida License No. 47704

Appendix A PROJECT LOCATION MAP & MAP OF BOUNDARY SURVEY



Date: 05/13/2021 SHEET 1 of 1	ABBOTT SQUARE CDD EXHIBIT	PROJECT LOCATION MAP	WRA Engineering ~ Environmental Water Resources ~ Survey

LEGAL DESCRIPTION: PER OFFICIAL RECORDS BOOK 5488, PAGE 1755

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN N 02 DEG 17' 56" E, A DISTANCE OF 1328.82 FEET; THENCE N 03 DEG 26' 50" E, A DISTANCE OF 664.52 FEET; THENCE S 89 DEG 36' 21" E, A DISTANCE OF 652.50 FEET; THENCE S 02 DEG 41' 02" W, A DISTANCE OF 1991.52 FEET; THENCE N 89 DEG 45' 29" W, A DISTANCE OF 652.50 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE RUN 02 DEG 17' 56", ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 1328.82 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N 03 DEG 26' 05" E; ALONG THE WEST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 664.52 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG SAID NORTH BOUNDARY S 89 DEG 35' 21" E, A DISTANCE OF 652.5 FEET; THENCE S 02 DEG 41' 02" W, A DISTANCE OF 1991.52 FEET TO THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE ALONG THE SOUTH BOUNDARY, N 89 DEG 45' 29" W, A DISTANCE OF 652.5 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: PER OFFICIAL RECORDS BOOK 5189, PAGE 1056

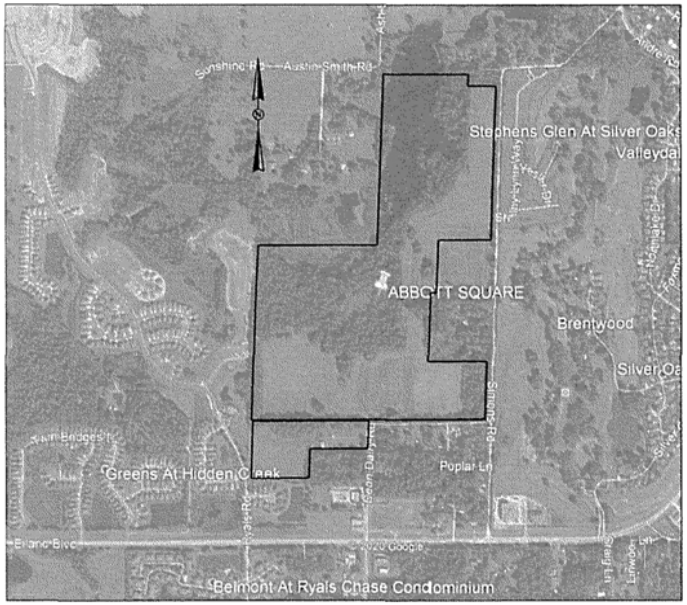
THE NORTH THREE-FOURTHS (N3/4) OF THE WEST ONE-HALF (W1/2) OF THE EAST ONE-HALF (E1/2), THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4); AND THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), ALL IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, LESS EXISTING ROAD RIGHTS OF WAY;

AND LESS 12.53 ACRES DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST (SE) CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTH-WEST ONE-QUARTER (NW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, THENCE RUN WEST 700 FEET, THENCE NORTHERLY 780 FEET PARALLEL TO THE EAST BOUNDARY LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4), THENCE EAST 700 FEET TO THE EAST BOUNDARY LINE, AS EXTENDED, OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE NORTHEAST ONE-QUARTER (NW1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4), AND THENCE SOUTH TO THE POINT OF BEGINNING;

AND ALSO LESS 1.57 ACRES DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST (NE) CORNER OF THE WEST ONE-HALF (W1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, THENCE SOUTH 150 FEET, THENCE WEST 351 FEET, THENCE NORTH 133.5 FEET, THENCE WEST 969 FEET, THENCE NORTH 16.5 FEET, THENCE EAST 1320 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY TO WIT: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN NORTH 02°17'56" EAST, A DISTANCE OF 1328.82 FEET; THENCE NORTH 03°26'50" EAST, A DISTANCE OF 664.52 FEET; THENCE SOUTH 89°36'21" EAST, A DISTANCE OF 652.5 FEET; THENCE SOUTH 02°41'02" WEST, A DISTANCE OF 1991.52 FEET; THENCE NORTH 89°45'29" WEST, A DISTANCE OF 652.5 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION: PER OFFICIAL RECORDS BOOK 9443, PAGE 2625

PARCEL 1:
TRACT 101 AND THE EAST 109.51 FEET OF TRACT 102, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

PARCEL 2:
TRACT 102; LESS AND EXCEPT THE EAST 109.51 FEET THEREOF; AND TRACT 107, ZEPHYRHILLS COLONY COMPANY LANDS, IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 21 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Surveyor's Notes: (AS APPLICABLE)

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE SUBJECT SITE HAVING A BEARING OF S 89°59'07" E.
2) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS, THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
16) FENCE OWNERSHIP NOT DETERMINED.
17) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
21) THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

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Legend: (AS APPLICABLE)

SCIR	SET CAPPED IRON ROD 1/2" LB #7313	ID	IDENTIFICATION		
FCIR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS		
FIR	FOUND IRON ROD	CONC	CONCRETE		
FCIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE		
FIP	FOUND IRON PIPE	R/W	RIGHT-OF-WAY		
FCM	FOUND CONCRETE MONUMENT	BWL	BARBED WIRE		
SPKNAIL	SET PK NAIL & DISK	OHL	OVERHEAD UTILITY LINE		
FPKNAIL	FOUND PK NAIL & DISK	UP	UTILITY POLE		
FRRS	FOUND RAILROAD SPIKE	LP	LIGHT POLE		
MM	WATER METER	GA	GUY ANCHOR		
FHD	FIRE HYDRANT	SIGN	SIGN		
WV	WATER VALVE	RCP	REINFORCED CONCRETE PIPE	(R)	DESCRIPTION PER RECORD
BFP	BACK FLOW PREVENTER	CMP	CORRUGATED METAL PIPE	(C)	CALCULATED
D	DRAIN INLET	CPP	CORRUGATED PLASTIC PIPE	(F)	FIELD
CI	CURB INLET	x 99.99	EXISTING ELEVATION	(M)	MEASURED
		A/C	AIR CONDITIONING		

PREPARED FOR: LENNAR HOMES, LLC TAMPA
CERTIFIED TO:
FIELD WORK PERFORMED: DIGITAL
QUALITY CONTROL FIELD: VINCE
QUALITY CONTROL OFFICE: AJM

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Aaron Murphy
AARON MURPHY, PSM
FLORIDA LICENSE NO. 7068784
NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL AND DATED. PRINTED COPIES OF THIS SURVEY ARE NOT VALID UNLESS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER ARE AFFIXED.

06-25-2020
DATE OF SIGNATURE

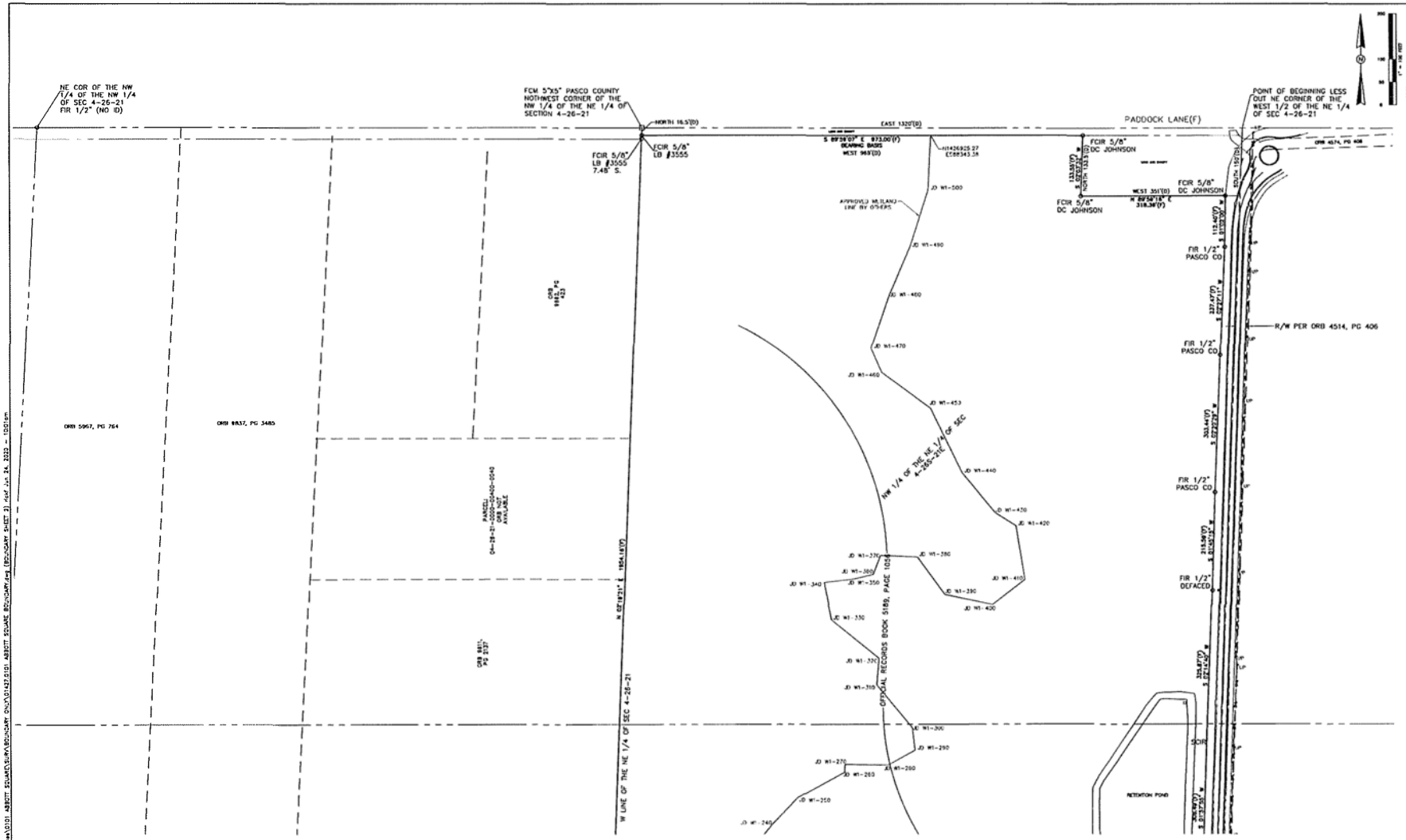
DRAWN BY: RHF
CHECKED BY: VINCE
JOB #: 01427.0101
SEC TWP RNG: 4-26-21
SURVEY DATE: 06-11-2020
NOT VALID WITHOUT ALL SHEETS
1 OF 4

HAMILTON ENGINEERING & SURVEYING, INC.
3446 U.S. HIGHWAY 301 NORTH, SUITE 200, TAMPA, FLORIDA 33619
TEL (813) 248-8888 FAX (813) 248-8884
LB #7313

SHEET TITLE: MAP OF BOUNDARY SURVEY

ABBOTT SQUARE
SIMONS ROAD, ZEPHYRHILLS
FLORIDA, PASCO COUNTY

C:\1001 a 1500\01427 (Zephyr Homes)\01 ABBOTT SQUARE\SURVEY\BOUNDARY 01427.0101 ABBOTT SQUARE BOUNDARY.dwg (BOUNDARY SHEET 1) AJM Jun 24, 2020 - 1:34pm



Legend: (AS APPLICABLE)

SCIR	SET CAPPED IRON ROD 1/2" LB #7915	ID	IDENTIFICATION		
FCIR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS		
FIR	FOUND IRON ROD	CONC	CONCRETE		
FCIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE		
FIP	FOUND IRON PIPE	R/W	RIGHT-WAY		
FCM	FOUND CONCRETE MONUMENT	OHL	OVERHEAD UTILITY LINE		
SPNAIL	SET PK NAIL & DISK	UP	UTILITY POLE		
FPNAIL	FOUND PK NAIL & DISK	LP	LIGHT POLE		
FRRS	FOUND RAILROAD SPIKE	GA	GUY ANCHOR		
WM	WATER METER	SIGN	SIGN		
FHD	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE	(P)	DESCRIPTION
WV	WATER VALVE	CMP	CORRUGATED METAL PIPE	(C)	CALCULATED
BFP	BACK FLOW PREVENTER	CPP	CORRUGATED PLASTIC PIPE	(F)	FLAT
GI	GRATE INLET	X 39.99	EXISTING ELEVATION	(F)	FIELD
CI	CURB INLET	A/C	AIR CONDITIONING		

WETLAND LINES SHOWN HEREON WERE PROVIDED BY CLIENT AND NOT REDELINEATED THIS DATE.

THIS BOUNDARY REPRESENTS A RETRACEMENT OF A PREVIOUS SURVEY DONE BY ALLEN AND COMPANY DATED 10-30-18

HAMILTON ENGINEERING & SURVEYING, INC.

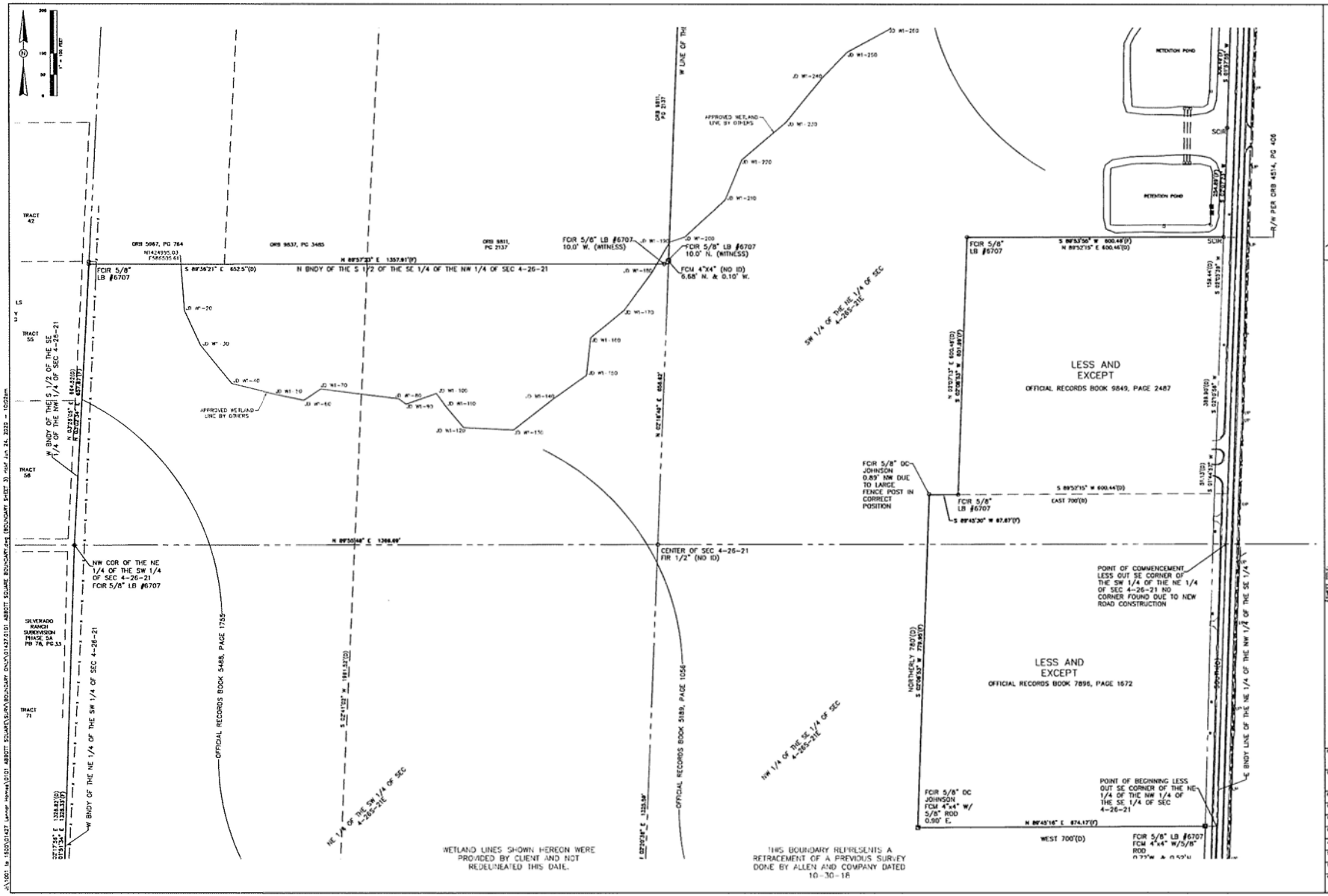
MAP OF BOUNDARY SURVEY

ABBOTT SQUARE
SIMONS ROAD, ZEPHYRHILLS
FLORIDA, PASCO COUNTY

PREPARED FOR: LENNAR HOMES, LLC TAMPA

DRAWN BY: RHF	PARTY CHIEF: VINCE
JOB #: 01427.0101	
SEC TWP RNG: 4-26-21	
SURVEY DATE: 06-11-2020	
FIELD BOOK/PAGE: DIGITAL	
SURVEY CONTROL FILE: VINCE	
SURVEY CONTROL OFFICE: AJM	
NOT VALID WITHOUT ALL SHEETS: 2 OF 4	

J:\2001 to 15000\01427 Lennar Homes\0101 ABBOTT SQUARES\SURVEY\BOUNDARY ONLY\01427.0101 ABBOTT SQUARE BOUNDARY.dwg [BOUNDARY SHEET 2] Wed Jun 24, 2020 - 10:01am



HAMILTON ENGINEERING & SURVEYING, INC.

SHEET TITLE:

MAP OF BOUNDARY SURVEY

ABBOTT SQUARE
SIMONS ROAD, ZEPHYRHILLS
FLORIDA, PASCO COUNTY

PREPARED FOR: LENNAR HOMES, LLC TAMPA

CERTIFIED TO:

FIELD WORK PARTY: DIGITAL

QUALITY CONTROL FIELD: VINCE

QUALITY CONTROL OFFICE: AJM

DRAWN BY: RHF

PARTY CHIEF: VINCE

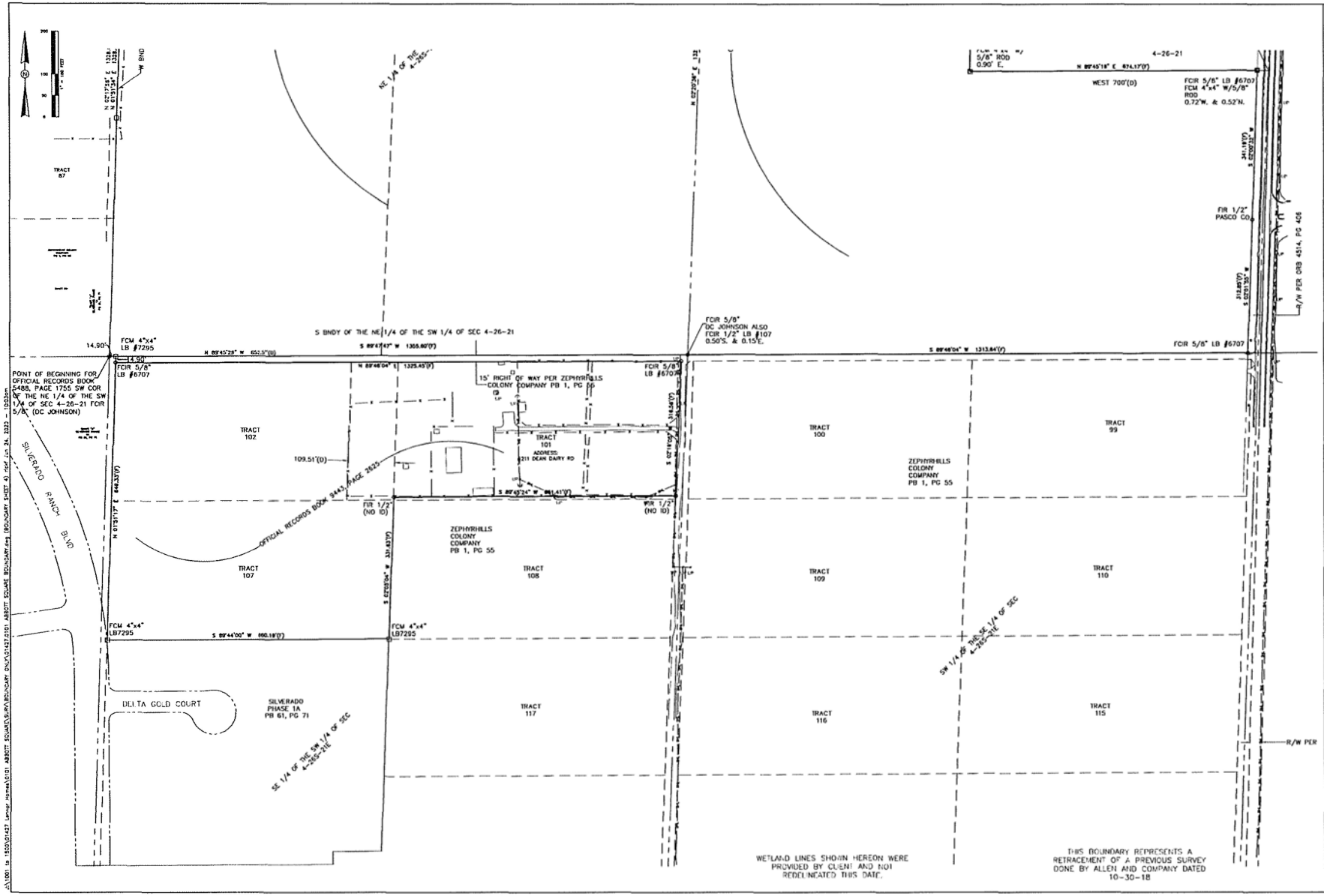
JOB #: 01427.0101

SEC TWP RNG: 4-26-21

SURVEY DATE: 05-11-2020

NOT VALID WITHOUT ALL SHEETS

3 OF 4



HAMILTON ENGINEERING & SURVEYING, INC.

MAP OF BOUNDARY SURVEY

ABBOTT SQUARE
SIMONS ROAD, ZEPHYRHILLS
FLORIDA, PASCO COUNTY

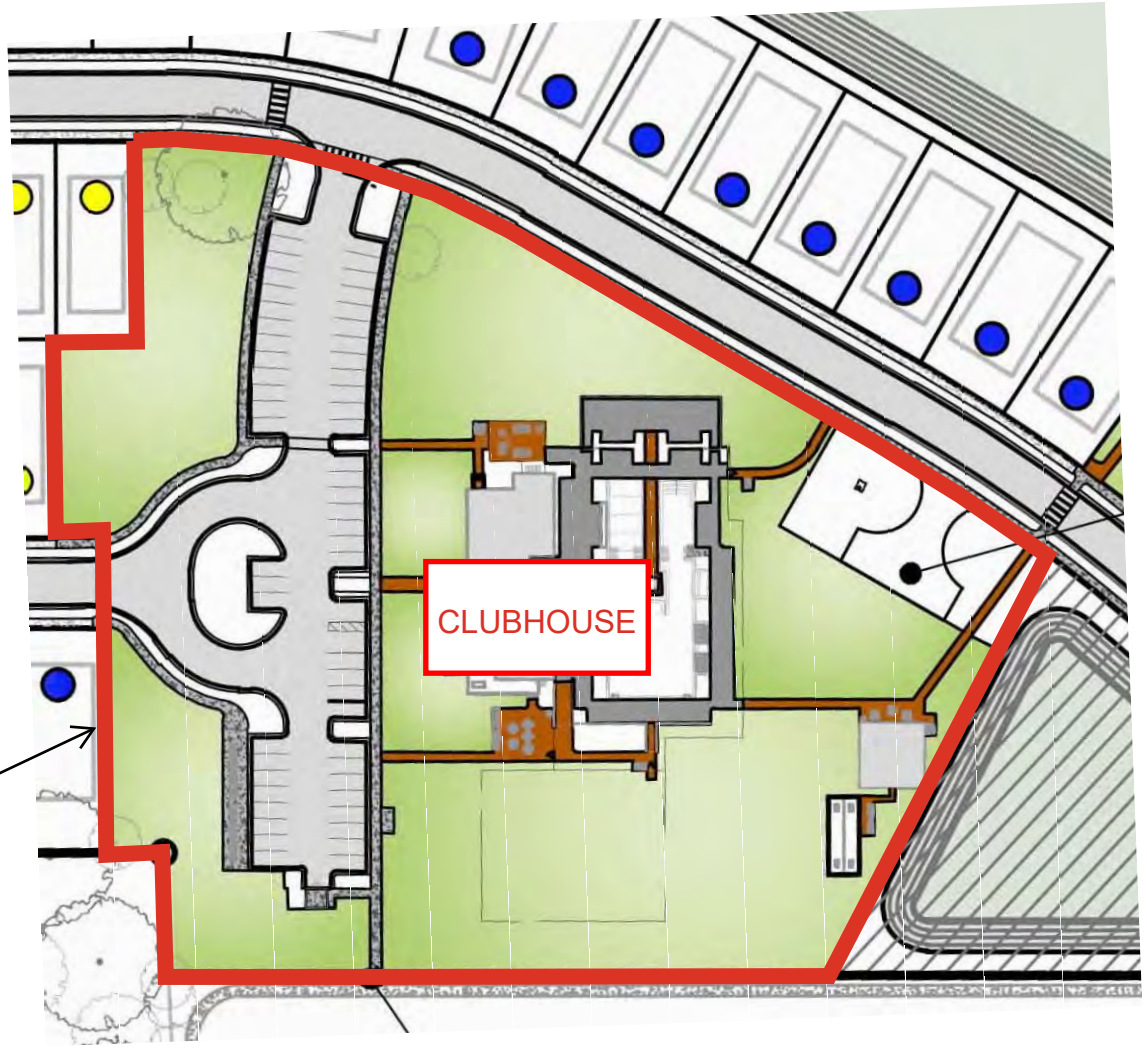
PREPARED FOR:	LENNAR HOMES, LLC TAMPA
CERTIFIED TO:	
FIELD WORK PERF:	DIGITAL
QUALITY CONTROL FIELD:	VINCE
QUALITY CONTROL OFFICE:	AJM
DRAWN BY:	RHF
PARTY CHIEF:	VINCE
JOB #:	01427.0101
SEC TWP RNG:	4-26-21
SURVEY DATE:	06-11-2020
NOT VALID WITHOUT ALL SHEETS	4 OF 4

Appendix B AERIAL MAP


Abbott Square
Clubhouse
Google Earth
Image © 2025 Airbus

Appendix C SITE PLAN

N



CLUBHOUSE
BOUNDARY

Appendix D PHOTOGRAPHS

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APPENDIX D

ASSESSMENT METHODOLOGY

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ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

Report Date:

June 4, 2025

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VI.	ALLOCATION METHODOLOGY	2
VII.	DETERMINATION OF SPECIAL ASSESSMENT	3
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I. REPORT OBJECTIVE

This *Amenity Master Special Assessment Methodology Report* (the "Assessment Report") is being presented in anticipation of acquiring completed amenity facilities, financing certain capital improvements relating thereto and pay operation and maintenance expenses in connection therewith by the Abbott Square Community Development District ("District"), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District proposes to issue Special Assessment Bonds, Series 2025 (the "Series 2025 Bonds"), and has retained Inframark to prepare a methodology for allocating the special assessments expected to be levied by the District in connection with the issuance of the Series 2025 Bonds.

II. DEFINED TERMS

"District" – Abbott Square Community Development District.

"Engineer's Report" – *Report of the District Engineer for Abbott Square Community Development District*, dated June 4, 2025.

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

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

"Platted Units" – Private property subdivided as a portion of gross acreage by virtue of the platting process.

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

"Unit(s)" – A planned or developed residential lot assigned a product type classification by the District Engineer.

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

The District will issue the Series 2025 Bonds to finance the Series 2025 Project which will provide special benefit to the private property owners within the District. The Series 2025 Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the Series 2025 Project within the District. Non-ad valorem assessments will be collected each year to provide funds for the payment of debt service on the Series 2025 Bonds. In addition, the District will continue to levy and collect non-ad valorem assessments for the ongoing maintenance of capital assets owned by the District and the ongoing administration of the District's operations. This Assessment Report outlines the benefit, assessment methodology and financing structure for the Series 2025 Bonds to be issued by the District.

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

III. DISTRICT OVERVIEW

The District serves the Abbott Square development (the "Development" or "Abbott Square"), a master planned, residential development located in the City of Zephyrhills, Pasco County, Florida. The land within the District consists of approximately 173.19+/- acres and is generally located west of Simons Road, south of Paddock Lane and Austin Smith Road, and north of Eiland Boulevard. The Development is completed with 651 residential units.

IV. SERIES 2025 PROJECT

The proceeds of the Series 2025 Bonds will be used to fund the Series 2025 Project. The total cost of the Series 2025 Project is $4,416,400, which consists of $4,166,400 for the purchase price of completed public improvements, amenity facilities and the club plan as well as $250,000 for future maintenance and repairs incurred by the District. The completed improvements include a clubhouse with a pool, splash area, playground area, sports courts, parking lot, observation deck, landscaping/irrigation/hardscaping and other existing sitework and appurtenant improvements as described in the District Engineer's Report. A breakdown of these costs can be found in Table 1.

V. FINANCING

The District will finance the Series 2025 Project through the issuance of the Series 2025 Bonds. A number of items comprise the Series 2025 Bond size such as funding a debt service reserve, paying capitalized interest, underwriter's discount, issuance costs and contingency as shown on Table 4. This Report details the master methodology utilized in determining a maximum benefit received by private benefiting properties. An Amenity Supplemental Assessment Allocation Report will be issued specific to the Bond Series with terms and final negotiated rates in accordance with the allocation methodology outlined in this Report.

VI. ALLOCATION METHODOLOGY

Special assessments are allocated to each assessable property within the District on the basis of estimated special benefit received from the Series 2025 Project financed by the District. A comparative analysis is utilized to determine the estimated special benefit received by an assessable property. The analysis evaluates the special benefit received by all assessable property. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specifically benefited properties. The Series 2025 Project benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the Series 2025 Project, are apportioned to the assessable properties within the District for levy and collection. All residential homes within the District will be allocated the same benefit and thus the same special assessments.

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: The Series 2025 Project benefits in the same amount, all private properties within the District. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by each product type. In the case of the Series 2025 Project to be financed with the Series 2025 Bonds, all parcel types will equally benefit. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the capital improvements identified within the Series 2025 Project. The use of equivalent assessment unit methodologies is well established throughout the State as a fair and reasonable proxy for estimating the benefit received by residential property. The costs associated with the Series 2025 Project are derived from the Engineer's Report and outlined within Table 1 and Table 3 of this Assessment Report.

VII. DETERMINATION OF SPECIAL ASSESSMENT

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

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

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

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

The determination has therefore been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition of the District's Series

2025 Project. The allocation of responsibility for payment of the Series 2025 Bond debt within the District has been apportioned to the property according to reasonable estimates of the special benefits each land use will receive equally. Accordingly, each parcel of property within the boundary of the District will be assessed equally for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average square footage.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to properties within the District. The land within the District is platted and fully-developed.

IX. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Series 2025 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the landowner. The allocation methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2025 Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

TABLE 1. ACQUISITION COSTS

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT ACQUISITION COST ESTIMATE	
DESCRIPTION	ESTIMATED COSTS
Abbott Square Clubhouse & Amenity Center	$4,166,400
Future Maintenance	$75,000
Future Repairs	$175,000
TOTAL	$4,416,400

TABLE 2. DEVELOPMENT

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT CDD DEVELOPMENT PROGRAM AND EAU ASSIGNMENT			
PRODUCT	UNITS	PER UNIT EAU[(1)]	TOTAL EAUs
TH18'	180	1.00	180.00
TH 24'	40	1.00	40.00
Villa	60	1.00	60.00
SF 40'	130	1.00	130.00
SF 45'	130	1.00	130.00
SF 55'	111	1.00	111.00
TOTAL RESIDENTIAL	651		651

(1) Equivalent Assessment Unit

TABLE 3. ACQUISITION PLAN

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT ACQUISITION COST ESTIMATE	
Description	**Funding Needs**
Abbott Square Clubhouse & Amenity Center	$4,166,400
Future Operations and Maintenance	$75,000
Future Repairs	$175,000
	$4,416,400
Net Proceeds from Bonds	$4,416,400
Amount Required from District Funds or Other Sources	$0

TABLE 4 BOND FINANCING

ABBOTT SQUARE
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL REVENUE BONDS		
Coupon Rate[1]		5.75%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		**$5,710,000**
Acquisition and Construction Fund		$4,166,400
Future Operations and Maintenance		$75,000
Future Repairs		$175,000
Capitalized Interest (Months)[2]	14	$383,046
Debt Service Reserve Fund	100%	$403,790
Underwriter's Discount	2%	$114,200
Cost of Issuance		$390,000
Rounding		$2,564
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		$403,790
Collection Costs and Discounts	6%	$25,774
TOTAL ANNUAL ASSESSMENT		**$429,564**

[1]Based on conservative interest rate, subject to change based on market conditions.
[2]Based on capitalized interest 14 months.

TABLE 5. ASSESSMENT ALLOCATION

ABBOTT SQUARE
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ASSESSMENT ALLOCATION

PRODUCT TYPE	PER UNIT	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT.
TH18'	1.00	180.00	27.65%	180	1,578,802	118,773	$8,771.12	$659.85
TH 24'	1.00	40.00	6.14%	40	350,845	26,394	$8,771.12	$659.85
Villa	1.00	60.00	9.22%	60	526,267	39,591	$8,771.12	$659.85
SF 40'	1.00	130.00	19.97%	130	1,140,246	85,781	$8,771.12	$659.85
SF 45'	1.00	130.00	19.97%	130	1,140,246	85,781	$8,771.12	$659.85
SF 55'	1.00	111.00	17.05%	111	973,594	73,244	$8,771.12	$659.85
TOTAL		651.00	100%	651	$5,710,000	$429,564		

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 14 month Capitalized Interest Period.

(2) Includes principal, interest, collection costs and prepayment discount.

EXHIBIT A

PRELIMINARY ASSESSMENT ROLL

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
1	04-26-21-0150-02300-0010	STULPE MARK TODD & REBECCA	36443 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
2	04-26-21-0150-02300-0020	VASA DILEEP	36439 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
3	04-26-21-0150-02300-0030	SHEHATA ASHRAF	36435 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
4	04-26-21-0150-02300-0040	ARREOLA JESUS RODRIGUEZ & RODRIGUEZ BRENDA NATA	36431 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
5	04-26-21-0150-02300-0050	TAYLOR ELLEN GRACIE & TAYLOR CHERYL	36427 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
6	04-26-21-0150-02300-0060	MEDINA COLETTE MIRACLE	36423 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
7	04-26-21-0150-02300-0070	GAMEZ-CAMACHO MAIRA A	36419 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
8	04-26-21-0150-02300-0080	PEREIRA ALEXANDER JOSEPH & TAYLOR MADISON	36415 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
9	04-26-21-0150-02300-0090	HERNANDEZ ANGEL & ABIGAIL	36411 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
10	04-26-21-0150-02300-0100	ENAMORADO MELVIN ORELLANA & LIZARDO LOURDES	36407 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
11	04-26-21-0150-02300-0110	JOFRE MAURO FACUNDO & VERONICA CECILIA	36403 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
12	04-26-21-0150-02300-0120	WHITE ANTONIO RAVONE	36399 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
13	04-26-21-0150-02300-0130	BELANCOURT ALEXIS RODRIGUEZ	36395 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
14	04-26-21-0150-02300-0140	MEDINA FERNANDO & DIAZ GENESIS	36391 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
15	04-26-21-0150-02300-0150	ANTOINE CLEOPATRA TANYAKENOYER	36387 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
16	04-26-21-0150-02300-0160	BENNETT ERICKA	36383 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
17	04-26-21-0150-02300-0170	GUTIERREZ EDWARD	36379 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
18	04-26-21-0150-02300-0180	MIMS ANETRA MARCIA	36375 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
19	04-26-21-0150-02300-0190	SWEM SHAUNA MICHELLE	36371 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
20	04-26-21-0150-02300-0200	RAMOS NESTOR LEONEL REYES	36367 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
21	04-26-21-0150-02300-0210	ABBOT SQUARE II LLC	36363 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
22	04-26-21-0150-02300-0220	WILSON RAMONA SHAVAUGHN	36359 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
23	04-26-21-0150-02300-0230	RICHARDSON CHRISTOPHER A & WATTS FAITH R	36355 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
24	04-26-21-0150-02300-0240	GIOVANNI CODY	36351 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
25	04-26-21-0150-02400-0010	JACKSON DOHUE DYKE & VETA STEPHANEY	36547 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
26	04-26-21-0150-02400-0020	ANDRADE CAROLINA	36543 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
27	04-26-21-0150-02400-0030	MOORE DAMON DANIEL	36539 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
28	04-26-21-0150-02400-0040	ALEXANDER JOHN & YOUSSEF NANA	36535 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
29	04-26-21-0150-02400-0050	MAIDEN LANCE S	36527 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
30	04-26-21-0150-02400-0060	JACKSON NORMAN GEORGE & KING-JACKSON KAREN JUNE	36523 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
31	04-26-21-0150-02400-0070	PORTERFIELD MARK ALAN & JENNIFER MARIE	8720 DRUMMER PLANK DRIVE	WESLEY CHAPEL	FL	33545	TH18'	$8,771.12	$659.85
32	04-26-21-0150-02400-0080	RUDRARAJU SURESHKUMAR RAJU	2751 EAST COUNTY LINE ROAD I	LUTZ	FL	33559	TH18'	$8,771.12	$659.85
33	04-26-21-0150-02400-0090	GRAHAM ERSKIN TRAVONE	36513 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
34	04-26-21-0150-02400-0100	GRIPPER CARLTON D JR & KATHLEEN P	36509 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
35	04-26-21-0150-02400-0110	WISHNEVSKY MICHELE MARIE	36503 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
36	04-26-21-0150-02400-0120	LAZARDI KAROLIN DEL VALLE MALAVER	36499 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
37	04-26-21-0150-02400-0130	SHAW LISA RUTH	36495 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
38	04-26-21-0150-02400-0140	RIVERA KEVIN OSCAR BERRIOS	36491 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
39	04-26-21-0150-02400-0150	KIM ANDREW & LICEA YARELY ABIGAIL	36487 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
40	04-26-21-0150-02400-0160	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
41	04-26-21-0150-02400-0170	HERNANDEZ JORGE ANTOLIN	36479 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
42	04-26-21-0150-02400-0180	DUAH RAPHAEL AGYEMANG	36475 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
43	04-26-21-0150-02400-0190	MARIN KENNETH JAY & GALINDEZ LUCERO GOMEZ	36471 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
44	04-26-21-0150-02400-0200	BOOKER LARHONDA RENEE	36467 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
45	04-26-21-0150-02400-0210	BRAYNEN GAIL	36463 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
46	04-26-21-0150-02400-0220	BELMONT JOSEPH C & ANGELA M	5 PIONEER ST	COOPERSTOWN	NY	13326	TH18'	$8,771.12	$659.85
47	04-26-21-0160-01700-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
48	04-26-21-0160-01700-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
49	04-26-21-0160-01700-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
50	04-26-21-0160-01700-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
51	04-26-21-0160-01700-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
52	04-26-21-0160-01700-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
53	04-26-21-0160-01700-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
54	04-26-21-0160-01700-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
55	04-26-21-0160-01700-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
56	04-26-21-0160-01700-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
57	04-26-21-0160-01700-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
58	04-26-21-0160-01700-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
59	04-26-21-0160-01700-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
60	04-26-21-0160-01700-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
61	04-26-21-0160-01700-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
62	04-26-21-0160-01700-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
63	04-26-21-0160-01700-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
64	04-26-21-0160-01700-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
65	04-26-21-0160-01700-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
66	04-26-21-0160-01700-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
67	04-26-21-0160-01700-0210	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
68	04-26-21-0160-01700-0220	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
69	04-26-21-0160-01700-0230	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
70	04-26-21-0160-01700-0240	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
71	04-26-21-0160-01800-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
72	04-26-21-0160-01800-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
73	04-26-21-0160-01800-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
74	04-26-21-0160-01800-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
75	04-26-21-0160-01800-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
76	04-26-21-0160-01800-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
77	04-26-21-0160-01800-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
78	04-26-21-0160-01800-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
79	04-26-21-0160-01800-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
80	04-26-21-0160-01800-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
81	04-26-21-0160-01800-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
82	04-26-21-0160-01800-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
83	04-26-21-0160-01800-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
84	04-26-21-0160-01800-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
85	04-26-21-0160-01800-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
86	04-26-21-0160-01800-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
87	04-26-21-0160-01800-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
88	04-26-21-0160-01800-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
89	04-26-21-0160-01800-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
90	04-26-21-0160-01800-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$8,771.12	$659.85
91	04-26-21-0160-01900-0010	JACOBS MARIA ISABEL	36437 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
92	04-26-21-0160-01900-0020	WALKER CATHY L	36431 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
93	04-26-21-0160-01900-0030	NICOLAR PROPERTIES LLC	382 NE 191ST ST #485951	MIAMI	FL	33179	TH18'	$8,771.12	$659.85
94	04-26-21-0160-01900-0040	RAMIREZ STEPHANIE & LUIS	6561 SAUNDERS ST	REGO PARK	NY	11374	TH18'	$8,771.12	$659.85
95	04-26-21-0160-01900-0050	KARAM ELIAS	36421 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
96	04-26-21-0160-01900-0060	TRAYNOR JEANETTE ALISON & TRAYNOR-COREY TODD M	36417 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
97	04-26-21-0160-01900-0070	MONTERO WILLIAM & DE MONTERO ALICIA PAULET	36411 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
98	04-26-21-0160-01900-0080	BRAVO HIDALGO JAVIER E & ZORRILLA ORTIZ RUTH K	36407 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
99	04-26-21-0160-01900-0090	FERNANDEZ VALERO ALFREDO H & PLAZA LOPEZ MARIA IS	175 PEACE ST	STRATFORD	CT	6615	TH18'	$8,771.12	$659.85
100	04-26-21-0160-01900-0100	STADLER JONATHAN & CORAL	36401 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
101	04-26-21-0160-01900-0110	ESTRADA ROBLES JOSE DANIEL & GONZALEZ YAILEENE ALI	36397 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
102	04-26-21-0160-01900-0120	GRANT JANESSA	36393 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
103	04-26-21-0160-01900-0130	HO CHIEN-JEN	36387 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
104	04-26-21-0160-01900-0140	GORING KUAMIE & GOODCHILD-GORING ROSHANNA	36383 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
105	04-26-21-0160-01900-0150	KHAN RANA AMIR GHANI	18221 LEAFMORE ST	LUTZ	FL	33548	TH18'	$8,771.12	$659.85
106	04-26-21-0160-01900-0160	BELMONTE LEON GRECIA DANIELA & ZAMBRANO HERIK JA	36375 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
107	04-26-21-0160-01900-0170	ROMERO CHRISTOPHER	36373 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
108	04-26-21-0160-01900-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
109	04-26-21-0160-01900-0190	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
110	04-26-21-0160-01900-0200	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
111	04-26-21-0160-01900-0210	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
112	04-26-21-0160-01900-0220	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
113	04-26-21-0160-01900-0230	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
114	04-26-21-0160-01900-0240	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
115	04-26-21-0160-02000-0010	STEWART SHEILA THOMAS	36537 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
116	04-26-21-0160-02000-0020	LUGO JOSUE R RODRIGUEZ	36531 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
117	04-26-21-0160-02000-0030	ROBINSON JULIUS LEE III	36529 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
118	04-26-21-0160-02000-0040	ZUAZO STEFANIA WEINBERG & KLINE JESSE JAMES	36523 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
119	04-26-21-0160-02000-0050	SCHALLER KYLE DAVID & FAITH ELIZABETH	36519 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
120	04-26-21-0160-02000-0060	JIMENEZ EUGENIO	36515 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
121	04-26-21-0160-02000-0070	GUTIERREZ IVIS YANEISHA & LUGO FRANKLIN JESUS PINEI	36511 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
122	04-26-21-0160-02000-0080	QUINTERO ROSMARY	36507 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
123	04-26-21-0160-02000-0090	FULLERTON SHARON A & HOLDEN PARKER M	29951 PICANA LN	WESLEY CHAPEL	FL	33543	TH18'	$8,771.12	$659.85
124	04-26-21-0160-02000-0100	BELTRAN LAURA STELLA CEPEDA	36499 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
125	04-26-21-0160-02000-0110	MONDRAGON GERMAN	36493 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
126	04-26-21-0160-02000-0120	PRAKRIYA SHANKAR & PADMAVATHI	37 DOGWOOD DR	PLAINSBORO TOWNS	NJ	8536	TH18'	$8,771.12	$659.85
127	04-26-21-0160-02000-0130	DE ELIA IGNACIO & CHAVES JESSICA CORTES	36487 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
128	04-26-21-0160-02000-0140	MILLER MARCUS THOMAS & MILLER BETTY HICKS	36483 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
129	04-26-21-0160-02000-0150	HERNANDEZ JONATHAN OMAR	109 WILLIS RD APT F	DOVER	DE	19901	TH18'	$8,771.12	$659.85
130	04-26-21-0160-02000-0160	RODRIGUEZ MIGUEL	36475 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
131	04-26-21-0160-02000-0170	HOGAN KELLY P & MARY L	36469 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
132	04-26-21-0160-02000-0180	PRAKRIYA GOPAL & VANI G	409 DENOW RD	PENNINGTON	NJ	8534	TH18'	$8,771.12	$659.85
133	04-26-21-0160-02000-0190	ECONOMOPOULOU VIRGINIA & GUPTA NEERAJ	36461 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
134	04-26-21-0160-02000-0200	MEYERS ELIZABETH JOY	36457 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
135	04-26-21-0160-02100-0010	RISLER FRANK E JR & CHERYL A	36432 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
136	04-26-21-0160-02100-0020	HARVEY DIANNE & SHEPPARD ANDREW	36426 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
137	04-26-21-0160-02100-0030	VALMYRE RODNEY	36424 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
138	04-26-21-0160-02100-0040	ALMARAZ GILBERTO	36420 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
139	04-26-21-0160-02100-0050	BRITTO JOHN & ANTONY PAULINE LOURDU	28662 TAVIRA CT	WESLEY CHAPEL	FL	33543-6441	TH18'	$8,771.12	$659.85
140	04-26-21-0160-02100-0060	DE SA ANTONIO & DE SA VICTOR HUGO	36412 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
141	04-26-21-0160-02100-0070	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
142	04-26-21-0160-02100-0080	PATTEN ROSE	36402 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
143	04-26-21-0160-02100-0090	ROME FLORIDA INVESTMENTS LLC	550 N REO ST STE 300	TAMPA	FL	33609	TH18'	$8,771.12	$659.85
144	04-26-21-0160-02100-0100	FELIZ JHAIROL	36396 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
145	04-26-21-0160-02100-0110	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
146	04-26-21-0160-02100-0120	MCGEE JASMIN	36388 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
147	04-26-21-0160-02100-0130	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
148	04-26-21-0160-02100-0140	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
149	04-26-21-0160-02100-0150	SMITH VICTORIA MARIE	36374 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
150	04-26-21-0160-02100-0160	RODRIGUEZ ROLANDO & ARROYAVE KARLA	36372 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
151	04-26-21-0160-02100-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
152	04-26-21-0160-02100-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
153	04-26-21-0160-02100-0190	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
154	04-26-21-0160-02100-0200	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
155	04-26-21-0160-02100-0210	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
156	04-26-21-0160-02100-0220	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
157	04-26-21-0160-02100-0230	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
158	04-26-21-0160-02100-0240	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	TH18'	$8,771.12	$659.85
159	04-26-21-0160-02200-0010	JEAN-BAPTISTE JOSEPH RALPH & BAPTISTE DIANA LYN	36536 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
160	04-26-21-0160-02200-0020	DIAZ-RODRIGUEZ ROXANN & FERNANDO	36532 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
161	04-26-21-0160-02200-0030	EASTER JASON R	36528 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
162	04-26-21-0160-02200-0040	WILLIAMS JESSICA K	36522 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
163	04-26-21-0160-02200-0050	HAUB KATHY	36518 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
164	04-26-21-0160-02200-0060	MAYERS SCHENIQUA FLORANCE	36514 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
165	04-26-21-0160-02200-0070	LEON ORIANA DANIELA & FERRER FREDIS JOSE & MALAVE	36510 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
166	04-26-21-0160-02200-0080	VALLE NANCY IVETTE & DAWKINS DARWIN X W JR	36506 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
167	04-26-21-0160-02200-0090	MORRIS IRA A & MORRIS JODIAN C	36502 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
168	04-26-21-0160-02200-0100	PHAM KHANH DUY	36498 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
169	04-26-21-0160-02200-0110	OVALLES LUISANI DEL VALLE APARICIO & OVALLES IRANI J	36494 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
170	04-26-21-0160-02200-0120	LEWIS STANLEY EUGENE & WEBSTER GWENDOLYN	36488 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
171	04-26-21-0160-02200-0130	ROSS BIANCA JENEAN	36484 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
172	04-26-21-0160-02200-0140	PARKER JESSICA	36482 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
173	04-26-21-0160-02200-0150	KARAM ELIAS & MARIE	36478 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
174	04-26-21-0160-02200-0160	HONKOLA WARREN RICHARD & CHRISTISON MARY ELIZABI	36474 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
175	04-26-21-0160-02200-0170	LOBO JENNY DIANA & PABON RAYMOND JUNIOR	36468 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
176	04-26-21-0160-02200-0180	DE JESUS VENUS BABILONIA & MARTINEZ MICHELLE M	36464 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
177	04-26-21-0160-02200-0190	SCIULLO MAZZY LYNN & MARTIN MASON OSCAR	36460 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
178	04-26-21-0160-02200-0200	KEELEN KANDICE DIONNE	36458 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
179	04-26-21-0160-02200-0210	ATEHORTUA ORJUELA EDWIN ALBERTO & RAMIREZ BOLIVA	36454 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
180	04-26-21-0160-02200-0220	NIEVES ASHLEY MARIAH	36448 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$8,771.12	$659.85
181	04-26-21-0140-00100-0010	PAGE MATTHEW FRANCIS	6726 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
182	04-26-21-0140-00100-0020	ALVAREZ LETICIA MIGUEL & PONCE JEANNETTE MIGUEL	6732 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
183	04-26-21-0140-00100-0030	FUERTES YVETTE & TORRES MELVIN O	6736 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
184	04-26-21-0140-00100-0040	NORWOOD SHERYLL WILLIAMS	6742 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
185	04-26-21-0140-00100-0050	ARDIS LENDORA	6748 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
186	04-26-21-0140-00100-0060	HACKBARTH MELANIE ANNE	6752 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
187	04-26-21-0140-00100-0070	FULTZ LOREECE CHRISTINE	6760 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
188	04-26-21-0140-00100-0080	MOHAMMED SAHEBA	6766 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
189	04-26-21-0140-00100-0090	ROGERS FELICIA	6770 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
190	04-26-21-0140-00100-0100	STOVALL DEIONDRA RENEE SHARON	6776 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
191	04-26-21-0140-00100-0110	VELASQUEZ LUCERO M	6782 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
192	04-26-21-0140-00100-0120	LOPEZ LUIS	6788 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
193	04-26-21-0140-00100-0130	CLARELLI KAREN A & CLARELLI VINCENT J	6794 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
194	04-26-21-0140-00100-0140	GOMEZ JULIO E & ALEXANDER RUTH	6800 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
195	04-26-21-0140-00100-0150	SHARPE LEAH CAROL	6806 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
196	04-26-21-0140-00100-0160	DEPASQUALE CARL	6810 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
197	04-26-21-0140-00100-0170	ZORNOW MARY ALAYNE	6816 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
198	04-26-21-0140-00100-0180	TORO ALEJANDRO & GALLEGO BEATRIZ EUGENIA PUERTA	6822 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
199	04-26-21-0140-00100-0190	PONCE LUIS & TERESA REVOCABLE TRUST	6470 BRADFORD WOODS DR	ZEPHYRHILLS	FL	33542	Villa	$8,771.12	$659.85
200	04-26-21-0140-00100-0200	DELANEY PATRICIA ANN	6834 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
201	04-26-21-0140-00100-0210	BELLO MADERA LIZ MABELL	6840 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
202	04-26-21-0140-00100-0220	PATEL ABHA P	6846 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
203	04-26-21-0140-00100-0230	MALDONADO ALBERT PEREZ & QUINONEZ MYRNA RIVERA	6850 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
204	04-26-21-0140-00100-0240	TSENG CHIN LING JIM & CHIU CHAO FEI	6856 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
205	04-26-21-0140-00100-0250	HASTY CHARLES & LESLIE	6382 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
206	04-26-21-0140-00100-0260	BENNETT LISA JAN	6868 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
207	04-26-21-0140-00100-0270	FORBES THORA P	6874 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
208	04-26-21-0140-00100-0280	ALEX TRUDY L	6880 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
209	04-26-21-0140-00100-0290	TATE DIANA L	6884 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
210	04-26-21-0140-00100-0300	RIVERA MICHAEL ALAN & YOLANDA	6892 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
211	04-26-21-0140-00100-0310	ALVAREZ CARLOS LUIS	6898 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
212	04-26-21-0140-00100-0320	TIMMERS DEBORAH ANNE	269 REYNOLDS TER UNIT 15	ORANGE	NJ	7050	Villa	$8,771.12	$659.85
213	04-26-21-0140-00100-0330	TELLA AMAIYA TITILOLA-OLUWAFUNMILAYO	20846 AUBUM LEAF TR	LAND O LAKES	FL	34638	Villa	$8,771.12	$659.85
214	04-26-21-0140-00100-0340	JOHN WILLIS MATILDA & JOHN DAMIEN DONNELLY	6912 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
215	04-26-21-0140-00100-0350	BYNUM NANCY L	6916 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
216	04-26-21-0140-00100-0360	CONTRERAS MIGUEL DIAZ & SIERRA NAHOMI MARIE	6924 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
217	04-26-21-0140-00100-0370	RODRIGUEZ ERWIN R VIJAI & ZAJAC ANNA Z	6930 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
218	04-26-21-0140-00100-0380	HARRIS KENNEIDRA MONIQUE	6934 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
219	04-26-21-0140-00100-0390	ANDERSON SHAYLA B & ANDERSON JEFFREY E	6938 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
220	04-26-21-0140-00100-0400	DIAZ JOSE ROBERTO RIVERA & MATOS SAMUEL & ET AL	6942 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
221	04-26-21-0140-00100-0410	WAWRZYNIAK WENDY WHEELER & BRUCE R	6946 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
222	04-26-21-0140-00100-0420	BALDWIN TAMARA LYNN	6948 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
223	04-26-21-0140-00100-0430	RUIZ VALENTINE & SHANNON VANESSA MIRANDA ARAGON	6950 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
224	04-26-21-0140-00100-0440	WILLIAMS CHRISTINA ANN	6952 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
225	04-26-21-0140-00100-0450	FRANCOIS JEAN & MARIEMYRTHA ALEXANDRE	6956 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
226	04-26-21-0140-00100-0460	BENTON TANYA KENYATTA	6960 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
227	04-26-21-0140-00100-0470	ABREU BEAUBIEN NARCISO & STREDEL ANA IVELIA	6964 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
228	04-26-21-0140-00100-0480	LAGUERRE SHEILLA	6968 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
229	04-26-21-0140-00100-0490	CANLEY DEVONTA I	6972 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
230	04-26-21-0140-00100-0500	MEJIA VALENTINA & MEJIA JUAN CARLOS & GLORIA T	6976 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
231	04-26-21-0140-00100-0510	MONCADA CARLOS EDUARDO & MONCADA JUAN PABLO	2406 HIGH TIDE WAY	WESLEY CHAPEL	FL	33543	Villa	$8,771.12	$659.85
232	04-26-21-0140-00100-0520	HUANG LOUIE	6984 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
233	04-26-21-0140-00100-0530	COLON MARIA DIAZ	6988 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
234	04-26-21-0140-00100-0540	KING ANGELA ANN MARIE CHIN	6992 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
235	04-26-21-0140-00100-0550	SDUGGINENI SERVICES LLC	18801 CHERRY BIRCH CR	LUTZ	FL	33558	Villa	$8,771.12	$659.85
236	04-26-21-0140-00100-0560	PATNALA SUJATHA & VENKATRAMAN ANNAPOORNA	6998 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
237	04-26-21-0140-00100-0570	ACRA PEDRO	7002 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
238	04-26-21-0140-00100-0580	USHER JULIET S	7006 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
239	04-26-21-0140-00100-0590	METZGER FIONA	7010 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
240	04-26-21-0140-00100-0600	SPRIGGS NIKIA NICOLE & GREGORY D	7014 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
241	04-26-21-0140-00100-0610	HYDE KEITH T	7018 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
242	04-26-21-0140-00100-0620	MARTINEZ CATALINA & APARICIO JORGE ERNESTO MARTIN	7022 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
243	04-26-21-0140-00100-0630	GUEVARA KRIZELLE ANGELIE & CLOWDIS ERIK MYKAL	7026 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
244	04-26-21-0140-00100-0640	BANKS ROMELIS & GROENKE RICARDO & REINALES ANYCK	7030 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
245	04-26-21-0140-00100-0650	BLANCO DIEGO D FARCHAKH & KATHLEEN JANE FARCHAKH	7034 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
246	04-26-21-0140-00100-0660	EGAS JOSE GONZALO SANCHEZ	7038 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
247	04-26-21-0140-00100-0670	WASHINGTON JAMIA BRIANNA	7042 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
248	04-26-21-0140-00100-0680	HOFFMAN JULIE VIRGINIA & MARTIN SUSAN ANN	7046 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
249	04-26-21-0140-00100-0690	RIOS ARTURO JAVIER JR	7050 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
250	04-26-21-0140-00100-0700	WASHINGTON MICHELLE ELAINE	7054 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
251	04-26-21-0140-00100-0710	QZONE PROPERTIES LLC	10144 ARBOR RUN DR UNIT 159	TAMPA	FL	33647	Villa	$8,771.12	$659.85
252	04-26-21-0140-00100-0720	7064 RIPPLE POND LOOP REVOCABLE TRUST	7064 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
253	04-26-21-0140-00100-0730	ANDREWS HEIDI LYNN	7070 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
254	04-26-21-0140-00100-0740	TITUS JOEL	360 INDIAN PT	LAKE BARRINGTON	IL	60010	Villa	$8,771.12	$659.85
255	04-26-21-0140-00100-0750	TITUS JOEL	360 INDIAN PT	LAKE BARRINGTON	IL	60010	Villa	$8,771.12	$659.85
256	04-26-21-0140-00100-0760	KOZELSKY CATHERINE G & MESHEY KEITH A	7082 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
257	04-26-21-0140-00100-0770	SULBARAN GLORIMAR ARTEAGA	6857 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
258	04-26-21-0140-00100-0780	MULROY LURA MARIE HENDERSON & HENDERSON CARL A	6851 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
259	04-26-21-0140-00100-0790	STELLON JOSEPH PAUL & EMBERGER DEBORAH KAY	6845 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
260	04-26-21-0140-00100-0800	BRADLEY GABRIEL DEON & EDITH L	6841 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
261	04-26-21-0140-00100-0810	ASSANDE THERESA A & ANTHONY & ASSANDE JESSICA A	6835 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
262	04-26-21-0140-00100-0820	DATTA KALYAN & MITALI	6829 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
263	04-26-21-0140-00100-0830	ACEVEDO EDGAR SALAZAR & BORGES FRANCELINE	6823 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
264	04-26-21-0140-00100-0840	MACK SABRINA ROXANNE & RICHARD AARON	6817 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
265	04-26-21-0140-00100-0850	MARTIN ALAXANDRIA ELIZABETH ANN	6811 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
266	04-26-21-0140-00100-0860	LOPEZ ANDRES NOLBERTO & AIXA DE JESUS MULLER	27729 SUMMER PLACE DR	WESLEY CHAPEL	FL	33544	Villa	$8,771.12	$659.85
267	04-26-21-0140-00100-0870	COETZEE CAROLINE	6801 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
268	04-26-21-0140-00100-0880	WILLIAMS DWIGHT O & RACHELLE L	36170 JENNY LYNNE CIR	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
269	04-26-21-0140-00100-0890	PINELLI JAMES JOSEPH & KATHLEEN ELLEN	6787 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
270	04-26-21-0140-00100-0900	BLATCHE KENDRA T	6781 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
271	04-26-21-0140-00100-0910	STFELIX SASHA R	6777 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
272	04-26-21-0140-00100-0920	MILLER BRENNAN NOAH & PEREZ CLAUDIA LAVERGNE	6773 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
273	04-26-21-0140-00100-0930	TILLEY JOY FREEMAN	6767 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
274	04-26-21-0140-00100-0940	NELSON ANTHONY RAY & MARY ANN	6759 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
275	04-26-21-0140-00100-0950	GUTIERREZ LILLIAM MALDONADO	6751 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
276	04-26-21-0140-00100-0960	NEVINS TYLER B & PENROD CASSANDRA N	6747 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
277	04-26-21-0140-00100-0970	CROWLEY LAVERNE	6743 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
278	04-26-21-0140-00100-0980	ATTANASIO PATRICIA GAIL & ALAN JOHN	6735 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
279	04-26-21-0140-00100-0990	TIGIN SEBNEM BURCAK	6731 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
280	04-26-21-0140-00100-1000	COWDEN THOMAS W	6727 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$8,771.12	$659.85
281	04-26-21-0140-01400-0010	TIET MANH HUE	6417 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
282	04-26-21-0140-01400-0020	COTTRELL STEPHEN PATRICK & SARAH ANN	6411 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
283	04-26-21-0140-01400-0030	OLIVENCIA FELIX JAVIER DELORISSE & YESENIA	6403 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
284	04-26-21-0140-01400-0340	ALZATE STEVE & ARTEAGA KAREN GIRALDO	6412 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
285	04-26-21-0140-01400-0350	CERDA RAFAEL & PEREZ KATHERINE GRISSEL TIBURCIO	6420 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
286	04-26-21-0140-01400-0360	BOYER CODY JOSEPH & VALENTIN JOSHUA JOEL SOTO	6428 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
287	04-26-21-0150-00600-0220	SOTO ABIGAIL & MENDEZ MYAA J	36292 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
288	04-26-21-0150-00600-0230	VALENTINE CARLA GABRIELLA & IAN ST HOPE	36300 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
289	04-26-21-0150-00600-0240	JONES YVONNE SUZETTE & JERMAINE ANTONIO	36312 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
290	04-26-21-0150-00600-0250	PASCHALL ASHLEY DANIELLE & MICHAEL JAY	36324 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
291	04-26-21-0150-00600-0260	DESAI VATSALKUMAR & BHADOLA JINAL	36330 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
292	04-26-21-0150-00700-0010	MORALES GARRET STEFAN & ALBREST BROOK GABRIELLE	36358 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
293	04-26-21-0150-00700-0020	MOMPREMIER NATHALIE B & WELCH JUDICIEUX E	36366 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
294	04-26-21-0150-00700-0030	SORIANO STANLEY G	36374 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
295	04-26-21-0150-00700-0040	BLUE MATTIE BELLE MINGO & VICTOR FERDINAND	36382 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
296	04-26-21-0150-00700-0050	CINTRON SAHAR BARBOUR & CHRISTOPHER	36388 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
297	04-26-21-0150-00700-0060	NUKALA ADITYA SRINIVAS & CHAKKIRALA VENKATA SAI P	12403 SIMMENTAL DR	AUSTIN	TX	78732	SF 40'	$8,771.12	$659.85
298	04-26-21-0150-00700-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 40'	$8,771.12	$659.85
299	04-26-21-0150-00700-0080	HERNANDEZ ABDIEL & ANSLEY VALIDO	36412 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
300	04-26-21-0150-00700-0090	CUERO LIZA & VARAS LUIS MONTESDEOCA	36420 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
301	04-26-21-0150-00700-0100	TIRADO ALVIN & GARCIA ALEXANDRA	36428 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
302	04-26-21-0150-00700-0110	STEPP GINA MARIE	36434 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
303	04-26-21-0150-00700-0120	VASQUEZ RAYSA & DAVIS LINO	36442 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
304	04-26-21-0150-00700-0130	CROWLEY DAWN	36450 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
305	04-26-21-0150-00700-0140	GALINDO VANESSA & ROLDAN JAN PAUL GOMEZ	36458 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
306	04-26-21-0150-00700-0150	ONEIL BRIAN PATRICK JR & ASHLEY ALEXIS	36464 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
307	04-26-21-0150-00700-0160	JOYNER TAMMY & GRAY TURSHA ROY	36472 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
308	04-26-21-0150-00700-0170	PEREZ EDWIN R	36480 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
309	04-26-21-0150-00700-0180	FERNANDEZ TIANA NICIA	36488 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
310	04-26-21-0150-01100-0010	GRANT JOHNNIE KENNETH IV & BRITNEY RACHELLE	6288 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
311	04-26-21-0150-01100-0020	FLORES CARLA & IVAN ALBERTO	6296 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
312	04-26-21-0150-01100-0030	MAZIN WADSON & MARIE GERALDE	6304 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
313	04-26-21-0150-01100-0040	DOMINGUEZ ELVA ILIARA & RODRIGUEZ ARGELIS R	6312 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
314	04-26-21-0150-01100-0050	BALDWIN HEATHER LYNN	6324 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
315	04-26-21-0150-01100-0060	SHAH ROOPAL S & CHETAN CHANDRAKANT	6330 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
316	04-26-21-0150-01100-0070	OSOMO CESAR & NOHORA LUZ ARIAS FAMILY REV TR	6338 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
317	04-26-21-0150-01100-0080	CHURCHILL CANDACE I	6376 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
318	04-26-21-0150-01100-0090	SALAZAR CRISTINA	6384 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
319	04-26-21-0150-01100-0100	EVERETT EDNA JAMES & BALDWIN FRANCES	6392 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
320	04-26-21-0150-01100-0110	JOSEPH JAYLEN	6400 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
321	04-26-21-0150-01400-0040	MARRERO COLON ISAAC & ROSARIO RODROGUEZ MAYRAN	6397 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
322	04-26-21-0150-01400-0050	VILLALPANDO ROSIE CASSANDRA	6389 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
323	04-26-21-0150-01400-0060	RINGER PATRICK DALE & ROBIN JILL	6381 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
324	04-26-21-0150-01400-0070	WHITE DANA	6373 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
325	04-26-21-0150-01400-0080	FLICK RACHAEL & RAIA DOMINIC	6365 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
326	04-26-21-0150-01400-0090	ESTRADA ROBERTO RIVERA & RIVERA JESSENIA MARY	6357 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
327	04-26-21-0150-01400-0100	PRUDSKY ANNA GANNA & PRUDSKYI OLEKSANDR	6349 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
328	04-26-21-0150-01400-0110	MARTE ALEXANDER JR & MOSS SHAKARA LORRAINE	6343 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
329	04-26-21-0150-01400-0120	JONES KELVIN LEONARD JR	6335 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
330	04-26-21-0150-01400-0130	MEDINA MARVIN THOMAS & AMY BETH	6327 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
331	04-26-21-0150-01400-0140	BIBIKOV EVGENY & NETREBA EKATERINA	6321 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
332	04-26-21-0150-01400-0150	SCHLABOWSKE KATERINA L & RODRIGUEZ JEAN C H	6313 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
333	04-26-21-0150-01400-0160	COLON JASMIN	6305 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
334	04-26-21-0150-01400-0170	VELEZ DAVID ANTONIO & CANTU KARINA	6297 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
335	04-26-21-0150-01400-0180	OMALLEY SEAN MICHAEL & STACY ANN	6289 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
336	04-26-21-0150-01400-0190	KIM INGYOU & BAMBERRY BRENNA ELAINE	6298 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
337	04-26-21-0150-01400-0200	TORRES YOLANDA G & COUCH ROMAN F & ET AL	6306 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
338	04-26-21-0150-01400-0210	DBON REVOCABLE INTER-VIVOS TRUST	6314 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
339	04-26-21-0150-01400-0220	PELLOT JONATHAN GARCIA & SANTIAGO GILAYRA	6322 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
340	04-26-21-0150-01400-0230	DEGRO MARIO L BAQUERO & CASTILLO MARIELLYS R	6328 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
341	04-26-21-0150-01400-0240	ROSADO BRIAN A COLON & CAHILL VALENTINA	6336 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
342	04-26-21-0150-01400-0250	HARVEY KIANA	6344 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
343	04-26-21-0150-01400-0260	WEST-PLA KRISTIE BARBARA JUNE	6350 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
344	04-26-21-0150-01400-0270	SEALY KRISTOPHER J & DICKEN BRANDON M	6358 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
345	04-26-21-0150-01400-0280	SERRANO HECTOR ANTONIO & RODRIGUEZ ROBERTO SERI	6366 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
346	04-26-21-0150-01400-0290	THOMAS THOMSON & JENIVIC	6370 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
347	04-26-21-0150-01400-0300	CLEMENS RICHARD AUSTIN	6382 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
348	04-26-21-0150-01400-0310	LOZADA GILBERTO PEREZ	6390 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
349	04-26-21-0150-01400-0320	HARGROVE DOUGLAS PRESTON & STEVENS TIFFANY K	6398 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
350	04-26-21-0150-01400-0330	MONTANA ARIANNE MARIE & DANIEL EDUARDO	6406 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
351	04-26-21-0150-02500-0330	SALMAN SYED WISSAM ALI & BEGUM ZOHA	6314 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
352	04-26-21-0150-02500-0340	KINIFFO ROMUALD	6306 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
353	04-26-21-0150-02500-0350	VERGARA CARLOS ALBERTO ORTIZ & ORTIZ ALEJANDRA	6298 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
354	04-26-21-0150-02500-0360	CASTELLANOS-MURGUIA SALVADOR & CASTELLANOS ADRI	6290 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
355	04-26-21-0160-01500-0110	QUINTANA CARLONE RAQUEL S & PASSARO HUMBERTO B	36445 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
356	04-26-21-0160-01500-0120	FRISONE ROBERT NATHANIEL & SAMANTHA SAMATARO	36453 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
357	04-26-21-0160-01500-0130	GONZALEZ RAUL ALEXANDER ALVAREZ & GUZMAN CARO	36461 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
358	04-26-21-0160-01500-0140	LEVY CHRISTIE	36469 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
359	04-26-21-0160-01500-0150	NALLAMOTHULA VENKATA BALAJI	12906 ALLENWOOD AVE	FRISCO	TX	75035	SF 40'	$8,771.12	$659.85
360	04-26-21-0160-01500-0160	CASTILLO JESSE	36485 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
361	04-26-21-0160-01500-0170	NANDWANI RAKESH REWO & TIPLER CASANDRA MAE	36491 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
362	04-26-21-0160-01500-0180	CHAMPION DEVON D & TIERRA M	36499 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
363	04-26-21-0160-01500-0190	VARGAS-MELENDEZ ERIKA GERLEEN & MALAVE CARLOS J	36507 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
364	04-26-21-0160-01500-0200	PRODDUTUR RAMANA REDDY	36515 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
365	04-26-21-0160-01500-0210	BRAY ROBERT S & KELLY	36523 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
366	04-26-21-0160-01500-0220	HARE LATOYIA	36529 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
367	04-26-21-0160-01500-0230	EVANS CHELLIE ISMA & CHELLIE ISMA & EVANS ODAINE L/	36537 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
368	04-26-21-0160-01600-0070	KONDRATH BARNA A & SANCHEZ DAHIANA E DE LA ROSA	36339 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
369	04-26-21-0160-01600-0080	WILLIAMS SHELIA	36351 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
370	04-26-21-0160-01600-0090	KNOX VALERIE ELLEN & ALVARADO DAVID	36355 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
371	04-26-21-0160-01600-0100	MOSQUERA ELY MIGUEL VACA & FREIRE GEOVANNA DE LC	36363 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
372	04-26-21-0160-01600-0110	HORENSTEIN RANDY JAY JR	36371 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
373	04-26-21-0160-01600-0120	REYES ZUANIA YARI SANTOS & PIZARRO ANTHONY G	36379 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
374	04-26-21-0160-01600-0130	HARRIS GLENN WAYNE & HARRIS MIRIAM BOISSEAU	36387 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
375	04-26-21-0160-01600-0140	BRUNY JEAN UVENS	36395 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
376	04-26-21-0160-01600-0150	SINGH RAVIN & SINGH RAJMATTIE	36403 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
377	04-26-21-0160-01600-0160	DE SOUSA HENRIQUE L F & JANAINA C M	36409 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
378	04-26-21-0160-01600-0170	MORALES EMMANUEL TORRES	36417 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
379	04-26-21-0160-02500-0010	BELLO HOPE	6818 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
380	04-26-21-0160-02500-0020	PATEL RAMESHBHAI AMBALAL	6810 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
381	04-26-21-0160-02500-0030	RIVERO MERCEDES	6802 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
382	04-26-21-0160-02500-0040	DAYMOND TIMOTHY LIONEL & CHARLES ANSISE	6794 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
383	04-26-21-0160-02500-0050	PADILLA FRANCISCO JAVIER & DIAZ KEYLA MICHELLE	6788 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
384	04-26-21-0160-02500-0060	SALINAS MIGUEL ANGEL MONJE & LARA ERICA LORENA	6780 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
385	04-26-21-0160-02500-0070	MARTINEZ VLADIMIR SU & GARAY KEYLA M GOMEZ	6772 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
386	04-26-21-0160-02500-0080	WHITE MARANDA ELIZABETH & DYLAN CHRISTOPHER	6766 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
387	04-26-21-0160-02500-0090	DELGADO ALBERTO OLIVO	6758 BACK FORTY LOOP	ZEPGTRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
388	04-26-21-0160-02500-0100	MASAWI GARIKAI & DELGADO-RIVERA SHARLENE	6750 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
389	04-26-21-0160-02500-0110	GINKEL EVELYN	6744 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
390	04-26-21-0160-02500-0120	ROSS CHANDA DENEE	6738 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
391	04-26-21-0160-02500-0130	ORTIZ INES S	6732 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
392	04-26-21-0160-02500-0140	GRIFFIN WHITNEY DIANE & CATRELLO SANCHAIS	6720 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
393	04-26-21-0160-02500-0150	TULLOCH TASHA LAKIESHA	6712 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
394	04-26-21-0160-02500-0160	VASA DILEEP	6704 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
395	04-26-21-0160-02500-0170	CARMAN CHESTER SCOTT & PATRICIA ANN KEITH	6696 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
396	04-26-21-0160-02500-0180	MAGNIFICO TIANA & PAUL DONALD FLOYD ACHILLE	6688 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
397	04-26-21-0160-02500-0190	PLUMMER ANTWAUN D & MELISSA MARIE WINSHIP	6426 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
398	04-26-21-0160-02500-0200	BRITTO HUBERT & BRITTO JOHN	6418 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
399	04-26-21-0160-02500-0210	WILKINSON OLGA PATRICIA	6410 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
400	04-26-21-0160-02500-0220	BARBRA ISIAH MALIK	6402 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
401	04-26-21-0160-02500-0230	SCHWEITZER ROBERT CARL & WENDY SUE	6394 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
402	04-26-21-0160-02500-0240	DAVIS FRANCESCA R & MICHAEL R	6386 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
403	04-26-21-0160-02500-0250	ZYDANI HANA ALI & ZYDANI NADIA ALI	6378 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
404	04-26-21-0160-02500-0260	CARLSON MIRIAM CRISTINA & TIMOTHY SCOTT	6370 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
405	04-26-21-0160-02500-0270	OCONNOR JAMES WILLIAM & CODILYNNE	6362 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
406	04-26-21-0160-02500-0280	LEMAINE JONY & BIEN-AIME MARIE KERLYNE & ET AL	6354 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
407	04-26-21-0160-02500-0290	MORILLO MARIA G MILANO & QUIJANO JEAN E E	6346 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
408	04-26-21-0160-02500-0300	DUMESLE OLISNER & BENGIE C & DUMESLE SANSHERLY J	6338 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
409	04-26-21-0160-02500-0310	FARAH MUSLIMO MOHAMED & FARAH AISHA MOHAMED	6330 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
410	04-26-21-0160-02500-0320	RIVERA LUIS EUGENIO RIVERA & LOPEZ GIAMILLY KARINE	6322 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$8,771.12	$659.85
411	04-26-21-0140-01300-0010	PIMPERL JOSEPH ROBERT & JESSICA ANN	6511 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
412	04-26-21-0140-01300-0020	MASSARI RAFAEL ANDRES	6503 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
413	04-26-21-0140-01300-0030	BRIONES KATHIANA M L & VIEJO TYRONE A M	6495 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
414	04-26-21-0140-01300-0040	VELEZ ZENABIAN ISIAH & MORALES KIARA ANGELIC	6487 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
415	04-26-21-0140-01300-0050	RIGBY-MENENDEZ TERESA & MENENDEZ WILLIAM SR	6479 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
416	04-26-21-0140-01300-0060	TELLADO MONIQUE & CINTRON MARIA DESIREE	6471 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
417	04-26-21-0140-01300-0070	ECHEVERRI LINA MARCELA & GIRON JOSE J PORTELA	6463 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
418	04-26-21-0140-01300-0080	CURD JOHN LACEY & JUNG SOON	2647 RIVER RUN RD	PRINCE GEORGE	VA	23875	SF 45'	$8,771.12	$659.85
419	04-26-21-0140-01300-0090	FILOMENO ANGELA MARIE GOMEZ & PIETROPAOLI JOSEPH	6439 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
420	04-26-21-0140-01300-0100	SANNASARDO ZACHARY PETER	6444 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
421	04-26-21-0140-01300-0110	HALL EZEKIEL WING & GABRIELLE JENNIE	6458 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
422	04-26-21-0140-01300-0120	FANNING LINDA SHARELL & FANNING NASIR R	6466 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
423	04-26-21-0140-01300-0130	IH6 PROPERTY FLORIDA LP	1717 MAIN ST	DALLAS	TX	75201-4657	SF 45'	$8,771.12	$659.85
424	04-26-21-0140-01300-0140	SHIEKO HENRY OKPOTI & GLADYS NAA ATSWEI	6486 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
425	04-26-21-0140-01300-0150	SENGODAN KATHIRAVAN & KATHIRAVAN KALPANA	1215 HARTFORD TER	ALPHARETTA	GA	30004	SF 45'	$8,771.12	$659.85
426	04-26-21-0140-01300-0160	GONZALEZ GLADYS	6502 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
427	04-26-21-0140-01300-0170	CHALLAPALLI VEERA V & TANUKU BHARGAVI S	6510 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
428	04-26-21-0140-01300-0180	YOUNG NYOKA INEZ & CHASTIN WAYNE	6518 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
429	04-26-21-0140-01300-0190	BAMPOE HENRY ODOI & BAMPOE EVANS	6526 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
430	04-26-21-0150-00600-0010	DARWISH AMAL SAMI & KHALIL YARA	6283 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
431	04-26-21-0150-00600-0020	HOWELL NIKKI DENISE	6275 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
432	04-26-21-0150-00600-0030	HEIM JOHN	6267 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
433	04-26-21-0150-00600-0040	JACKSON PATRICIA	6259 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
434	04-26-21-0150-00600-0050	BETHUNE CHRISTINA BERNETTA	6245 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
435	04-26-21-0150-00600-0060	SHISHANI MANAL & ALOURI ALI IBRAHIM	6237 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
436	04-26-21-0150-00600-0070	BERNAL-PINZON HERNANDO & SALAZAR-OLARTE RUTH E	6231 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
437	04-26-21-0150-00600-0080	WOODSON NATHANIEL MARCUS & ESTEFANNY	6219 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
438	04-26-21-0150-00600-0090	JORIGE PRANEETH & NAGINENI MANASWITHA	6213 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
439	04-26-21-0150-00600-0100	PATEL BHAVINKUMAR SURESHBHAI & HIRALBEN K	6207 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
440	04-26-21-0150-00600-0110	TOTARAM DEVON & JASMIN VIOLET PRISCILLA	6201 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
441	04-26-21-0150-00600-0120	BRICENO HINOJOSA CARLOS A & FREEMAN BRICENO TONY	6195 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
442	04-26-21-0150-00600-0130	BURG JANA PAPSIDERO & GARY LEE JR	6191 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
443	04-26-21-0150-00600-0140	KORPICS COREY SCOTT	6190 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
444	04-26-21-0150-00600-0150	JACOBS ISAIAH TIMOTHY & TUFI VALTINIQUE	6194 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
445	04-26-21-0150-00600-0160	MORALES AVE MARIA	6206 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
446	04-26-21-0150-00600-0170	BROWN JUNE	6031 LAKE MELROSE	ORLANDO	FL	32829	SF 45'	$8,771.12	$659.85
447	04-26-21-0150-00600-0180	GREEN KENDRA NICHOLE & BENJAMIN JAMAINE	6222 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
448	04-26-21-0150-00600-0190	LAMAR JAVARI & DAYANARA	6230 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
449	04-26-21-0150-00600-0200	ABREGO ANTHONY ALEXANDER & PEREZ GILCA LORENICE	6238 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
450	04-26-21-0150-00600-0210	WARD MELISSA KATHLEEN	6246 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
451	04-26-21-0150-00800-0010	SANIM MATIN & EID ZEINA FOUAD	36591 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
452	04-26-21-0150-00800-0020	ZHELYAZKOV BRYAN ENCHO & MARIA LEONARDA	36577 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
453	04-26-21-0150-00800-0030	SOLOMON ASHERAH ALTRICE	36569 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
454	04-26-21-0150-00800-0040	ALNORD RONY & OCTELA-ALNORD JOINA	36561 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
455	04-26-21-0150-00800-0050	JACKSON LAVELL SINCLAIR & DENISE EILEEN	36547 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
456	04-26-21-0150-00800-0060	GREEN ASHLEY D	36539 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
457	04-26-21-0150-00800-0070	SAENZ CRISTIAN	36531 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
458	04-26-21-0150-00800-0080	CRIM KEVIN L & JULIE	36523 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
459	04-26-21-0150-00800-0090	ZIHERAMBERE ELISABETH KABAGWIRA	36515 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
460	04-26-21-0150-00800-0100	WARE MATTHEW JOSEPH & CATHERINE	36503 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
461	04-26-21-0150-00800-0110	CONSUEGRA CRISTIAN ALBERTO & KAILIN ALFRED	36495 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
462	04-26-21-0150-00800-0120	TROYA DANIEL FRANK & FARIANNE	36489 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
463	04-26-21-0150-00800-0130	JOHNSON SARIKA A	36485 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
464	04-26-21-0150-00900-0010	ALMEIDA MICHAEL JOHN	36500 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
465	04-26-21-0150-00900-0020	VANDERVELD KAITLYN DIANE & JOSEPH JAY	36508 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
466	04-26-21-0150-00900-0030	GUZMAN ANTHONY ORLANDI & OSORIO VERMARIE MATTA	36516 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
467	04-26-21-0150-00900-0040	KALUVA ANUDEEP & MOLUGU SOWMYA	36524 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
468	04-26-21-0150-00900-0050	LLOYD DAVID & LLOYD SUZSANNA	36536 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
469	04-26-21-0150-00900-0060	AUDU ESTHER JOHN	36544 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
470	04-26-21-0150-00900-0070	VARGHESE CHRISTIAN JOHN & VARGHESE JULIE	36552 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
471	04-26-21-0150-00900-0080	GARCIA-SAAVEDRA MARITZA & SAAVEDRA MARCELINO JR	36560 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
472	04-26-21-0150-00900-0090	PROPHETE KERLINE FOUCHE & RICARDO	36574 SMITHFIELD LANE	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
473	04-26-21-0150-00900-0100	OLADUNJOYE ALABA THOMAS & BLESSING NGOZI	36582 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
474	04-26-21-0150-00900-0110	LESPIER JANICE KARINA CRUZ & SALVADOR CRUZ	36588 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
475	04-26-21-0150-01200-0010	SOTO HERNANDEZ DORIS ALEXJANDRA	6429 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
476	04-26-21-0150-01200-0020	CARSON ALYSSA NOELLE & GOST MATTHEW ERWIN	6425 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
477	04-26-21-0150-01200-0030	DING JIANXUN	ROOM 91 UNIT 19 NO 5 ZHONGC	0	0	0	SF 45'	$8,771.12	$659.85
478	04-26-21-0150-01200-0040	VEDRENNE NANNETT METILA TUPAZ & MARK	6411 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
479	04-26-21-0150-01200-0050	AUDET DALE C & HELGENBERGER JULEEN	6399 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
480	04-26-21-0150-01200-0060	VEIGA PERICLES J	6393 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
481	04-26-21-0150-01200-0070	PITTSENBARGER ALEC DALE & CHLOE	6381 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
482	04-26-21-0150-01200-0080	ROSADO IMAD TAYSEER ABED & ORTIZ ANA M ROSADO	6373 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
483	04-26-21-0150-01200-0090	NICHOLS BENJAMIN ANTHONY & JOLENE BRIANA	6365 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
484	04-26-21-0150-01200-0100	PIANTIERI JOSEPH GEORGE & KEILA ESTHER SOLANO	6359 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
485	04-26-21-0150-01200-0110	GUTIERREZ DAVID JONATHAN & ESCOBAR KAREN	6353 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
486	04-26-21-0150-01200-0120	ABANG ETTA D	6347 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
487	04-26-21-0150-01200-0130	CRUZ EDWIN & EVELYN	6341 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
488	04-26-21-0150-01200-0140	KARIM SAJIA S	6335 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
489	04-26-21-0150-01200-0150	LATIMER ANDREA & ST VALL ROLAND	6327 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
490	04-26-21-0150-01200-0160	HARRIS BRITTANY MICHELE	6321 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
491	04-26-21-0150-01200-0170	SERPA LIOSDANY PEREZ	6309 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
492	04-26-21-0150-01200-0180	QASIM ALWATHIQ BELLAH IBRAHIM	36657 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
493	04-26-21-0150-01200-0190	COMPTON BENJAMIN CURTIS & JESSENIA DANIELLE	36651 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
494	04-26-21-0150-01200-0200	NARVAEZ SEGUNDA MILAGROS	36639 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
495	04-26-21-0150-01200-0210	SWITZER WRAY ANTHONY	6288 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
496	04-26-21-0150-01200-0220	PEGUERO ANGEL DARIO CUSTODIO	6300 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
497	04-26-21-0150-01200-0230	RODRIGUEZ DANYER L	6304 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
498	04-26-21-0150-01200-0240	RIVERA NADIA ALESSANDRA & MERCED LUIS	6312 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
499	04-26-21-0150-01200-0250	LEVERETTE NECHELLE PATRICE & AGOSTINI DANIEL	6324 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85
500	04-26-21-0150-01200-0260	MAHER JOSEPH & BRITTANY	6330 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$8,771.12	$659.85

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
501	04-26-21-0150-01200-0270	BOWMAN REGINALD CORTEZ & EDWARDS ALICIA CANTY	6342 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
502	04-26-21-0150-01200-0280	JOHNSTON MARK RYAN & PAIGE NICOLE	6348 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
503	04-26-21-0150-01200-0290	SIMMS DAVID CARTER & NORRISHAWN CRYSTAL	6356 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
504	04-26-21-0150-01200-0300	PESANTE JOSE JAVIER O & MATEO KARENLY N	6364 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
505	04-26-21-0160-00500-0080	TERRERO ORDIS MANUEL & PEPITO PHOEBE A	6505 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
506	04-26-21-0160-00500-0090	SEITZ DIANNE ELIZABETH	6497 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
507	04-26-21-0160-00500-0100	JONES KYLE CHANDLER & LITA MONIQUE	6489 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
508	04-26-21-0160-00500-0110	CUERO LIZA & VARAS LUIS MONTESDEOCA	6481 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
509	04-26-21-0160-00500-0120	ABRAMS ANNETTE	6469 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
510	04-26-21-0160-00500-0130	PEREZ JUAN GABRIEL & FLORES JULIE JACKSELL ORTEGA	6461 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
511	04-26-21-0160-00500-0140	ALDURI HUMAM S & AL-DORI SALMAN A & SAYDI HIYAM I	6453 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
512	04-26-21-0160-00500-0150	CORREA JOHN ANDREW & TORRES NILSA	6445 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
513	04-26-21-0160-00500-0160	SALTERS CONSTANCE	6439 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
514	04-26-21-0160-00500-0170	RAMOS RAFAEL	6425 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
515	04-26-21-0160-00500-0180	CARPIO CARLOS ALBERTO & CARPIO ADOLFO O	6417 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
516	04-26-21-0160-00500-0190	JOHNSON NASSIA SHANTA & TYRONE CLEVELAND JR	6413 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
517	04-26-21-0160-00500-0200	THALLURU LAKSHMI PRIYANKA & RAMACHANDRA SURYA PI	6399 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
518	04-26-21-0160-00500-0210	ULCEN CATHERINE A	6391 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
519	04-26-21-0160-00500-0220	SONG JINGYUAN	6383 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
520	04-26-21-0160-00500-0230	FLOREZ NAOMI VIOLET & NICOLAS JR	6375 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
521	04-26-21-0160-00500-0240	MORALES KIARA CONCEPCION & JIMENEZ ANGELA C	6363 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
522	04-26-21-0160-00500-0250	CARDONA INVESTMENT SERVICES LLC	7909 N ROME AVE	TAMPA	FL	33604	SF 45	$8,771.12	$659.85
523	04-26-21-0160-00500-0260	PALENCHA SACHIN KUMAR & SANGA SWATHI	6347 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
524	04-26-21-0160-02600-0010	NOEL NESLY JEAN & BAPTISTE SUZANNE JEAN	6670 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
525	04-26-21-0160-02600-0020	COLLIER BORDER KYLIE M	6656 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
526	04-26-21-0160-02600-0030	MCLENDON DEVONTE	6648 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
527	04-26-21-0160-02600-0040	FODE DAWN M & CORY L	112 W TURNPIKE AVE	BISMARCK	ND	58501	SF 45	$8,771.12	$659.85
528	04-26-21-0160-02600-0050	SL PROFESSIONAL MANAGEMENT LLC	6636 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
529	04-26-21-0160-02600-0060	VAN MOI & NGUYEN KALEY ANH	6622 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
530	04-26-21-0160-02600-0070	MANSOOR NOAS	6614 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
531	04-26-21-0160-02600-0080	COOPER ALEXANDRA MICHELLE & BALLESTE STEPHANIE A	6576 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
532	04-26-21-0160-02600-0090	VALENTINO MICHAEL JOSEPH & ALEXA LEIGH	6564 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
533	04-26-21-0160-02600-0100	RICHARDSON PRECIOUS BONTRICE & DAMON	6538 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
534	04-26-21-0160-02600-0110	PALMER ASHLEY LAUREN	6502 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
535	04-26-21-0160-02600-0120	BOLANOS JOSE A S & SALAS GEORGEANNA G S	6494 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
536	04-26-21-0160-02600-0130	MCELROY NOAH ALEXANDER	6486 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
537	04-26-21-0160-02600-0140	CALLEGARI CARLOS & DE CALLEGARI ESTHER SANCHEZ	6478 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
538	04-26-21-0160-02600-0150	MONTIEL MARCOS EDUARDO MENESES	6470 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
539	04-26-21-0160-02600-0160	GONZALEZ NEGRON ANGEL OBED	6462 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
540	04-26-21-0160-02600-0170	CASTRO CARMEN DELIA & VILASECO ENRIQUE	6450 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45	$8,771.12	$659.85
541	04-26-21-0140-00200-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55	$8,771.12	$659.85
542	04-26-21-0140-00200-0020	BEHAL VIJAY K & BEHAL ADARSH	6765 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
543	04-26-21-0140-00200-0030	MELENDEZ ELSIE RIVERA & HERNANDEZ RAFAEL B	6751 BAR S BAR TRAIL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
544	04-26-21-0140-00200-0040	ROMAN YAREMI A DEL RIO & MARTIN STEPHEN D	6743 BAR S BAR TRAIL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
545	04-26-21-0140-00200-0050	BEIRO LUCAS RAY & MORALES ALEJANDRA	6735 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
546	04-26-21-0140-00200-0060	VASQUEZ JUAN & ANGELA M	6727 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
547	04-26-21-0140-00200-0070	BELLE JOSETTE EVANGELINE & GRIFFIN KIMBERLY	6719 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
548	04-26-21-0140-00200-0080	ADEEB DAVID ALBER	6711 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
549	04-26-21-0140-00200-0090	STOCKEL DOUGLAS KEVIN & NORMA JO	6703 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
550	04-26-21-0140-00200-0100	MANGANO DARLEN	6689 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
551	04-26-21-0140-00200-0110	SEAY VANESSA	6677 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
552	04-26-21-0140-00200-0120	OVERDEER CALEB ALLEN & NICOLE MARIE	6665 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
553	04-26-21-0140-00300-0010	MILLER SUZETTE & NEAL LIVING TRUST	1700 HUBBARD RD	MONROE	MI	48161	SF 55	$8,771.12	$659.85
554	04-26-21-0140-00300-0020	MCEWAN CHAD EUGENE & TIFFANY PAIGE	6629 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
555	04-26-21-0140-00300-0030	DAVIS MELANIE V	6617 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
556	04-26-21-0140-00300-0040	DESROSIERS JASON SCOTT	6605 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
557	04-26-21-0140-00300-0050	STEPHENS CHRISTOPHER M & HILLARY M	6597 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
558	04-26-21-0140-00300-0060	WHITING JOHN E & ODOM SHELTON	6585 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
559	04-26-21-0140-00300-0070	DUGAZON JASON	6573 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
560	04-26-21-0140-00300-0080	SIMMONS JERRY LEE JR & CHARMESE CHERRELLE	6565 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
561	04-26-21-0140-00300-0090	BINMAKHASHEN ABDULATEF MUBARAK S & SHIFA SAEED	6557 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
562	04-26-21-0140-00300-0100	BORJA EDGAR DETABLAN & SUSAN ELIZABETH	6543 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
563	04-26-21-0140-00300-0110	VELEZ OSCAR JOSE ROMAN & MATEO MAYRA SEMIDEY	6535 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
564	04-26-21-0140-00300-0120	WILLIAMS SABONGKOT K & WILLIAMS CHARLOTTE E	6523 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
565	04-26-21-0140-00300-0130	NGUYEN TO NGA THANH	6509 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
566	04-26-21-0140-00300-0140	SMITH OLGA	6501 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
567	04-26-21-0140-00300-0150	POLUKONDA SRI KRISHNA PRASAD	6493 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
568	04-26-21-0140-00300-0160	SMITH CORNELIUS SR & SERRANO KRISTI LEE	6481 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
569	04-26-21-0140-00300-0170	THOMAS KERLANDE GERMAIN & AHMAD RASHAD	6469 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
570	04-26-21-0140-01200-0340	RIVERA NORA VEGA & JOSE RAMON JR	6408 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
571	04-26-21-0140-01200-0350	GUTALA APARNA	6416 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
572	04-26-21-0140-01200-0360	MFW PROPERTIES LLC	1389 BERING RD	WESLEY CHAPEL	FL	33543	SF 55	$8,771.12	$659.85
573	04-26-21-0140-01200-0370	BOYNES LAMAR NATHAN & GRACIA AMANDA MARIE	6438 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
574	04-26-21-0140-01200-0380	ASHMORE ANDREA LYNN	6450 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
575	04-26-21-0140-01200-0390	SUAREZ ANGEL MARINO	6462 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
576	04-26-21-0140-01200-0400	SHRESTHA ASHREETA	6474 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
577	04-26-21-0140-01200-0410	LEWIS ELIZABETH TIFFANY & JEREMY JOEL	6482 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
578	04-26-21-0140-01200-0420	BORJA SUSAN ELIZABETH & EDGAR DETABLAN	6494 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
579	04-26-21-0140-01200-0430	MACHERLA GALI REDDY & PALERU SINDHURA	6506 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
580	04-26-21-0140-01200-0440	PONCE LUIS & TERESA	6518 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
581	04-26-21-0150-01000-0010	HOSNI FAYCAL Y & HOUDA L	36512 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
582	04-26-21-0150-01000-0020	FUENTES FREDDIE JOMALIE & RODRIGUEZ NIKOLE AGRON	36524 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
583	04-26-21-0150-01000-0030	CATER ROBERT EUGENE JR & ASHLEY NICHOLE & ET AL	36536 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
584	04-26-21-0150-01000-0040	CARRION MARIA ELOISA & FERNANDEZ ALBERTO T	36548 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
585	04-26-21-0150-01000-0050	AVENIA ALLISON J NELL & AVENIA MARTHA EUGENIA	36560 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
586	04-26-21-0150-01000-0060	SPRAUVE LESLIE DELANO	36568 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
587	04-26-21-0150-01000-0070	HAVELY VIRGINIA & HAVELY LOUVENIA & ET AL	36576 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
588	04-26-21-0150-01000-0080	CHANDRASEKARAN SRIDHAR	36590 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
589	04-26-21-0150-01000-0090	BAAZAOUI MONCEF AMOR & LAMIA M	36598 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
590	04-26-21-0150-01000-0100	RAMIREZ YHONNY ALEXANDER CHACON & MIZAR DOUGLI	36606 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
591	04-26-21-0150-01000-0110	BOTTS JEFFREY WAYNE	36618 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
592	04-26-21-0150-01000-0120	AYBAR CESAR A & AYBAR SHARON G	36630 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
593	04-26-21-0150-01000-0130	INIGUEZ DAVID VICENTE & RHONDA	36642 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
594	04-26-21-0150-01000-0140	BAIN ALICIA & DANIEL HULDA BAIN	36654 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
595	04-26-21-0150-01000-0150	PATEL SHILPA	36662 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
596	04-26-21-0150-01000-0160	TOMAK EMILY ANNE & DUCA JOSEPH FRANK JR	36674 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55	$8,771.12	$659.85
597	04-26-21-0150-01000-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	SF 55	$8,771.12	$659.85
598	04-26-21-0150-01000-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE	TAMPA	FL	33607-5732	SF 55	$8,771.12	$659.85
599	04-26-21-0150-01000-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55	$8,771.12	$659.85
600	04-26-21-0150-01000-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55	$8,771.12	$659.85

ABBOTT SQUARE COMMMUNITY DEVELOPMENT DISTRICT 6/4/2024
AMENITY MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

EXHIBIT A - ASSESSMENT ROLL

								MAXIMUM BOND ASSESSMENTS	
#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	Principal Debt	Annual Assessment
601	04-26-21-0150-01200-0310	DESAI SANJEEV & DESAI ALPA SANJEEV	9 GREAT OAKS DRIVE	NEW CITY	NY	10956	SF 55'	$8,771.12	$659.85
602	04-26-21-0150-01200-0320	KAHVECIOGLU ANA CECILIA & SEDAT	6388 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
603	04-26-21-0150-01200-0330	DEEN GORIOLA OLAYEMI	6400 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
604	04-26-21-0160-00300-0180	GARCIA ESCAROLYN & SANCHEZ YOVANNY RAINIER COLO	36527 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
605	04-26-21-0160-00300-0190	KRAUS MEGAN LYNN & CHRISTOPHER JOHN	36513 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
606	04-26-21-0160-00300-0200	OCHOA JUAN ERNESTO & PATINO ANYI	36501 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
607	04-26-21-0160-00300-0210	CORBIN-VIGILANT MELISSA & VIGILANT JOHN	36493 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
608	04-26-21-0160-00300-0220	DALAL SHANTESH & HINCHIGERI KIRAN	36485 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
609	04-26-21-0160-00300-0230	CINTRON KEILA ENCHAUTEGUI	36561 FLATS STREET	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
610	04-26-21-0160-00300-0240	FOUAD GEORGE FAKHRY & HANAA S	36463 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
611	04-26-21-0160-00300-0250	THOMAS LISA LYNN & FOSTER ALLEN DINE	36451 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
612	04-26-21-0160-00300-0260	MISHRA ASHISH KUMAR & GOEL ABHINAV	19215 MOSSY PINE DR	TAMPA	FL	33647	SF 55'	$8,771.12	$659.85
613	04-26-21-0160-00300-0270	SANDOVAL HECTOR	36431 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
614	04-26-21-0160-00300-0280	ROBINSON CHRISTOPHER CHARLES & JESSICA JOY	36419 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
615	04-26-21-0160-00400-0010	MIKHAIL EDWARD & HOWAIDA	36385 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
616	04-26-21-0160-00400-0020	BMR INVESTMENTS OF TAMPA LLC	36379 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
617	04-26-21-0160-00400-0030	SIMMS TASHALEE T WHITE & OSCAR A & SIMMONS GAIL	36365 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
618	04-26-21-0160-00400-0040	DESRUISSEAUX JEAN ELLY & MILLER MALINDA M & DESRUI	36357 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
619	04-26-21-0160-00400-0050	SL PROFESSIONAL MANAGEMENT LLC	4931 TURTLE CREEK TRL	OLDSMAR	FL	34677	SF 55'	$8,771.12	$659.85
620	04-26-21-0160-00400-0060	SULLIVAN SYDNEY LYNN & KUMALA JOSEPH PATRICK	36331 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
621	04-26-21-0160-00400-0070	LINDSAY ANTHONY HARPER JR & SILVIA C	6645 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
622	04-26-21-0160-00400-0080	BMR INVESTMENTS OF TAMPA LLC	6633 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
623	04-26-21-0160-00400-0090	PEREZ ADRIANA I ANSELMI & MARIN JOSE M GUERERE	6619 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
624	04-26-21-0160-00400-0100	BROWN REMONO ROD	6611 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
625	04-26-21-0160-00400-0110	BOBBA LAKSHMI DEEPTHI & GUMMADI BALAKRISHNA	6603 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
626	04-26-21-0160-00400-0120	BARNETT JUSTIN & MONTGOMERY GLENDA	6591 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
627	04-26-21-0160-00400-0130	STANLEY DEREK	6585 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
628	04-26-21-0160-00400-0140	PENA ALIRIO R COLOMO & JIMENEZ HILMAR D TOVAR	6581 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
629	04-26-21-0160-00500-0010	NUNEZ DANIEL & MARLEX DYANALIS	6561 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
630	04-26-21-0160-00500-0020	TORRES ROBERTO	6553 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
631	04-26-21-0160-00500-0030	MOHAMME MSMEH EDRIS SOILMAN & MUSMAH SUHAD MO	6545 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
632	04-26-21-0160-00500-0040	MERCADO GREXIMAR ROHENA & JOSE ANGEL	6537 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
633	04-26-21-0160-00500-0050	JUMAN SHANIEZA	6529 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
634	04-26-21-0160-00500-0060	ORTIZ-SMITH GLORIA SAYIRA & SMITH JOSHUA ANTONIO	6521 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
635	04-26-21-0160-00500-0070	GRACIA ROSA & JAMES	6513 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
636	04-26-21-0160-01500-0010	KANCHANAM SUDHAKAR & VOOTLA PRIYA SUDARSHAN	36526 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
637	04-26-21-0160-01500-0020	GEORGES JUDITH & BRIFIL EMANIEL	36512 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
638	04-26-21-0160-01500-0030	SUAZO SORAYA SAMARIA TERRERO GALARZA DE	36504 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
639	04-26-21-0160-01500-0040	SRR VENTURES LLC	19333 EAGLE CREEK LN	TAMPA	FL	33647	SF 55'	$8,771.12	$659.85
640	04-26-21-0160-01500-0050	SPARKS ERICA ANGELA & EMERY E	36484 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
641	04-26-21-0160-01500-0060	MONELLI MARK C & TINA M	36476 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
642	04-26-21-0160-01500-0070	JAMIL FAIZAN & GHAZI LUBNA KHALID	36462 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
643	04-26-21-0160-01500-0080	RAGSDALE STEPHEN & OGRADY-RAGSDALE SHANNON	36454 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
644	04-26-21-0160-01500-0090	TRAN LIEU THI DANG & TUYEN QUANG	36442 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
645	04-26-21-0160-01500-0100	RAYMOND SCOTT ANTHONY & STEPHANIE DANIELLE	36430 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
646	04-26-21-0160-01600-0010	DESAI TARUN & AKSHANTALA AAMANI	36382 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
647	04-26-21-0160-01600-0020	ROLDAN JOSHUA FIGUEROA	36370 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
648	04-26-21-0160-01600-0030	ROTH LISA ANNE CROWELL IRA TRUST LLC	36362 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
649	04-26-21-0160-01600-0040	CALDERON YESICA CABANZO	36354 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
650	04-26-21-0160-01600-0050	STANLEY SARDIA ROSEMAUREEN & SANCHEZ MARION ALF	143 WASHINGTON ST 2FL	POUGHKEEPSIE	NY	12601	SF 55'	$8,771.12	$659.85
651	04-26-21-0160-01600-0060	DURAND XIOMARA & ROBERT LEE	36330 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$8,771.12	$659.85
								$5,710,000.00	$429,563.53

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

PRELIMINARY FIRST SUPPLEMENTAL AMENITY ASSESSMENT METHODOLOGY REPORT

Report Date:

July 18, 2025

INFRAMARK

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I. INTRODUCTION

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

II. DEFINED TERMS

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

"Bonds" – Abbott Square Community Development District Capital Improvement Revenue Bonds, Series 2025.

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

"District" – Abbott Square Community Development District, Pasco County, Florida.

"Engineer's Report" – *Report of the District Engineer for Abbott Square Community Development District*, dated June 4, 2025.

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

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

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

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

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

III. OBJECTIVE

The objective of this First Supplemental Report is to:

A. Allocate a portion of the costs of the CIP to the Series 2025 Project;

B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed as a result of the issuance of the Bonds;

C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and

D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the Series 2025 Project, as outlined by the Engineer's Report.

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

The District will issue the Series Bonds to finance the acquisition and maintenance of the Series 2025 Project, which will provide special benefits to the Assessable Property. The Series 2025 Bonds will be repaid from and secured by non-ad valorem assessments levied on properties that benefit from the improvements within the District ("Series 2025 Assessments"). Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

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

IV. DISTRICT OVERVIEW

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

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

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

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

VI. DETERMINATION OF SPECIAL ASSESSMENT

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

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

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

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

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

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

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

VII. ALLOCATION METHODOLOGY

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

VIII. ASSIGNMENT OF ASSESSMENTS

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

IX. FINANCING INFORMATION

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

X. TRUE-UP MODIFICATION

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

Because this methodology assigns defined, fixed assessments to platted units, the District's Series 2025 Assessment program is predicated on the development of lots in the manner described in Table 6. Suppose there is a change to the plan that results in a net decrease in the overall principal amount of the Series 2025 Assessments able to be assigned to the units described in Table 1. In that case, a True-up or principal reduction payment will be required to correct the deficiency.

XI. ADDITIONAL STIPULATIONS

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

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

TABLE 1

ABBOT SQUARE
COMMUNITY DEVELOPMENT DISTRICT

ACQUISTION & MAINTENANCE COST ESTIMATE

DESCRIPTION	Total Combined Cost
Abbott Square Clubhouse & Amenity Center	$ 4,166,400.00
Future Maintenance	$ 75,000.00
Future Repairs	$ 175,000.00
TOTAL	$ 4,416,400.00

TABLE 2

ABBOT SQUARE
COMMUNITY DEVELOPMENT DISTRICT

PROJECT STATISTICS - EAU ASSIGNMENTS

PRODUCT[1]	LOT COUNT	PER UNIT EAU [2]	TOTAL EAUS
TH 18'	180	1.00	180.00
TH 24'	40	1.00	40.00
Villa	60	1.00	60.00
SF 40'	130	1.00	130.00
SF 45'	130	1.00	130.00
SF 55'	111	1.00	111.00
TOTAL	**651**		**651.00**

Notations:
[1] Product Type
[2] Equivalent Assessment Unit

TABLE 3

ACQUISITION CIP NET BENEFIT ANALYSIS

INFRASTRUCTURE CIP COSTS	$4,416,400
EAUs	651.00
TOTAL CIP COST/BENEFIT PER EAU	**$6,784**

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

TABLE 4

ACQUISITION PROGRAM *NET* COST/BENEFIT ANALYSIS

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

Notations:

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

TABLE 5

ABBOT SQUARE COMMUNITY DEVELOPMENT DISTRICT AMENITY ACQUISTION PROJECT		
Coupon Rate [1]		5.58%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		$5,015,000.00
Acquisition Subaccount		$4,168,725.00
Operations and Maintenance Subaccount		$75,000.00
Construction Subaccount		$175,000.00
Origianl Issue Discount		$11,004.80
Capitalized Interest[2] - (through 11/1/2025)		$52,479.58
Debt Service Reserve Fund	50%	$172,647.50
Underwriter's Discount	2.00%	$100,300.00
Cost of Issuance		$255,350.00
Rounding		$4,493.12
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		$345,295.00
Collection Costs and Discounts @	6.00%	$22,040.11
TOTAL ANNUAL ASSESSMENT		**$367,335.11**

Notations:
[1] Preliminary
[2] Based on capitalized interest 4 months

Table 6

2025 PROJECT ACQUISTION PROGRAM ASSIGNMENT OF SERIES 2025 BOND ASSESSMENTS [1]								
					PRODUCT TYPE		PER UNIT	
PRODUCT TYPE	PER UNIT EAU	TOTAL EAUs	% OF EAUS	UNITS	TOTAL PRINCIPAL	ANNUAL ASSESSMENT[1]	TOTAL PRINCIPAL	ANNUAL ASSESSMENT[1]
TH 18'	1.00	180.00	27.65%	180	$1,386,635.94	$95,473.27	$7,703.53	$530.41
TH 24'	1.00	40.00	6.14%	40	$308,141.32	$21,216.28	$7,703.53	$530.41
Villa	1.00	60.00	9.22%	60	$462,211.98	$31,824.42	$7,703.53	$530.41
SF 40'	1.00	130.00	19.97%	130	$1,001,459.29	$68,952.92	$7,703.53	$530.41
SF 45'	1.00	130.00	19.97%	130	$1,001,459.29	$68,952.92	$7,703.53	$530.41
SF 55'	1.00	111.00	17.05%	111	$855,092.17	$58,875.18	$7,703.53	$530.41
		651.00	100.0%	651	$5,015,000.00	$345,295.00		

Table 6 Notations:
1) Preliminary annual assessments are net of collection costs and early payment discounts.

EXHIBIT A

PRELIMINARY ASSESSMENT ROLL

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
1	04-26-21-0150-02300-0010	STULPE MARK TODD & REBECCA	36443 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
2	04-26-21-0150-02300-0020	VASA DILEEP	36439 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
3	04-26-21-0150-02300-0030	SHEHATA ASHRAF	36435 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
4	04-26-21-0150-02300-0040	ARREOLA JESUS RODRIGUEZ & RODRIGUEZ BRENDA NATALY	36431 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
5	04-26-21-0150-02300-0050	TAYLOR ELLEN GRACIE & TAYLOR CHERYL	36427 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
6	04-26-21-0150-02300-0060	MEDINA COLETTE MIRACLE	36423 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
7	04-26-21-0150-02300-0070	GAMEZ-CAMACHO MAIRA A	36419 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
8	04-26-21-0150-02300-0080	PEREIRA ALEXANDER JOSEPH & TAYLOR MADISON	36415 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
9	04-26-21-0150-02300-0090	HERNANDEZ ANGEL & ABIGAIL	36411 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
10	04-26-21-0150-02300-0100	ENAMORADO MELVIN ORELLANA & LIZARDO LOURDES	36407 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
11	04-26-21-0150-02300-0110	JOFRE MAURO FACUNDO & VERONICA CECILIA	36403 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
12	04-26-21-0150-02300-0120	WHITE ANTONIO RAVONE	36399 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
13	04-26-21-0150-02300-0130	BELANCOURT ALEXIS RODRIGUEZ	36395 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
14	04-26-21-0150-02300-0140	MEDINA FERNANDO & DIAZ GENESIS	36391 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
15	04-26-21-0150-02300-0150	ANTOINE CLEOPATRA TANYAKENOYER	36387 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
16	04-26-21-0150-02300-0160	BENNETT ERICKA	36383 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
17	04-26-21-0150-02300-0170	GUTIERREZ EDWARD	36379 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
18	04-26-21-0150-02300-0180	MIMS ANETRA MARCIA	36375 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
19	04-26-21-0150-02300-0190	SWEM SHAUNA MICHELLE	36371 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
20	04-26-21-0150-02300-0200	RAMOS NESTOR LEONEL REYES	36367 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
21	04-26-21-0150-02300-0210	ABBOT SQUARE II LLC	36363 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
22	04-26-21-0150-02300-0220	WILSON RAMONA SHAVAUGHN	36359 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
23	04-26-21-0150-02300-0230	RICHARDSON CHRISTOPHER A & WATTS FAITH R	36355 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
24	04-26-21-0150-02300-0240	GIOVANNI CODY	36351 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
25	04-26-21-0150-02400-0010	JACKSON DOHUE DYKE & VETA STEPHANEY	36547 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
26	04-26-21-0150-02400-0020	ANDRADE CAROLINA	36543 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
27	04-26-21-0150-02400-0030	MOORE DAMON DANIEL	36539 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
28	04-26-21-0150-02400-0040	ALEXANDER JOHN & YOUSSEF NANA	36535 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
29	04-26-21-0150-02400-0050	MAIDEN LANCE S	36527 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
30	04-26-21-0150-02400-0060	JACKSON NORMAN GEORGE & KING-JACKSON KAREN JUNE	36523 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
31	04-26-21-0150-02400-0070	PORTERFIELD MARK ALAN & JENNIFER MARIE	8720 DRUMMER PLANK DRIVE	WESLEY CHAPEL	FL	33545	TH18'	$7,703.53	$530.41
32	04-26-21-0150-02400-0080	RUDRARAJU SURESHKUMAR RAJU	2751 EAST COUNTY LINE ROAD PM	LUTZ	FL	33559	TH18'	$7,703.53	$530.41
33	04-26-21-0150-02400-0090	GRAHAM ERSKIN TRAVONE	36513 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
34	04-26-21-0150-02400-0100	GRIPPER CARLTON D JR & KATHLEEN P	36509 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
35	04-26-21-0150-02400-0110	WISHNEVSKY MICHELE MARIE	36503 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
36	04-26-21-0150-02400-0120	LAZARDI KAROLIN DEL VALLE MALAVER	36499 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
37	04-26-21-0150-02400-0130	SHAW LISA RUTH	36495 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
38	04-26-21-0150-02400-0140	RIVERA KEVIN OSCAR BERRIOS	36491 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
39	04-26-21-0150-02400-0150	KIM ANDREW & LICEA YARELY ABIGAIL	36487 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
40	04-26-21-0150-02400-0160	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
41	04-26-21-0150-02400-0170	HERNANDEZ JORGE ANTOLIN	36479 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
42	04-26-21-0150-02400-0180	DUAH RAPHAEL AGYEMANG	36475 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
43	04-26-21-0150-02400-0190	MARIN KENNETH JAY & GALINDEZ LUCERO GOMEZ	36471 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
44	04-26-21-0150-02400-0200	BOOKER LARHONDA RENEE	36467 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
45	04-26-21-0150-02400-0210	BRAYNEN GAIL	36463 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
46	04-26-21-0150-02400-0220	BELMONT JOSEPH C & ANGELA M	5 PIONEER ST	COOPERSTOWN	NY	13326	TH18'	$7,703.53	$530.41
47	04-26-21-0160-01700-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
48	04-26-21-0160-01700-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
49	04-26-21-0160-01700-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
50	04-26-21-0160-01700-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
51	04-26-21-0160-01700-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
52	04-26-21-0160-01700-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
53	04-26-21-0160-01700-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
54	04-26-21-0160-01700-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
55	04-26-21-0160-01700-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
56	04-26-21-0160-01700-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
57	04-26-21-0160-01700-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
58	04-26-21-0160-01700-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
59	04-26-21-0160-01700-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
60	04-26-21-0160-01700-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
61	04-26-21-0160-01700-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
62	04-26-21-0160-01700-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
63	04-26-21-0160-01700-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
64	04-26-21-0160-01700-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
65	04-26-21-0160-01700-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
66	04-26-21-0160-01700-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
67	04-26-21-0160-01700-0210	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
68	04-26-21-0160-01700-0220	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
69	04-26-21-0160-01700-0230	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
70	04-26-21-0160-01700-0240	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
71	04-26-21-0160-01800-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
72	04-26-21-0160-01800-0020	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
73	04-26-21-0160-01800-0030	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
74	04-26-21-0160-01800-0040	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
75	04-26-21-0160-01800-0050	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
76	04-26-21-0160-01800-0060	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
77	04-26-21-0160-01800-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
78	04-26-21-0160-01800-0080	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
79	04-26-21-0160-01800-0090	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
80	04-26-21-0160-01800-0100	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
81	04-26-21-0160-01800-0110	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
82	04-26-21-0160-01800-0120	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
83	04-26-21-0160-01800-0130	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
84	04-26-21-0160-01800-0140	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
85	04-26-21-0160-01800-0150	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
86	04-26-21-0160-01800-0160	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
87	04-26-21-0160-01800-0170	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
88	04-26-21-0160-01800-0180	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
89	04-26-21-0160-01800-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
90	04-26-21-0160-01800-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	TH18'	$7,703.53	$530.41
91	04-26-21-0160-01900-0010	JACOBS MARIA ISABEL	36437 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
92	04-26-21-0160-01900-0020	WALKER CATHY L	36431 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
93	04-26-21-0160-01900-0030	NICOLAR PROPERTIES LLC	382 NE 191ST ST #485931	MIAMI	FL	33179	TH18'	$7,703.53	$530.41
94	04-26-21-0160-01900-0040	RAMIREZ STEPHANIE & LUIS	6561 SAUNDERS ST	REGO PARK	NY	11374	TH18'	$7,703.53	$530.41
95	04-26-21-0160-01900-0050	KARAM ELIAS	36421 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
96	04-26-21-0160-01900-0060	TRAYNOR JEANETTE ALISON & TRAYNOR-COREY TODD M	36417 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
97	04-26-21-0160-01900-0070	MONTERO WILLIAM & DE MONTERO ALICIA PAULET	36411 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
98	04-26-21-0160-01900-0080	BRAVO HIDALGO JAVIER F & ZORRILLA ORTIZ RUTH K	36407 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
99	04-26-21-0160-01900-0090	FERNANDEZ VALERO ALFREDO H & PLAZA LOPEZ MARIA ISABE	175 PEACE ST	STRATFORD	CT	6615	TH18'	$7,703.53	$530.41
100	04-26-21-0160-01900-0100	STADLER JONATHAN & CORAL	36401 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
101	04-26-21-0160-01900-0110	ESTRADA ROBLES JOSE DANIEL & GONZALEZ YAILEENE ALICEA	36397 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
102	04-26-21-0160-01900-0120	GRANT JANESSA	36393 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
103	04-26-21-0160-01900-0130	HO CHIEN-JEN	36387 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
104	04-26-21-0160-01900-0140	GORING KUAMIE & GOODCHILD-GORING ROSHANNA	36383 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
105	04-26-21-0160-01900-0150	KHAN RANA AMIR GHANI	18221 LEAFMORE ST	LUTZ	FL	33548	TH18'	$7,703.53	$530.41
106	04-26-21-0160-01900-0160	BELMONTE LEON GRECIA DANIELA & ZAMBRANO HERIK JAVIEI	36375 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
107	04-26-21-0160-01900-0170	ROMERO CHRISTOPHER	36373 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41
108	04-26-21-0160-01900-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
109	04-26-21-0160-01900-0190	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
110	04-26-21-0160-01900-0200	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
111	04-26-21-0160-01900-0210	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
112	04-26-21-0160-01900-0220	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
113	04-26-21-0160-01900-0230	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
114	04-26-21-0160-01900-0240	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	TH18'	$7,703.53	$530.41
115	04-26-21-0160-02000-0010	STEWART SHEILA THOMAS	36537 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18'	$7,703.53	$530.41

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
116	04-26-21-0160-02000-0020	LUGO JOSUE R RODRIGUEZ	36531 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
117	04-26-21-0160-02000-0030	ROBINSON JULIUS LEE III	36529 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
118	04-26-21-0160-02000-0040	ZUAZO STEFANIA WEINBERG & KLINE JESSE JAMES	36523 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
119	04-26-21-0160-02000-0050	SCHALLER KYLE DAVID & FAITH ELIZABETH	36519 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
120	04-26-21-0160-02000-0060	JIMENEZ EUGENIO	36515 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
121	04-26-21-0160-02000-0070	GUTIERREZ IVIS YANEISHA & LUGO FRANKLIN JESUS PINEIRO	36511 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
122	04-26-21-0160-02000-0080	QUINTERO ROSMARY	36507 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
123	04-26-21-0160-02000-0090	FULLERTON SHARON A & HOLDEN PARKER M	29951 PICANA LN	WESLEY CHAPEL	FL	33543	TH18	$7,703.53	$530.41
124	04-26-21-0160-02000-0100	BELTRAN LAURA STELLA CEPEDA	36490 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
125	04-26-21-0160-02000-0110	MONDRAGON GERMAN	36493 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
126	04-26-21-0160-02000-0120	PRAKRIYA SHANKAR & PADMAVATHI	37 DOGWOOD DR	PLAINSBORO TOWNSH	NJ	8536	TH18	$7,703.53	$530.41
127	04-26-21-0160-02000-0130	DE ELIA IGNACIO & CHAVES JESSICA CORTES	36487 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
128	04-26-21-0160-02000-0140	MILLER MARCUS THOMAS & MILLER BETTY HICKS	36483 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
129	04-26-21-0160-02000-0150	HERNANDEZ JONATHAN OMAR	109 WILLIS RD APT F	DOVER	DE	19901	TH18	$7,703.53	$530.41
130	04-26-21-0160-02000-0160	RODRIGUEZ MIGUEL	36475 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
131	04-26-21-0160-02000-0170	HOGAN KELLY P & MARY L	36469 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
132	04-26-21-0160-02000-0180	PRAKRIYA GOPAL & VANI G	409 DENOW RD	PENNINGTON	NJ	8534	TH18	$7,703.53	$530.41
133	04-26-21-0160-02000-0190	ECONOMOPOULOU VIRGINIA & GUPTA NEERAJ	36461 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
134	04-26-21-0160-02000-0200	MEYERS ELIZABETH JOY	36457 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
135	04-26-21-0160-02100-0010	RISLER FRANK E JR & CHERYL A	36432 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
136	04-26-21-0160-02100-0020	HARVEY DIANNE & SHEPPARD ANDREW	36426 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
137	04-26-21-0160-02100-0030	VALMYRE RODNEY	36424 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
138	04-26-21-0160-02100-0040	ALMARAZ GILBERTO	36420 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
139	04-26-21-0160-02100-0050	BRITTO JOHN & ANTONY PAULINE LOURDU	28662 TAVIRA CT	WESLEY CHAPEL	FL	33543-6441	TH18	$7,703.53	$530.41
140	04-26-21-0160-02100-0060	DE SA ANTONIO & DE SA VICTOR HUGO	36412 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
141	04-26-21-0160-02100-0070	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
142	04-26-21-0160-02100-0080	PATTEN ROSE	36402 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
143	04-26-21-0160-02100-0090	ROME FLORIDA INVESTMENTS LLC	550 N REO ST STE 300	TAMPA	FL	33609	TH18	$7,703.53	$530.41
144	04-26-21-0160-02100-0100	FELIZ JHAIROL	36396 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
145	04-26-21-0160-02100-0110	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
146	04-26-21-0160-02100-0120	MCGEE JASMIN	36388 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
147	04-26-21-0160-02100-0130	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
148	04-26-21-0160-02100-0140	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
149	04-26-21-0160-02100-0150	SMITH VICTORIA MARIE	36374 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
150	04-26-21-0160-02100-0160	RODRIGUEZ ROLANDO & ARROYAVE KARLA	36372 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
151	04-26-21-0160-02100-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
152	04-26-21-0160-02100-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
153	04-26-21-0160-02100-0190	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
154	04-26-21-0160-02100-0200	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
155	04-26-21-0160-02100-0210	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
156	04-26-21-0160-02100-0220	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
157	04-26-21-0160-02100-0230	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
158	04-26-21-0160-02100-0240	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 600	TAMPA	FL	33607-5732	TH18	$7,703.53	$530.41
159	04-26-21-0160-02200-0010	JEAN-BAPTISTE JOSEPH RALPH & BAPTISTE DIANA LYN	36536 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
160	04-26-21-0160-02200-0020	DIAZ-RODRIGUEZ ROXANN & FERNANDO	36532 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
161	04-26-21-0160-02200-0030	EASTER JASON R	36528 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
162	04-26-21-0160-02200-0040	WILLIAMS JESSICA K	36522 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
163	04-26-21-0160-02200-0050	HAUB KATHY	36518 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
164	04-26-21-0160-02200-0060	MAYERS SCHENIQUA FLORANCE	36514 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
165	04-26-21-0160-02200-0070	LEON ORIANA DANIELA & FERRER FREDIS JOSE & MALAVE MAR	36510 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
166	04-26-21-0160-02200-0080	VALLE NANCY IVETTE & DAWKINS DARWIN X W JR	36506 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
167	04-26-21-0160-02200-0090	MORRIS IRA A & MORRIS JODIAN C	36502 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
168	04-26-21-0160-02200-0100	PHAM KHANH DUY	36498 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
169	04-26-21-0160-02200-0110	OVALLES LUISANI DEL VALLE APARICIO & OVALLES IRANI J APA	36494 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
170	04-26-21-0160-02200-0120	LEWIS STANLEY EUGENE & WEBSTER GWENDOLYN	36488 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
171	04-26-21-0160-02200-0130	ROSS BIANCA JENEAN	36484 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
172	04-26-21-0160-02200-0140	PARKER JESSICA	36482 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
173	04-26-21-0160-02200-0150	KARAM ELIAS & MARIE	36478 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
174	04-26-21-0160-02200-0160	HONKOLA WARREN RICHARD & CHRISTISON MARY ELIZABETH	36474 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
175	04-26-21-0160-02200-0170	LOBO JENNY DIANA & PABON RAYMOND JUNIOR	36468 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
176	04-26-21-0160-02200-0180	DE JESUS VENUS BABILONIA & MARTINEZ MICHELLE M	36464 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
177	04-26-21-0160-02200-0190	SCIULLO MAZZY LYNN & MARTIN MASON OSCAR	36460 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
178	04-26-21-0160-02200-0200	KEELEN KANDICE DIONNE	36458 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
179	04-26-21-0160-02200-0210	ATEHORTUA ORJUELA EDWIN ALBERTO & RAMIREZ BOLIVAR P.	36454 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
180	04-26-21-0160-02200-0220	NIEVES ASHLEY MARIAH	36448 CAMP FIRE TER	ZEPHYRHILLS	FL	33541	TH18	$7,703.53	$530.41
181	04-26-21-0140-00100-0010	PAGE MATTHEW FRANCIS	6726 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
182	04-26-21-0140-00100-0020	ALVAREZ LETICIA MIGUEL & PONCE JEANNETTE MIGUEL	6732 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
183	04-26-21-0140-00100-0030	FUERTES YVETTE & TORRES MELVIN O	6736 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
184	04-26-21-0140-00100-0040	NORWOOD SHERYLL WILLIAMS	6742 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
185	04-26-21-0140-00100-0050	ARDIS LENDORA	6748 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
186	04-26-21-0140-00100-0060	HACKBARTH MELANIE ANNE	6752 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
187	04-26-21-0140-00100-0070	FULTZ LOREECE CHRISTINE	6760 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
188	04-26-21-0140-00100-0080	MOHAMMED SAHEBA	6766 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
189	04-26-21-0140-00100-0090	ROGERS FELICIA	6770 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
190	04-26-21-0140-00100-0100	STOVALL DEIONDRA RENEE SHARON	6776 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
191	04-26-21-0140-00100-0110	VELASQUEZ LUCERO M	6782 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
192	04-26-21-0140-00100-0120	LOPEZ LUIS	6788 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
193	04-26-21-0140-00100-0130	CLARELLI KAREN A & CLARELLI VINCENT J	6794 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
194	04-26-21-0140-00100-0140	GOMEZ JULIO E & ALEXANDER RUTH	6800 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
195	04-26-21-0140-00100-0150	SHARPE LEAH CAROL	6806 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
196	04-26-21-0140-00100-0160	DEPASQUALE CARL	6810 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
197	04-26-21-0140-00100-0170	ZORNOW MARY ALAYNE	6816 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
198	04-26-21-0140-00100-0180	TORO ALEJANDRO & GALLEGO BEATRIZ EUGENIA PUERTA	6822 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
199	04-26-21-0140-00100-0190	PONCE LUIS & TERESA REVOCABLE TRUST	6470 BRADFORD WOODS DR	ZEPHYRHILLS	FL	33542	Villa	$7,703.53	$530.41
200	04-26-21-0140-00100-0200	DELANEY PATRICIA ANN	6834 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
201	04-26-21-0140-00100-0210	BELLO MADERA LIZ MABELL	6840 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
202	04-26-21-0140-00100-0220	PATEL ABHA P	6846 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
203	04-26-21-0140-00100-0230	MALDONADO ALBERT PEREZ & QUINONEZ MYRNA RIVERA	6850 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
204	04-26-21-0140-00100-0240	TSENG CHIN LING JIM & CHIU CHAO FEI	6856 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
205	04-26-21-0140-00100-0250	HASTY CHARLES & LESLIE	6382 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
206	04-26-21-0140-00100-0260	BENNETT LISA JAN	6868 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
207	04-26-21-0140-00100-0270	FORBES THORA P	6874 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
208	04-26-21-0140-00100-0280	ALEX TRUDY L	6880 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
209	04-26-21-0140-00100-0290	TATE DIANA L	6884 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
210	04-26-21-0140-00100-0300	RIVERA MICHAEL ALAN & YOLANDA	6892 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
211	04-26-21-0140-00100-0310	ALVAREZ CARLOS LUIS	6898 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
212	04-26-21-0140-00100-0320	TIMMERS DEBORAH ANNE	269 REYNOLDS TER UNIT 15	ORANGE	NJ	7050	Villa	$7,703.53	$530.41
213	04-26-21-0140-00100-0330	TELLA AMAIYA TITILOLA-OLUWAFUNMILAYO	20846 AUBUM LEAF TR	LAND O LAKES	FL	34638	Villa	$7,703.53	$530.41
214	04-26-21-0140-00100-0340	JOHN WILLIS MATILDA & JOHN DAMIEN DONNELLY	6912 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
215	04-26-21-0140-00100-0350	BYNUM NANCY L	6916 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
216	04-26-21-0140-00100-0360	CONTRERAS MIGUEL DIAZ & SIERRA NAHOMI MARIE	6924 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
217	04-26-21-0140-00100-0370	RODRIGUEZ ERWIN R VIJAI & ZAJAC ANNA Z	6930 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
218	04-26-21-0140-00100-0380	HARRIS KENNEIDRA MONIQUE	6934 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
219	04-26-21-0140-00100-0390	ANDERSON SHAYLA B & ANDERSON JEFFREY E	6938 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
220	04-26-21-0140-00100-0400	DIAZ JOSE ROBERTO RIVERA & MATOS SAMUEL & ET AL	6942 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
221	04-26-21-0140-00100-0410	WAWRZYNIAK WENDY WHEELER & BRUCE R	6946 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
222	04-26-21-0140-00100-0420	BALDWIN TAMARA LYNN	6948 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
223	04-26-21-0140-00100-0430	RUIZ VALENTINE & SHANNON VANESSA MIRANDA ARAGON	6950 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
224	04-26-21-0140-00100-0440	WILLIAMS CHRISTINA ANN	6952 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
225	04-26-21-0140-00100-0450	FRANCOIS JEAN & MARIEMYRTHA ALEXANDRE	6956 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
226	04-26-21-0140-00100-0460	BENTON TANYA KENYATTA	6960 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
227	04-26-21-0140-00100-0470	ABREU BEAUBIEN NARCISO & STREDEL ANA IVELIA	6964 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
228	04-26-21-0140-00100-0480	LAGUERRE SHEILLA	6968 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
229	04-26-21-0140-00100-0490	CANLEY DEVONTA I	6972 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
230	04-26-21-0140-00100-0500	MEJIA VALENTINA & MEJIA JUAN CARLOS & GLORIA T	6976 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
231	04-26-21-0140-00100-0510	MONCADA CARLOS EDUARDO & MONCADA JUAN PABLO	2406 HIGH TIDE WAY	WESLEY CHAPEL	FL	33543	Villa	$7,703.53	$530.41
232	04-26-21-0140-00100-0520	HUANG LOUIE	6984 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
233	04-26-21-0140-00100-0530	COLON MARIA DIAZ	6988 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
234	04-26-21-0140-00100-0540	KING ANGELA ANN MARIE CHIN	6992 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
235	04-26-21-0140-00100-0550	SDUGGINENI SERVICES LLC	18801 CHERRY BIRCH CR	LUTZ	FL	33558	Villa	$7,703.53	$530.41
236	04-26-21-0140-00100-0560	PATNALA SUJATHA & VENKATRAMAN ANNAPOORNA	6998 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
237	04-26-21-0140-00100-0570	ACRA PEDRO	7002 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
238	04-26-21-0140-00100-0580	USHER JULIET S	7006 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
239	04-26-21-0140-00100-0590	METZGER FIONA	7010 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
240	04-26-21-0140-00100-0600	SPRIGGS NIKIA NICOLE & GREGORY D	7014 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
241	04-26-21-0140-00100-0610	HYDE KEITH T	7018 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
242	04-26-21-0140-00100-0620	MARTINEZ CATALINA & APARICIO JORGE ERNESTO MARTINEZ	7022 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
243	04-26-21-0140-00100-0630	GUEVARA KRIZELLE ANGELIE & CLOWDIS ERIK MYKAL	7026 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
244	04-26-21-0140-00100-0640	BANKS ROMELIS & GROENKE RICARDO & REINALES ANYCK	7030 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
245	04-26-21-0140-00100-0650	BLANCO DIEGO D FARCHAKH & KATHLEEN JANE FARCHAKH	7034 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
246	04-26-21-0140-00100-0660	EGAS JOSE GONZALO SANCHEZ	7038 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
247	04-26-21-0140-00100-0670	WASHINGTON JAMIA BRIANNA	7042 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
248	04-26-21-0140-00100-0680	HOFFMAN JULIE VIRGINIA & MARTIN SUSAN ANN	7046 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
249	04-26-21-0140-00100-0690	RIOS ARTURO JAVIER JR	7050 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
250	04-26-21-0140-00100-0700	WASHINGTON MICHELLE ELAINE	7054 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
251	04-26-21-0140-00100-0710	QZONE PROPERTIES LLC	10144 ARBOR RUN DR UNIT 159	TAMPA	FL	33647	Villa	$7,703.53	$530.41
252	04-26-21-0140-00100-0720	7064 RIPPLE POND LOOP REVOCABLE TRUST	7064 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
253	04-26-21-0140-00100-0730	ANDREWS HEIDI LYNN	7070 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
254	04-26-21-0140-00100-0740	TITUS JOEL	360 INDIAN PT	LAKE BARRINGTON	IL	60010	Villa	$7,703.53	$530.41
255	04-26-21-0140-00100-0750	TITUS JOEL	360 INDIAN PT	LAKE BARRINGTON	IL	60010	Villa	$7,703.53	$530.41
256	04-26-21-0140-00100-0760	KOZELSKY CATHERINE G & MESHEY KEITH A	7082 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
257	04-26-21-0140-00100-0770	SULBARAN GLORIMAR ARTEAGA	6857 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
258	04-26-21-0140-00100-0780	MULROY LURA MARIE HENDERSON & HENDERSON CARL ALFSC	6851 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
259	04-26-21-0140-00100-0790	STELLON JOSEPH PAUL & EMBERGER DEBORAH KAY	6845 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
260	04-26-21-0140-00100-0800	BRADLEY GABRIEL DEON & EDITH L	6841 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
261	04-26-21-0140-00100-0810	ASSANDE THERESA A & ANTHONY & ASSANDE JESSICA A	6835 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
262	04-26-21-0140-00100-0820	DATTA KALYAN & MITALI	6829 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
263	04-26-21-0140-00100-0830	ACEVEDO EDGAR SALAZAR & BORGES FRANCELINE	6823 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
264	04-26-21-0140-00100-0840	MACK SABRINA ROXANNE & RICHARD AARON	6817 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
265	04-26-21-0140-00100-0850	MARTIN ALAXANDRIA ELIZABETH ANN	6811 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
266	04-26-21-0140-00100-0860	LOPEZ ANDRES NOLBERTO & AIXA DE JESUS MULLER	27729 SUMMER PLACE DR	WESLEY CHAPEL	FL	33544	Villa	$7,703.53	$530.41
267	04-26-21-0140-00100-0870	COETZEE CAROLINE	6801 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
268	04-26-21-0140-00100-0880	WILLIAMS DWIGHT O & RACHELLE L	36170 JENNY LYNNE CIR	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
269	04-26-21-0140-00100-0890	PINELLI JAMES JOSEPH & KATHLEEN ELLEN	6787 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
270	04-26-21-0140-00100-0900	BLATCHE KENDRA T	6781 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
271	04-26-21-0140-00100-0910	STFELIX SASHA R	6777 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
272	04-26-21-0140-00100-0920	MILLER BRENNAN NOAH & PEREZ CLAUDIA LAVERGNE	6773 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
273	04-26-21-0140-00100-0930	TILLEY JOY FREEMAN	6767 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
274	04-26-21-0140-00100-0940	NELSON ANTHONY RAY & MARY ANN	6759 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
275	04-26-21-0140-00100-0950	GUTIERREZ LILLIAM MALDONADO	6751 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
276	04-26-21-0140-00100-0960	NEVINS TYLER R & PENROD CASSANDRA N	6747 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
277	04-26-21-0140-00100-0970	CROWLEY LAVERNE	6743 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
278	04-26-21-0140-00100-0980	ATTANASIO PATRICIA GAIL & ALAN JOHN	6735 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
279	04-26-21-0140-00100-0990	TIGIN SEBNEM BURCAK	6731 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
280	04-26-21-0140-00100-1000	COWDEN THOMAS W	6727 RIPPLE POND LOOP	ZEPHYRHILLS	FL	33541	Villa	$7,703.53	$530.41
281	04-26-21-0140-01400-0010	TIET MANH HUE	6417 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
282	04-26-21-0140-01400-0020	COTTRELL STEPHEN PATRICK & SARAH ANN	6411 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
283	04-26-21-0140-01400-0030	OLIVENCIA FELIX JAVIER DELORISSE & YESENIA	6403 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
284	04-26-21-0140-01400-0340	ALZATE STEVE & ARTEAGA KAREN GIRALDO	6412 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
285	04-26-21-0140-01400-0350	CERDA RAFAEL & PEREZ KATHERINE GRISSEL TIBURCIO	6420 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
286	04-26-21-0140-01400-0360	BOYER CODY JOSEPH & VALENTIN JOSHUA JOEL SOTO	6428 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
287	04-26-21-0150-00600-0220	SOTO ABIGAIL & MENDEZ MYAA J	36292 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
288	04-26-21-0150-00600-0230	VALENTINE CARLA GABRIELLA & IAN ST HOPE	36300 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
289	04-26-21-0150-00600-0240	JONES YVONNE SUZETTE & JERMAINE ANTONIO	36312 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
290	04-26-21-0150-00600-0250	PASCHALL ASHLEY DANIELLE & MICHAEL JAY	36324 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
291	04-26-21-0150-00600-0260	DESAI VATSALKUMAR & BHADOLA JINAL	36330 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
292	04-26-21-0150-00700-0010	MORALES GARRET STEFAN & ALBREST BROOK GABRIELLE	36358 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
293	04-26-21-0150-00700-0020	MOMPREMIER NATHALIE B & WELCH JUDICIEUX E	36366 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
294	04-26-21-0150-00700-0030	SORIANO STANLEY G	36374 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
295	04-26-21-0150-00700-0040	BLUE MATTIE BELLE MINGO & VICTOR FERDINAND	36382 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
296	04-26-21-0150-00700-0050	CINTRON SAHAR BARBOUR & CHRISTOPHER	36388 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
297	04-26-21-0150-00700-0060	NUKALA ADITYA SRINIVAS & CHAKKIRALA VENKATA SAI P	12403 SIMMENTAL DR	AUSTIN	TX	78732	SF 40'	$7,703.53	$530.41
298	04-26-21-0150-00700-0070	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 40'	$7,703.53	$530.41
299	04-26-21-0150-00700-0080	HERNANDEZ ABDIEL & ANSLEY VALIDO	36412 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
300	04-26-21-0150-00700-0090	CUERO LIZA & VARAS LUIS MONTESDEOCA	36420 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
301	04-26-21-0150-00700-0100	TIRADO ALVIN & GARCIA ALEXANDRA	36428 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
302	04-26-21-0150-00700-0110	STEPP GINA MARIE	36434 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
303	04-26-21-0150-00700-0120	VASQUEZ RAYSA & DAVIS LINO	36442 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
304	04-26-21-0150-00700-0130	CROWLEY DAWN	36450 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
305	04-26-21-0150-00700-0140	GALINDO VANESSA & ROLDAN JAN PAUL GOMEZ	36458 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
306	04-26-21-0150-00700-0150	ONEIL BRIAN PATRICK JR & ASHLEY ALEXIS	36464 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
307	04-26-21-0150-00700-0160	JOYNER TAMMY & GRAY TURSHA ROY	36472 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
308	04-26-21-0150-00700-0170	PEREZ EDWIN R	36480 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
309	04-26-21-0150-00700-0180	FERNANDEZ TIANA NICIA	36488 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
310	04-26-21-0150-01100-0010	GRANT JOHNNIE KENNETH IV & BRITNEY RACHELLE	6288 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
311	04-26-21-0150-01100-0020	FLORES CARLA & IVAN ALBERTO	6296 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
312	04-26-21-0150-01100-0030	MAZIN WADSON & MARIE GERALDE	6304 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
313	04-26-21-0150-01100-0040	DOMINGUEZ ELVA ILIARA & RODRIGUEZ ARGELIS R	6312 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
314	04-26-21-0150-01100-0050	BALDWIN HEATHER LYNN	6324 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
315	04-26-21-0150-01100-0060	SHAH ROOPAL S & CHETAN CHANDRAKANT	6330 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
316	04-26-21-0150-01100-0070	OSOMO CESAR & NOHORA LUZ ARIAS FAMILY REV TR	6338 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
317	04-26-21-0150-01100-0080	CHURCHILL CANDACE I	6376 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
318	04-26-21-0150-01100-0090	SALAZAR CRISTINA	6384 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
319	04-26-21-0150-01100-0100	EVERETT EDNA JAMES & BALDWIN FRANCES	6392 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
320	04-26-21-0150-01100-0110	JOSEPH JAYLEN	6400 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
321	04-26-21-0150-01400-0040	MARRERO COLON ISAAC & ROSARIO RODROGUEZ MAYRAM	6397 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
322	04-26-21-0150-01400-0050	VILLALPANDO ROSIE CASSANDRA	6389 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
323	04-26-21-0150-01400-0060	RINGER PATRICK DALE & ROBIN JILL	6381 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
324	04-26-21-0150-01400-0070	WHITE DANA	6373 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
325	04-26-21-0150-01400-0080	FLICK RACHAEL & RAIA DOMINIC	6365 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
326	04-26-21-0150-01400-0090	ESTRADA ROBERTO RIVERA & RIVERA JESSENIA MARY	6357 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
327	04-26-21-0150-01400-0100	PRUDSKY ANNA GANNA & PRUDSKYI OLEKSANDR	6349 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
328	04-26-21-0150-01400-0110	MARTE ALEXANDER JR & MOSS SHAKARA LORRAINE	6343 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
329	04-26-21-0150-01400-0120	JONES KELVIN LEONARD JR	6335 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
330	04-26-21-0150-01400-0130	MEDINA MARVIN THOMAS & AMY BETH	6327 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
331	04-26-21-0150-01400-0140	BIBIKOV EVGENY & NETREBA EKATERINA	6321 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
332	04-26-21-0150-01400-0150	SCHLABOWSKE KATERINA L & RODRIGUEZ JEAN C H	6313 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
333	04-26-21-0150-01400-0160	COLON JASMIN	6305 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
334	04-26-21-0150-01400-0170	VELEZ DAVID ANTONIO & CANTU KARINA	6297 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
335	04-26-21-0150-01400-0180	OMALLEY SEAN MICHAEL & STACY ANN	6289 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
336	04-26-21-0150-01400-0190	KIM INGYOU & BAMBERRY BRENNA ELAINE	6298 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
337	04-26-21-0150-01400-0200	TORRES YOLANDA G & COUCH ROMAN F & ET AL	6306 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
338	04-26-21-0150-01400-0210	DION REVOCABLE INTER VIVOS TRUST	6314 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
339	04-26-21-0150-01400-0220	PELLOT JONATHAN GARCIA & SANTIAGO GILAYRA	6322 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
340	04-26-21-0150-01400-0230	DEGRO MARIO L BAQUERO & CASTILLO MARIELLYS R	6328 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
341	04-26-21-0150-01400-0240	ROSADO BRIAN A COLON & CAHILL VALENTINA	6336 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
342	04-26-21-0150-01400-0250	HARVEY KIANA	6344 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
343	04-26-21-0150-01400-0260	WEST-PLA KRISTIE BARBARA JUNE	6350 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
344	04-26-21-0150-01400-0270	SEALY KRISTOPHER J & DICKEN BRANDON M	6358 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
345	04-26-21-0150-01400-0280	SERRANO HECTOR ANTONIO & RODRIGUEZ ROBERTO SERRANC	6366 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
346	04-26-21-0150-01400-0290	THOMAS THOMSON & JENIVIC	6370 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
347	04-26-21-0150-01400-0300	CLEMENS RICHARD AUSTIN	6382 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
348	04-26-21-0150-01400-0310	LOZADA GILBERTO PEREZ	6390 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
349	04-26-21-0150-01400-0320	HARGROVE DOUGLAS PRESTON & STEVENS TIFFANY K	6398 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
350	04-26-21-0150-01400-0330	MONTANA ARIANNE MARIE & DANIEL EDUARDO	6406 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
351	04-26-21-0150-02500-0330	SALMAN SYED WISSAM ALI & BEGUM ZOHA	6314 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
352	04-26-21-0150-02500-0340	KINIFFO ROMUALD	6306 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
353	04-26-21-0150-02500-0350	VERGARA CARLOS ALBERTO ORTIZ & ORTIZ ALEJANDRA	6298 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
354	04-26-21-0150-02500-0360	CASTELLANOS-MURGUIA SALVADOR & CASTELLANOS ADRIANA	6290 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
355	04-26-21-0160-01500-0110	QUINTANA CARLONE RAQUEL S & PASSARO HUMBERTO B	36445 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
356	04-26-21-0160-01500-0120	FRISONE ROBERT NATHANIEL & SAMANTHA SAMATARO	36453 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
357	04-26-21-0160-01500-0130	GONZALEZ RAUL ALEXANDER ALVAREZ & GUZMAN CAROL M	36461 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
358	04-26-21-0160-01500-0140	LEVY CHRISTIE	36469 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
359	04-26-21-0160-01500-0150	NALLAMOTHULA VENKATA BALAJI	12906 ALLENWOOD AVE	FRISCO	TX	75035	SF 40'	$7,703.53	$530.41
360	04-26-21-0160-01500-0160	CASTILLO JESSE	36485 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
361	04-26-21-0160-01500-0170	NANDWANI RAKESH REWO & TIPLER CASANDRA MAE	36491 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
362	04-26-21-0160-01500-0180	CHAMPION DEVON D & TIERRA M	36499 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
363	04-26-21-0160-01500-0190	VARGAS-MELENDEZ ERIKA GERLEEN & MALAVE CARLOS JAVIEI	36507 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
364	04-26-21-0160-01500-0200	PRODDUTUR RAMANA REDDY	36515 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
365	04-26-21-0160-01500-0210	BRAY ROBERT S & KELLY	36523 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
366	04-26-21-0160-01500-0220	HARE LATOYIA	36529 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
367	04-26-21-0160-01500-0230	EVANS CHELLIE ISMA & CHELLIE ISMA & EVANS ODAINE LAMAI	36537 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
368	04-26-21-0160-01600-0070	KONDRATH BARNA A & SANCHEZ DAHIANA E DE LA ROSA	36339 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
369	04-26-21-0160-01600-0080	WILLIAMS SHELIA	36351 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
370	04-26-21-0160-01600-0090	KNOX VALERIE ELLEN & ALVARADO DAVID	36355 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
371	04-26-21-0160-01600-0100	MOSQUERA ELY MIGUEL VACA & FREIRE GEOVANNA DE LOS AN	36363 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
372	04-26-21-0160-01600-0110	HORENSTEIN RANDY JAY JR	36371 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
373	04-26-21-0160-01600-0120	REYES ZUANIA YARI SANTOS & PIZARRO ANTHONY G	36379 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
374	04-26-21-0160-01600-0130	HARRIS GLENN WAYNE & HARRIS MIRIAM BOISSEAU	36387 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
375	04-26-21-0160-01600-0140	BRUNY JEAN UVENS	36395 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
376	04-26-21-0160-01600-0150	SINGH RAVIN & SINGH RAJMATTIE	36403 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
377	04-26-21-0160-01600-0160	DE SOUSA HENRIQUE L F & JANAINA C M	36409 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
378	04-26-21-0160-01600-0170	MORALES EMMANUEL TORRES	36417 WELL HILL WAY	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
379	04-26-21-0160-02500-0010	BELLO HOPE	6818 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
380	04-26-21-0160-02500-0020	PATEL RAMESHBHAI AMBALAL	6810 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
381	04-26-21-0160-02500-0030	RIVERO MERCEDES	6802 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
382	04-26-21-0160-02500-0040	DAYMOND TIMOTHY LIONEL & CHARLES ANSISE	6794 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
383	04-26-21-0160-02500-0050	PADILLA FRANCISCO JAVIER & DIAZ KEYLA MICHELLE	6788 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
384	04-26-21-0160-02500-0060	SALINAS MIGUEL ANGEL MONJE & LARA ERICA LORENA	6780 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
385	04-26-21-0160-02500-0070	MARTINEZ VLADIMIR SU & GARAY KEYLA M GOMEZ	6772 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
386	04-26-21-0160-02500-0080	WHITE MARANDA ELIZABETH & DYLAN CHRISTOPHER	6766 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
387	04-26-21-0160-02500-0090	DELGADO ALBERTO OLIVO	6758 BACK FORTY LOOP	ZEPGTRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
388	04-26-21-0160-02500-0100	MASAWI GARIKAI & DELGADO-RIVERA SHARLENE	6750 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
389	04-26-21-0160-02500-0110	GINKEL EVELYN	6744 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
390	04-26-21-0160-02500-0120	ROSS CHANDA DENEE	6738 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
391	04-26-21-0160-02500-0130	ORTIZ INES S	6732 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
392	04-26-21-0160-02500-0140	GRIFFIN WHITNEY DIANE & CATRELLO SANCHAIS	6720 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
393	04-26-21-0160-02500-0150	TULLOCH TASHA LAKIESHA	6712 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
394	04-26-21-0160-02500-0160	VASA DILEEP	6704 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
395	04-26-21-0160-02500-0170	CARMAN CHESTER SCOTT & PATRICIA ANN KEITH	6696 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
396	04-26-21-0160-02500-0180	MAGNIFICO TIANA & PAUL DONALD FLOYD ACHILLE	6688 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
397	04-26-21-0160-02500-0190	PLUMMER ANTWAUN D & MELISSA MARIE WINSHIP	6426 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
398	04-26-21-0160-02500-0200	BRITTO HUBERT & BRITTO JOHN	6418 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
399	04-26-21-0160-02500-0210	WILKINSON OLGA PATRICIA	6410 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
400	04-26-21-0160-02500-0220	BARBRA ISIAH MALIK	6402 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
401	04-26-21-0160-02500-0230	SCHWEITZER ROBERT CARL & WENDY SUE	6394 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
402	04-26-21-0160-02500-0240	DAVIS FRANCESCA R & MICHAEL R	6386 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
403	04-26-21-0160-02500-0250	ZYDANI HANA ALI & ZYDANI NADIA ALI	6378 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
404	04-26-21-0160-02500-0260	CARLSON MIRIAM CRISTINA & TIMOTHY SCOTT	6370 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
405	04-26-21-0160-02500-0270	OCONNOR JAMES WILLIAM & CODILYNNE	6362 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
406	04-26-21-0160-02500-0280	LEMAINE JONY & BIEN-AIME MARIE KERLYNE & ET AL	6354 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
407	04-26-21-0160-02500-0290	MORILLO MARIA G MILANO & QUIJANO JEAN E E	6346 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
408	04-26-21-0160-02500-0300	DUMESLE OLISNER & BENGIE C & DUMESLE SANSHERLY J	6338 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
409	04-26-21-0160-02500-0310	FARAH MUSLIMO MOHAMED & FARAH AISHA MOHAMED	6330 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
410	04-26-21-0160-02500-0320	RIVERA LUIS EUGENIO RIVERA & LOPEZ GIAMILLY KARINE RIV	6322 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 40'	$7,703.53	$530.41
411	04-26-21-0140-01300-0010	PIMPERL JOSEPH ROBERT & JESSICA ANN	6511 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
412	04-26-21-0140-01300-0020	MASSARI RAFAEL ANDRES	6503 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
413	04-26-21-0140-01300-0030	BRIONES KATHIANA M L & VIEJO TYRONE A M	6495 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
414	04-26-21-0140-01300-0040	VELEZ ZENABIAN ISIAH & MORALES KIARA ANGELIC	6487 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
415	04-26-21-0140-01300-0050	RIGBY-MENENDEZ TERESA & MENENDEZ WILLIAM SR	6479 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
416	04-26-21-0140-01300-0060	TELLADO MONIQUE & CINTRON MARIA DESIREE	6471 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
417	04-26-21-0140-01300-0070	ECHEVERRI LINA MARCELA & GIRON JOSE J PORTELA	6463 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
418	04-26-21-0140-01300-0080	CURD JOHN LACEY & JUNG SOON	2647 RIVER RUN RD	PRINCE GEORGE	VA	23875	SF 45'	$7,703.53	$530.41
419	04-26-21-0140-01300-0090	FILOMENO ANGELA MARIE GOMEZ & PIETROPAOLI JOSEPH MIC	6439 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
420	04-26-21-0140-01300-0100	SANNASARDO ZACHARY PETER	6444 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
421	04-26-21-0140-01300-0110	HALL EZEKIEL WING & GABRIELLE JENNIE	6458 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
422	04-26-21-0140-01300-0120	FANNING LINDA SHARELL & FANNING NASIR R	6466 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
423	04-26-21-0140-01300-0130	IH6 PROPERTY FLORIDA LP	1717 MAIN ST	DALLAS	TX	75201-4657	SF 45'	$7,703.53	$530.41
424	04-26-21-0140-01300-0140	SHIEKO HENRY OKPOTI & GLADYS NAA ATSWEI	6486 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
425	04-26-21-0140-01300-0150	SENGODAN KATHIRAVAN & KATHIRAVAN KALPANA	1215 HARTFORD TER	ALPHARETTA	GA	30004	SF 45'	$7,703.53	$530.41
426	04-26-21-0140-01300-0160	GONZALEZ GLADYS	6502 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
427	04-26-21-0140-01300-0170	CHALLAPALLI VEERA V & TANUKU BHARGAVI S	6510 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
428	04-26-21-0140-01300-0180	YOUNG NYOKA INEZ & CHASTIN WAYNE	6518 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
429	04-26-21-0140-01300-0190	BAMPOE HENRY ODOI & BAMPOE EVANS	6526 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
430	04-26-21-0150-00600-0010	DARWISH AMAL SAMI & KHALIL YARA	6283 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
431	04-26-21-0150-00600-0020	HOWELL NIKKI DENISE	6275 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
432	04-26-21-0150-00600-0030	HEIM JOHN	6267 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
433	04-26-21-0150-00600-0040	JACKSON PATRICIA	6259 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
434	04-26-21-0150-00600-0050	BETHUNE CHRISTINA BERNETTA	6245 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
435	04-26-21-0150-00600-0060	SHISHANI MANAL & ALOURI ALI IBRAHIM	6237 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
436	04-26-21-0150-00600-0070	BERNAL-PINZON HERNANDO & SALAZAR-OLARTE RUTH E	6231 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
437	04-26-21-0150-00600-0080	WOODSON NATHANIEL MARCUS & ESTEFANNY	6219 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
438	04-26-21-0150-00600-0090	JORIGE PRANEETH & NAGINENI MANASWITHA	6213 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
439	04-26-21-0150-00600-0100	PATEL BHAVINKUMAR SURESHBHAI & HIRALBEN K	6207 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
440	04-26-21-0150-00600-0110	TOTARAM DEVON & JASMIN VIOLET PRISCILLA	6201 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
441	04-26-21-0150-00600-0120	BRICENO HINOJOSA CARLOS A & FREEMAN BRICENO TONYA M	6195 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
442	04-26-21-0150-00600-0130	BURG JANA PAPSIDERO & GARY LEE JR	6191 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
443	04-26-21-0150-00600-0140	KORPICS COREY SCOTT	6190 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
444	04-26-21-0150-00600-0150	JACOBS ISAIAH TIMOTHY & TUFI VALTINIQUE	6194 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
445	04-26-21-0150-00600-0160	MORALES AVE MARIA	6206 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
446	04-26-21-0150-00600-0170	BROWN JUNE	6031 LAKE MELROSE	ORLANDO	FL	32829	SF 45'	$7,703.53	$530.41
447	04-26-21-0150-00600-0180	GREEN KENDRA NICHOLE & BENJAMIN JAMAINE	6222 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
448	04-26-21-0150-00600-0190	LAMAR JAVARI & DAYANARA	6230 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
449	04-26-21-0150-00600-0200	ABREGO ANTHONY ALEXANDER & PEREZ GILCA LORENICE	6238 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
450	04-26-21-0150-00600-0210	WARD MELISSA KATHLEEN	6246 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
451	04-26-21-0150-00800-0010	SANIM MATIN & EID ZEINA FOUAD	36591 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
452	04-26-21-0150-00800-0020	ZHELYAZKOV BRYAN ENCHO & MARIA LEONARDA	36577 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
453	04-26-21-0150-00800-0030	SOLOMON ASHERAH ALTRICE	36569 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
454	04-26-21-0150-00800-0040	ALNORD RONY & OCTELA-ALNORD JOINA	36561 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
455	04-26-21-0150-00800-0050	JACKSON LAVELL SINCLAIR & DENISE EILEEN	36547 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
456	04-26-21-0150-00800-0060	GREEN ASHLEY D	36539 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
457	04-26-21-0150-00800-0070	SAENZ CRISTIAN	36531 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
458	04-26-21-0150-00800-0080	CRIM KEVIN L & JULIE	36523 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
459	04-26-21-0150-00800-0090	ZIHERAMBERE ELISABETH KABAGWIRA	36515 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
460	04-26-21-0150-00800-0100	WARE MATTHEW JOSEPH & CATHERINE	36503 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
461	04-26-21-0150-00800-0110	CONSUEGRA CRISTIAN ALBERTO & KAILIN ALFRED	36495 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
462	04-26-21-0150-00800-0120	TROYA DANIEL FRANK & FARIANNE	36489 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
463	04-26-21-0150-00800-0130	JOHNSON SARIKA A	36485 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
464	04-26-21-0150-00900-0010	ALMEIDA MICHAEL JOHN	36500 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
465	04-26-21-0150-00900-0020	VANDERVELD KAITLYN DIANE & JOSEPH JAY	36508 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
466	04-26-21-0150-00900-0030	GUZMAN ANTHONY ORLANDI & OSORIO VERMARIE MATTA	36516 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
467	04-26-21-0150-00900-0040	KALUVA ANUDEEP & MOLUGU SOWMYA	36524 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
468	04-26-21-0150-00900-0050	LLOYD DAVID & LLOYD SUZSANNA	36536 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
469	04-26-21-0150-00900-0060	AUDU ESTHER JOHN	36544 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
470	04-26-21-0150-00900-0070	VARGHESE CHRISTIAN JOHN & VARGHESE JULIE	36552 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
471	04-26-21-0150-00900-0080	GARCIA-SAAVEDRA MARITZA & SAAVEDRA MARCELINO JR	36560 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
472	04-26-21-0150-00900-0090	PROPHETE KERLINE FOUCHE & RICARDO	36574 SMITHFIELD LANE	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
473	04-26-21-0150-00900-0100	OLADUNJOYE ALABA THOMAS & BLESSING NGOZI	36582 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
474	04-26-21-0150-00900-0110	LESPIER JANICE KARINA CRUZ & SALVADOR CRUZ	36588 SMITHFIELD LN	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
475	04-26-21-0150-01200-0010	SOTO HERNANDEZ DORIS ALEXJANDRA	6429 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
476	04-26-21-0150-01200-0020	CARSON ALYSSA NOELLE & GOST MATTHEW ERWIN	6425 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
477	04-26-21-0150-01200-0030	DING JIANXUN	ROOM 91 UNIT 19 NO 5 ZHONGGU	0	0	0	SF 45'	$7,703.53	$530.41
478	04-26-21-0150-01200-0040	VEDRENNE NANNETT METILA TUPAZ & MARK	6411 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
479	04-26-21-0150-01200-0050	AUDET DALE C & HELGENBERGER JULEEN	6399 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
480	04-26-21-0150-01200-0060	VEIGA PERICLES J	6393 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
481	04-26-21-0150-01200-0070	PITTSENBARGER ALEC DALE & CHLOE	6381 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
482	04-26-21-0150-01200-0080	ROSADO IMAD TAYSEER ABED & ORTIZ ANA M ROSADO	6373 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
483	04-26-21-0150-01200-0090	NICHOLS BENJAMIN ANTHONY & JOLENE BRIANA	6365 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
484	04-26-21-0150-01200-0100	PIANTIERI JOSEPH GEORGE & KEILA ESTHER SOLANO	6359 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
485	04-26-21-0150-01200-0110	GUTIERREZ DAVID JONATHAN & ESCOBAR KAREN	6353 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
486	04-26-21-0150-01200-0120	ABANG ETTA D	6347 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
487	04-26-21-0150-01200-0130	CRUZ EDWIN & EVELYN	6341 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
488	04-26-21-0150-01200-0140	KARIM SAJIA S	6335 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
489	04-26-21-0150-01200-0150	LATIMER ANDREA & ST VALL ROLAND	6327 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
490	04-26-21-0150-01200-0160	HARRIS BRITTANY MICHELE	6321 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
491	04-26-21-0150-01200-0170	SERPA LIOSDANY PEREZ	6309 TEN ACRE CT	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
492	04-26-21-0150-01200-0180	QASIM ALWATHIQ BELLAH IBRAHIM	36657 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
493	04-26-21-0150-01200-0190	COMPTON BENJAMIN CURTIS & JESSENIA DANIELLE	36651 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
494	04-26-21-0150-01200-0200	NARVAEZ SEGUNDA MILAGROS	36639 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
495	04-26-21-0150-01200-0210	SWITZER WRAY ANTHONY	6288 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
496	04-26-21-0150-01200-0220	PEGUERO ANGEL DARIO CUSTODIO	6300 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
497	04-26-21-0150-01200-0230	RODRIGUEZ DANYER L	6304 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
498	04-26-21-0150-01200-0240	RIVERA NADIA ALESSANDRA & MERCED LUIS	6312 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
499	04-26-21-0150-01200-0250	LEVERETTE NECHELLE PATRICE & AGOSTINI DANIEL	6324 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
500	04-26-21-0150-01200-0260	MAHER JOSEPH & BRITTANY	6330 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
501	04-26-21-0150-01200-0270	BOWMAN REGINALD CORTEZ & EDWARDS ALICIA CANTY	6342 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
502	04-26-21-0150-01200-0280	JOHNSTON MARK RYAN & PAIGE NICOLE	6348 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
503	04-26-21-0150-01200-0290	SIMMS DAVID CARTER & NORRISHAWN CRYSTAL	6356 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
504	04-26-21-0150-01200-0300	PESANTE JOSE JAVIER O & MATEO KARENLY N	6364 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
505	04-26-21-0160-00500-0080	TERRERO ORDIS MANUEL & PEPITO PHOEBE A	6505 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
506	04-26-21-0160-00500-0090	SEITZ DIANNE ELIZABETH	6497 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
507	04-26-21-0160-00500-0100	JONES KYLE CHANDLER & LITA MONIQUE	6489 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
508	04-26-21-0160-00500-0110	CUERO LIZA & VARAS LUIS MONTESDEOCA	6481 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
509	04-26-21-0160-00500-0120	ABRAMS ANNETTE	6469 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
510	04-26-21-0160-00500-0130	PEREZ JUAN GABRIEL & FLORES JULIE JACKSELL ORTEGA	6461 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
511	04-26-21-0160-00500-0140	ALDURI HUMAM S & AL-DORI SALMAN A & SAYDI HIYAM I	6453 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
512	04-26-21-0160-00500-0150	CORREA JOHN ANDREW & TORRES NILSA	6445 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
513	04-26-21-0160-00500-0160	SALTERS CONSTANCE	6439 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
514	04-26-21-0160-00500-0170	RAMOS RAFAEL	6425 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
515	04-26-21-0160-00500-0180	CARPIO CARLOS ALBERTO & CARPIO ADOLFO O	6417 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
516	04-26-21-0160-00500-0190	JOHNSON NASSIA SHANTA & TYRONE CLEVELAND JR	6413 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
517	04-26-21-0160-00500-0200	THALLURU LAKSHMI PRIYANKA & RAMACHANDRA SURYA PETI	6399 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
518	04-26-21-0160-00500-0210	ULCEN CATHERINE A	6391 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
519	04-26-21-0160-00500-0220	SONG JINGYUAN	6383 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
520	04-26-21-0160-00500-0230	FLOREZ NAOMI VIOLET & NICOLAS JR	6375 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
521	04-26-21-0160-00500-0240	MORALES KIARA CONCEPCION & JIMENEZ ANGELA C	6363 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
522	04-26-21-0160-00500-0250	CARDONA INVESTMENT SERVICES LLC	7909 N ROME AVE	TAMPA	FL	33604	SF 45'	$7,703.53	$530.41
523	04-26-21-0160-00500-0260	PALENCHA SACHIN KUMAR & SANGA SWATHI	6347 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
524	04-26-21-0160-02600-0010	NOEL NESLY JEAN & BAPTISTE SUZANNE JEAN	6670 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
525	04-26-21-0160-02600-0020	COLLIER BORDER KYLIE M	6656 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
526	04-26-21-0160-02600-0030	MCLENDON DEVONTE	6648 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
527	04-26-21-0160-02600-0040	FODE DAWN M & CORY L	112 W TURNPIKE AVE	BISMARCK	ND	58501	SF 45'	$7,703.53	$530.41
528	04-26-21-0160-02600-0050	SL PROFESSIONAL MANAGEMENT LLC	6636 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
529	04-26-21-0160-02600-0060	VAN MOI & NGUYEN KALEY ANH	6622 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
530	04-26-21-0160-02600-0070	MANSOOR NOAS	6614 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
531	04-26-21-0160-02600-0080	COOPER ALEXANDRA MICHELLE & BALLESTE STEPHANIE A	6576 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
532	04-26-21-0160-02600-0090	VALENTINO MICHAEL JOSEPH & ALEXA LEIGH	6564 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
533	04-26-21-0160-02600-0100	RICHARDSON PRECIOUS BONTRICE & DAMON	6538 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
534	04-26-21-0160-02600-0110	PALMER ASHLEY LAUREN	6502 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
535	04-26-21-0160-02600-0120	BOLANOS JOSE A S & SALAS GEORGEANNA G S	6494 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
536	04-26-21-0160-02600-0130	MCELROY NOAH ALEXANDER	6486 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
537	04-26-21-0160-02600-0140	CALLEGARI CARLOS & DE CALLEGARI ESTHER SANCHEZ	6478 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
538	04-26-21-0160-02600-0150	MONTIEL MARCOS EDUARDO MENESES	6470 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
539	04-26-21-0160-02600-0160	GONZALEZ NEGRON ANGEL OBED	6462 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
540	04-26-21-0160-02600-0170	CASTRO CARMEN DELIA & VILASECO ENRIQUE	6450 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 45'	$7,703.53	$530.41
541	04-26-21-0140-00200-0010	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55'	$7,703.53	$530.41
542	04-26-21-0140-00200-0020	BEHAL VIJAY K & BEHAL ADARSH	6765 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
543	04-26-21-0140-00200-0030	MELENDEZ ELSIE RIVERA & HERNANDEZ RAFAEL R	6731 BAR S BAR TRAIL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
544	04-26-21-0140-00200-0040	ROMAN YAREMI A DEL RIO & MARTIN STEPHEN D	6743 BAR S BAR TRAIL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
545	04-26-21-0140-00200-0050	BEIRO LUCAS RAY & MORALES ALEJANDRA	6735 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
546	04-26-21-0140-00200-0060	VASQUEZ JUAN & ANGELA M	6727 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
547	04-26-21-0140-00200-0070	BELLE JOSETTE EVANGELINE & GRIFFIN KIMBERLY	6719 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
548	04-26-21-0140-00200-0080	ADEEB DAVID ALBER	6711 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
549	04-26-21-0140-00200-0090	STOCKEL DOUGLAS KEVIN & NORMA JO	6703 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
550	04-26-21-0140-00200-0100	MANGANO DARLEN	6689 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
551	04-26-21-0140-00200-0110	SEAY VANESSA	6677 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
552	04-26-21-0140-00200-0120	OVERDEER CALEB ALLEN & NICOLE MARIE	6665 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
553	04-26-21-0140-00300-0010	MILLER SUZETTE & NEAL LIVING TRUST	1700 HUBBARD RD	MONROE	MI	48161	SF 55'	$7,703.53	$530.41
554	04-26-21-0140-00300-0020	MCEWAN CHAD EUGENE & TIFFANY PAIGE	6629 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
555	04-26-21-0140-00300-0030	DAVIS MELANIE V	6617 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
556	04-26-21-0140-00300-0040	DESROSIERS JASON SCOTT	6605 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
557	04-26-21-0140-00300-0050	STEPHENS CHRISTOPHER M & HILLARY M	6597 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
558	04-26-21-0140-00300-0060	WHITING JOHN E & ODOM SHELTON	6585 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
559	04-26-21-0140-00300-0070	DUGAZON JASON	6573 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
560	04-26-21-0140-00300-0080	SIMMONS JERRY LEE JR & CHARMESE CHERRELLE	6565 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
561	04-26-21-0140-00300-0090	BINMAKHASHEN ABDULATEF MUBARAK S & SHIFA SAEED	6557 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
562	04-26-21-0140-00300-0100	BORJA EDGAR DETABLAN & SUSAN ELIZABETH	6543 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
563	04-26-21-0140-00300-0110	VELEZ OSCAR JOSE ROMAN & MATEO MAYRA SEMIDEY	6535 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
564	04-26-21-0140-00300-0120	WILLIAMS SABONGKOT K & WILLIAMS CHARLOTTE E	6523 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
565	04-26-21-0140-00300-0130	NGUYEN TO NGA THANH	6509 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
566	04-26-21-0140-00300-0140	SMITH OLGA	6501 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
567	04-26-21-0140-00300-0150	POLUKONDA SRI KRISHNA PRASAD	6493 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
568	04-26-21-0140-00300-0160	SMITH CORNELIUS SR & SERRANO KRISTI LEE	6481 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
569	04-26-21-0140-00300-0170	THOMAS KERLANDE GERMAIN & AHMAD RASHAD	6469 BAR S BAR TRL	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
570	04-26-21-0140-01200-0340	RIVERA NORA VEGA & JOSE RAMON JR	6408 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
571	04-26-21-0140-01200-0350	GUTALA APARNA	6416 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
572	04-26-21-0140-01200-0360	MFW PROPERTIES LLC	1389 BERING RD	WESLEY CHAPEL	FL	33543	SF 55'	$7,703.53	$530.41
573	04-26-21-0140-01200-0370	BOYNES LAMAR NATHAN & GRACIA AMANDA MARIE	6438 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
574	04-26-21-0140-01200-0380	ASHMORE ANDREA LYNN	6450 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
575	04-26-21-0140-01200-0390	SUAREZ ANGEL MARINO	6462 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
576	04-26-21-0140-01200-0400	SHRESTHA ASHREETA	6474 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
577	04-26-21-0140-01200-0410	LEWIS ELIZABETH TIFFANY & JEREMY JOEL	6482 BEVERLY HILLS DRIVE	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
578	04-26-21-0140-01200-0420	BORJA SUSAN ELIZABETH & EDGAR DETABLAN	6494 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
579	04-26-21-0140-01200-0430	MACHERLA GALI REDDY & PALERU SINDHURA	6506 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
580	04-26-21-0140-01200-0440	PONCE LUIS & TERESA	6518 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
581	04-26-21-0150-01000-0010	HOSNI FAYCAL Y & HOUDA L	36512 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
582	04-26-21-0150-01000-0020	FUENTES FREDDIE JOMALIE & RODRIGUEZ NIKOLE AGRONT	36524 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
583	04-26-21-0150-01000-0030	CATER ROBERT EUGENE JR & ASHLEY NICHOLE & ET AL	36536 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41

EXHIBIT A - ASSESSMENT ROLL

#	Folio	Name	Site Address/Business Address	City	State	ZIP	PRODUCT TYPE	MAXIMUM BOND ASSESSMENTS Principal Debt	Annual Assessment
584	04-26-21-0150-01000-0040	CARRION MARIA ELOISA & FERNANDEZ ALBERTO T	36548 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
585	04-26-21-0150-01000-0050	AVENIA ALLISON J NELL & AVENIA MARTHA EUGENIA	36560 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
586	04-26-21-0150-01000-0060	SPRAUVE LESLIE DELANO	36568 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
587	04-26-21-0150-01000-0070	HAVELY VIRGINIA & HAVELY LOUVENIA & ET AL	36576 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
588	04-26-21-0150-01000-0080	CHANDRASEKARAN SRIDHAR	36590 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
589	04-26-21-0150-01000-0090	BAAZAOUI MONCEF AMOR & LAMIA M	36598 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
590	04-26-21-0150-01000-0100	RAMIREZ YHONNY ALEXANDER CHACON & MIZAR DOUGLENY	36606 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
591	04-26-21-0150-01000-0110	BOTTS JEFFREY WAYNE	36618 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
592	04-26-21-0150-01000-0120	AYBAR CESAR A & AYBAR SHARON G	36630 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
593	04-26-21-0150-01000-0130	INIGUEZ DAVID VICENTE & RHONDA	36642 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
594	04-26-21-0150-01000-0140	BAIN ALICIA & DANIEL HULDA BAIN	36654 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
595	04-26-21-0150-01000-0150	PATEL SHILPA	36662 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
596	04-26-21-0150-01000-0160	TOMAK EMILY ANNE & DUCA JOSEPH FRANK JR	36674 GARDEN WALL WAY	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
597	04-26-21-0150-01000-0170	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	SF 55'	$7,703.53	$530.41
598	04-26-21-0150-01000-0180	LENNAR HOMES LLC	4301 W BOY SCOUT BLVD SUITE 60	TAMPA	FL	33607-5732	SF 55'	$7,703.53	$530.41
599	04-26-21-0150-01000-0190	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55'	$7,703.53	$530.41
600	04-26-21-0150-01000-0200	CAL HEARTHSTONE LOT OPTION POOL 03 L P	23975 PARK SORRENTO STE 220	CALABASAS	CA	91302	SF 55'	$7,703.53	$530.41
601	04-26-21-0150-01200-0310	DESAI SANJEEV & DESAI ALPA SANJEEV	9 GREAT OAKS DRIVE	NEW CITY	NY	10956	SF 55'	$7,703.53	$530.41
602	04-26-21-0150-01200-0320	KAHVECIOGLU ANA CECILIA & SEDAT	6388 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
603	04-26-21-0150-01200-0330	DEEN GORIOLA OLAYEMI	6400 BEVERLY HILLS DR	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
604	04-26-21-0160-00300-0180	GARCIA ESCAROLYN & SANCHEZ YOVANNY RAINIER COLON	36527 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
605	04-26-21-0160-00300-0190	KRAUS MEGAN LYNN & CHRISTOPHER JOHN	36513 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
606	04-26-21-0160-00300-0200	OCHOA JUAN ERNESTO & PATINO ANYI	36501 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
607	04-26-21-0160-00300-0210	CORBIN-VIGILANT MELISSA & VIGILANT JOHN	36493 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
608	04-26-21-0160-00300-0220	DALAL SHANTESH & HINCHIGERI KIRAN	36485 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
609	04-26-21-0160-00300-0230	CINTRON KEILA ENCHAUTEGUI	36561 FLATS STREET	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
610	04-26-21-0160-00300-0240	FOUAD GEORGE FAKHRY & HANAA S	36463 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
611	04-26-21-0160-00300-0250	THOMAS LISA LYNN & FOSTER ALLEN DINE	36451 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
612	04-26-21-0160-00300-0260	MISHRA ASHISH KUMAR & GOEL ABHINAV	19215 MOSSY PINE DR	TAMPA	FL	33647	SF 55'	$7,703.53	$530.41
613	04-26-21-0160-00300-0270	SANDOVAL HECTOR	36431 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
614	04-26-21-0160-00300-0280	ROBINSON CHRISTOPHER CHARLES & JESSICA JOY	36419 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
615	04-26-21-0160-00400-0010	MIKHAIL EDWARD & HOWAIDA	36385 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
616	04-26-21-0160-00400-0020	BMR INVESTMENTS OF TAMPA LLC	36379 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
617	04-26-21-0160-00400-0030	SIMMS TASHALEE T WHITE & OSCAR A & SIMMONS GAIL	36365 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
618	04-26-21-0160-00400-0040	DESRUISSEAUX JEAN ELLY & MILLER MALINDA M & DESRUISSE	36357 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
619	04-26-21-0160-00400-0050	SL PROFESSIONAL MANAGEMENT LLC	4931 TURTLE CREEK TRL	OLDSMAR	FL	34677	SF 55'	$7,703.53	$530.41
620	04-26-21-0160-00400-0060	SULLIVAN SYDNEY LYNN & KUMALA JOSEPH PATRICK	36331 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
621	04-26-21-0160-00400-0070	LINDSAY ANTHONY HARPER JR & SILVIA C	6645 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
622	04-26-21-0160-00400-0080	BMR INVESTMENTS OF TAMPA LLC	6633 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
623	04-26-21-0160-00400-0090	PEREZ ADRIANA I ANSELMI & MARIN JOSE M GUERERE	6619 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
624	04-26-21-0160-00400-0100	BROWN REMONO ROD	6611 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
625	04-26-21-0160-00400-0110	BOBBA LAKSHMI DEEPTHI & GUMMADI BALAKRISHNA	6603 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
626	04-26-21-0160-00400-0120	BARNETT JUSTIN & MONTGOMERY GLENDA	6591 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
627	04-26-21-0160-00400-0130	STANLEY DEREK	6585 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
628	04-26-21-0160-00400-0140	PENA ALIRIO R COLOMO & JIMENEZ HILMAR D TOVAR	6581 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
629	04-26-21-0160-00500-0010	NUNEZ DANIEL & MARLEX DYANALIS	6561 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
630	04-26-21-0160-00500-0020	TORRES ROBERTO	6553 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
631	04-26-21-0160-00500-0030	MOHAMME MSMEH EDRIS SOILMAN & MUSMAH SUHAD MOUSA	6545 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
632	04-26-21-0160-00500-0040	MERCADO GREXIMAR ROHENA & JOSE ANGEL	6537 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
633	04-26-21-0160-00500-0050	JUMAN SHANIEZA	6529 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
634	04-26-21-0160-00500-0060	ORTIZ-SMITH GLORIA SAYIRA & SMITH JOSHUA ANTONIO	6521 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
635	04-26-21-0160-00500-0070	GRACIA ROSA & JAMES	6513 BACK FORTY LOOP	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
636	04-26-21-0160-01500-0010	KANCHANAM SUDHAKAR & VOOTLA PRIYA SUDARSHAN	36526 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
637	04-26-21-0160-01500-0020	GEORGES JUDITH & BRIFIL EMANIEL	36512 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
638	04-26-21-0160-01500-0030	SUAZO SORAYA SAMARIA TERRERO GALARZA DE	36504 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
639	04-26-21-0160-01500-0040	SRR VENTURES LLC	19333 EAGLE CREEK LN	TAMPA	FL	33647	SF 55'	$7,703.53	$530.41
640	04-26-21-0160-01500-0050	SPARKS ERICA ANGELA & EMERY E	36484 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
641	04-26-21-0160-01500-0060	MONELLI MARK C & TINA M	36476 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
642	04-26-21-0160-01500-0070	JAMIL FAIZAN & GHAZI LUBNA KHALID	36462 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
643	04-26-21-0160-01500-0080	RAGSDALE STEPHEN & OGRADY-RAGSDALE SHANNON	36454 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
644	04-26-21-0160-01500-0090	TRAN LIEU THI DANG & TUYEN QUANG	36442 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
645	04-26-21-0160-01500-0100	RAYMOND SCOTT ANTHONY & STEPHANIE DANIELLE	36430 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
646	04-26-21-0160-01600-0010	DESAI TARUN & AKSHANTALA AAMANI	36382 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
647	04-26-21-0160-01600-0020	ROLDAN JOSHUA FIGUEROA	36370 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
648	04-26-21-0160-01600-0030	ROTH LISA ANNE CROWELL IRA TRUST LLC	36362 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
649	04-26-21-0160-01600-0040	CALDERON YESICA CABANZO	36354 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
650	04-26-21-0160-01600-0050	STANLEY SARDIA ROSEMAUREEN & SANCHEZ MARION ALPHON	143 WASHINGTON ST 2FL	POUGHKEEPSIE	NY	12601	SF 55'	$7,703.53	$530.41
651	04-26-21-0160-01600-0060	DURAND XIOMARA & ROBERT LEE	36330 FLATS ST	ZEPHYRHILLS	FL	33541	SF 55'	$7,703.53	$530.41
								$5,015,000.00	$345,295.00

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APPENDIX E

DISTRICT'S FINANCIAL STATEMENTS

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Abbott Square
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Abbott Square Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Abbott Square Community Development District
City of Zephyrhills, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Abbott Square Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Abbott Square Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Abbott Square Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Abbott Square Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 18, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Abbott Square Community Development District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 18, 2025

Abbott Square Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024

Management's discussion and analysis of Abbott Square Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- The District's liabilities exceeded assets by $(417,321) (net position). Unrestricted net position was $(863,038), restricted net position was $164,548, and net investment in capital assets was $281,169.

- Governmental activities revenues totaled $1,185,408, while governmental activities expenses totaled $1,190,435.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	**2023**
Current assets	$ 177,587	$ 74,394
Restricted assets	590,891	587,430
Capital assets	9,241,907	9,581,888
Total Assets	10,010,385	10,243,712
Current liabilities	355,177	393,308
Non-current liabilities	10,072,529	10,262,698
Total Liabilities	10,427,706	10,656,006
Net Position		
Net investment in capital assets	281,169	-
Restricted	164,548	124,318
Unrestricted	(863,038)	(536,612)
Total Net Position	$ (417,321)	$ (412,294)

The increase in current assets is related to the increase in cash as a result of revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is related to current year depreciation/amortization.

The decrease in current liabilities is related to the decrease in accounts payable in the current year.

The decrease in non-current liabilities is related to the principal payments on long-term debt in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Operating contributions	$ 1,062	$ 201,870
Charges for services	1,143,002	636,723
Investment income	41,344	16,467
Total Revenues	1,185,408	855,060
Expenses		
General government	114,011	86,020
Physical environment	530,604	118,184
Interest and other charges	545,820	521,875
Total Expenses	1,190,435	726,079
Change in Net Position	(5,027)	128,981
Net Position - Beginning of Period	(412,294)	(541,275)
Net Position - End of Period	$ (417,321)	$ (412,294)

The decrease in operating contributions is related to the decrease in developer contributions to fund operations as a result of an increase in special assessments levied in the current year.

The increase in charges for services is related to the increase in special assessments levied to fund operations and debt service payments in the current year.

The increase in general government is related to the increase in engineering and trustee fees and tax collector collection costs in the current year.

The increase in physical environment is primarily related to depreciation on capital assets placed in service in the current year and a full year of amortization on leased assets.

The increase in interest and other charges is related to a full year of interest paid on the lease payable in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

	Governmental Activities	
Description	**2024**	**2023**
Construction in progress	$ -	$ 8,435,053
Improvements other than buildings	5,859,892	-
Infrastructure	2,575,161	-
Right-to-use leased infrastructure, net	1,088,023	1,146,835
Accumulated depreciation	(281,169)	-
Total Capital Assets, Net	$ 9,241,907	$ 9,581,888

Current year activity consisted of a transfers from construction in progress of $8,435,053 to improvements other than buildings, $5,859,892, and infrastructure, $2,575,161. Depreciation was $281,169 and amortization of right-to-use leased infrastructure was $58,812.

General Fund Budgetary Highlights

Actual expenditures were less than the final budget because legal fees and aquatic maintenance expenditures were less than anticipated.

The September 30, 2024 budget was not amended.

Debt Management

In June 2022, the District issued $9,405,000 Special Assessment Bonds, Series 2022. The Bonds were issued to finance the cost of acquisition, installation, and equipping of the Series 2022 Project. As of September 30, 2024, the balance outstanding was $9,130,000.

Economic Factors and Next Year's Budget

Abbott Square Community Development District does not anticipate any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Abbott Square Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Abbott Square Community Development District, c/o Inframark LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Abbott Square Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
Assets	
Current Assets	
Cash	$ 174,899
Prepaid expenses	2,688
Total Current Assets	177,587
Non-current Assets	
Restricted Assets	
Investments	590,891
Capital Assets	
Improvements other than buildings	5,859,892
Infrastructure	2,575,161
Right-to-use leased infrastructure, net	1,088,023
Less: accumulated depreciation	(281,169)
Total Non-current Assets	9,832,798
Total Assets	10,010,385
Liabilities	
Current Liabilities	
Accounts payable and accrued expenses	16,212
Due to developer	6,000
Accrued interest	142,672
Bonds payable	150,000
Lease payable	40,293
Total Current Liabilities	355,177
Non-current Liabilities	
Lease payable	1,095,955
Bonds payable, net	8,976,574
Total Non-current Liabilities	10,072,529
Total Liabilities	10,427,706
Net Position	
Net investment in capital assets	281,169
Restricted for debt service	164,548
Unrestricted	(863,038)
Total Net Position	$ (417,321)

See accompanying notes to financial statements.

Abbott Square Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities				
General government	$ (114,011)	$ 170,290	$ 368	$ 56,647
Physical environment	(530,604)	321,448	694	(208,462)
Interest and other charges	(545,820)	651,264	-	105,444
Total Governmental Activities	$ (1,190,435)	$ 1,143,002	$ 1,062	(46,371)
General Revenues				
Investment income				41,344
Changes in Net Position				(5,027)
Net Position - October 1, 2023				(412,294)
Net Position - September 30, 2024				$ (417,321)

See accompanying notes to financial statements.

Abbott Square Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Assets				
Cash	$ 174,899	$ -	$ -	$ 174,899
Due from other funds	-	34,943	-	34,943
Prepaid expenses	2,688	-	-	2,688
Restricted assets				
Investments	-	590,640	251	590,891
Total Assets	$ 177,587	$ 625,583	$ 251	$ 803,421
Liabilities and Fund Balances				
Liabilities				
Accounts payable and accrued expenses	$ 16,212	$ -	$ -	$ 16,212
Due to other funds	34,943	-	-	34,943
Due to developer	6,000	-	-	6,000
Total Liabilities	57,155	-	-	57,155
Fund Balances				
Nonspendable - prepaids	2,688	-	-	2,688
Restricted for debt service	-	625,583	-	625,583
Restricted for capital projects	-	-	251	251
Unassigned	117,744	-	-	117,744
Total Fund Balances	120,432	625,583	251	746,266
Total Liabilities and Fund Balances	$ 177,587	$ 625,583	$ 251	$ 803,421

See accompanying notes to financial statements.

Abbott Square Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	$ 746,266
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, improvements other than buildings, $5,859,892, infrastructure, $2,575,161, and right-to-use leased infrastructure, net, $1,088,023, net of accumulated depreciation, $(281,169), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	9,241,907
Long-term liabilities, including bonds payable, $(9,130,000), net of bond discount net, $3,426, and leases payable, $(1,136,248), are not due and payable in the current year and therefore, are not reflected at the fund level.	(10,262,822)
Accrued interest for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(142,672)
Net Position of Governmental Activities	$ (417,321)

See accompanying notes to financial statements.

Abbott Square Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 491,738	$ 651,264	$ -	$ 1,143,002
Developer contributions	17,890	-	-	17,890
Investment income	5,714	35,618	12	41,344
Total Revenues	515,342	686,882	12	1,202,236
Expenditures				
Current				
General government	100,984	13,027	-	114,011
Physical environment	190,623	-	-	190,623
Debt Service				
Principal	37,079	140,000	-	177,079
Interest	52,071	495,463	-	547,534
Total Expenditures	380,757	648,490	-	1,029,247
Net Change in Fund Balances	134,585	38,392	12	172,989
Fund Balances - October 1, 2023	(14,153)	587,191	239	573,277
Fund Balances - September 30, 2024	$ 120,432	$ 625,583	$ 251	$ 746,266

See accompanying notes to financial statements.

Abbott Square Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$	172,989
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays and right-to-use assets as expenditures. In the Statement of Activities, the cost of these assets is allocated over their estimated useful lives as depreciation/amortization. This is the amount of depreciation, $(281,169), and amortization, $(58,812), in the current year.		(339,981)
Repayments of principal are expenditures at the fund level, but the repayments reduce long-term liabilities at the government-wide level.		177,079
Bond discount is amortized over the life of the bond at the government-wide level. This is the amount of the current year amortization.		(124)
Interest is accrued on outstanding bonds at the government-wide level, whereas, interest expenditures are reported when due at the fund level. This is the change in accrued interest in the current period.		1,838
Unavailable revenues are not recognized at the fund level; however, revenues are recognized when earned at the government-wide level. This is the current year change.		(16,828)
Change in Net Position of Governmental Activities	$	(5,027)

See accompanying notes to financial statements.

Abbott Square Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 490,987	$ 490,987	$ 491,738	$ 751
Developer contributions	-	-	17,890	17,890
Investment income	-	-	5,714	5,714
Total Expenditures	490,987	490,987	515,342	24,355
Expenditures				
Current				
General government	127,259	127,259	100,984	26,275
Physical environment	363,726	363,726	190,623	173,103
Debt Service				
Principal	-	-	37,079	(37,079)
Interest	-	-	52,071	(52,071)
Total Expenditures	490,985	490,985	380,757	110,228
Net Change in Fund Balances	2	2	134,585	134,583
Fund Balances - October 1, 2023	-	-	(14,153)	(14,153)
Fund Balances - September 30, 2024	$ 2	$ 2	$ 120,432	$ 120,430

See accompanying notes to financial statements.

Abbott Square Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on December 13, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 1430-21 of the City of Zephyrhills, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Abbott Square Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are currently employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Abbott Square Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for the debt service requirements to retire the outstanding bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as bonds and leases payable, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

c. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

d. Capital Assets

Capital assets, which include infrastructure and improvements other than buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the classes of depreciable assets is 30 years.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

e. Unamortized Bond Discount

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight-line method. For financial reporting, unamortized bond discounts are netted with the applicable long-term debt.

f. Leases

The District determines if an arrangement is a lease at inception. Lessee arrangements for governmental funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position, however, these leases are not reflected in the fund financial statements since they are not payable from available resources. Lessee arrangements for proprietary funds are included as right-to-use lease assets and lease liabilities in the Statement of Net Position.

Payment for short-term leases with a lease term of twelve months or less are recognized as expenses as incurred. The District has a $5,000 threshold, for total annual payments, for leases subject to GASB 87. Short-term leases and leases under the threshold are not included as lease liabilities or right-to-use lease assets on the Statement of Net Position. The right-to-use assets are amortized on a straight-line basis over the terms of the related leases.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was $186,632 and the carrying value was $174,899. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturity	Fair Value
First American Government Obligations Fund	31 days*	$ 590,891

*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligations Fund are a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The investment in First American Governments Obligation Fund is rated AAAm by Standards and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Governments Obligation Fund represent 100% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
Governmental Activities:				
Capital assets, not being depreciated:				
Construction in progress	$ 8,435,053	$ -	$ (8,435,053)	$ -
Capital assets, being depreciated:				
Improvements other than buildings	-	5,859,892	-	5,859,892
Infrastructure	-	2,575,161	-	2,575,161
Total capital assets, being depreciated:	-	8,435,053	-	8,435,053
Less accumulated depreciation for:				
Improvements other than buildings	-	(195,330)	-	(195,330)
Infrastructure	-	(85,839)	-	(85,839)
Total accumulated depreciation:	-	(281,169)	-	(281,169)
Total capital assets, being depreciated, net:	8,435,053	8,153,884	(8,435,053)	8,153,884
Governmental Activities Capital Assets	$ 8,435,053	$ 8,153,884	$ (8,435,053)	$ 8,153,884

NOTE D – LONG-TERM DEBT

The following is a summary of activity in the long-term debt account group of the District for the period ended September 30, 2024:

Long-term debt at October 1, 2023	$ 9,270,000
Principal payments	(140,000)
Long-term debt at September 30, 2024	9,130,000
Bond discount, net	(3,426)
Bonds Payable, Net at September 30, 2024	$ 9,126,574

Special Assessment Bonds

$9,405,000 Special Assessment Bonds, Series 2022 due in annual principal installments, beginning June 15, 2023. Interest is due semi-annually on June 15 and December 15, beginning December 15, 2022, at rates ranging from 4.50% to 5.50% with a maturity date of June 15, 2052. Current portion $150,000.	$ 9,130,000

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of the bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	$ 150,000	$ 489,163	$ 639,163
2026	155,000	482,413	637,413
2027	165,000	475,438	640,438
2028	170,000	468,013	638,013
2029	180,000	459,513	639,513
2030-2034	1,050,000	2,151,740	3,201,740
2035-2039	1,365,000	1,842,681	3,207,681
2040-2044	1,785,000	1,432,368	3,217,368
2045-2049	2,355,000	885,500	3,240,500
2050-2052	1,755,000	196,350	1,951,350
Totals	$ 9,130,000	$ 8,883,179	$ 18,013,179

Significant Bond Provisions

The Series 2022 Bonds are subject to optional redemption prior to maturity at the option of the District, in whole or in part, on any day on or after June 15, 2032 at the redemption price of the principal amount of the respective Bonds redeemed together with accrued interest to the date of redemption. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the respective Bond Registrar if certain events occurred as outlined in the respective Trust Indenture.

The Trust Indentures established certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

NOTE D – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, are as follows:

Series 2022 Reserve Fund – The 2022 Reserve Account was funded from the proceeds of the Series 2022 Bonds in an amount equal to 50% of the maximum annual debt service requirement for all outstanding Series 2022 Bonds until certain conditions for the reduction of the reserve account requirement as stated in the Trust Indenture are met, at which time the Series 2022 Reserve Account Requirement shall be an amount equal to ten percent of the maximum annual debt service requirement for all outstanding Series 2022 Bonds.

	Reserve Balance	Reserve Requirement
Series 2022 Special Assessment Bonds	$ 318,363	$ 318,363

NOTE E – LEASES

The District, as lessee, entered into an agreement to lease certain streetlights during the current year. The agreement qualifies as a lease under GASB 87 and, therefore, has been recorded at the present value of future minimum lease payments as of the date of inception. In addition, in accordance with the implementation of GASB 87, the District has recorded a right-to-use asset for leased streetlights.

The agreement was executed in April 2023 to lease certain streetlights and requires 240 monthly payments of $7,550. The lease liability was measured at a discount rate of 4.5%, which is the District's incremental borrowing rate. As a result of the lease, the District reported a right-to-use asset with a net book value of $1,088,023 at September 30, 2024.

NOTE E – LEASES (CONTINUED)

The future minimum payments under these lease agreements and the present value of the minimum payments as of September 30, 2024, are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	$ 40,293	$ 50,307	$ 90,600
2026	42,144	48,456	90,600
2027	44,080	46,520	90,600
2028	46,105	44,495	90,600
2029	48,223	42,377	90,600
2030-2034	276,455	176,545	453,000
2035-2039	346,065	106,935	453,000
2040-2043	292,883	24,217	317,100
Totals	$ 1,136,248	$ 539,852	$ 1,676,100

The District has recorded a right-to-use leased assets for leased infrastructure. Right-to-use asset activity for the year ended September 30, 2024, was as follows:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
Governmental Activities				
Right-to-use assets				
Infrastructure	$ 1,176,241	$ -	$ -	$ 1,176,241
Less accumulated amortization:				
Infrastructure	(29,406)	(58,812)	-	(88,218)
Right-to-use Assets, Net	$ 1,146,835	$ (58,812)	$ -	$ 1,088,023

NOTE F – RELATED PARTY TRANSACTIONS

All five members of the Board of Supervisors are affiliated with the Developer or a related entity. The District recognized $1,062 in contributions from the Developer for the year ended September 30, 2024. Additionally, the District has a developer advance of $6,000 as of September 30, 2024.

NOTE G – ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

NOTE I – INTERFUND BALANCES

Interfund balances at September 30, 2024, consisted of the following:

	Payable Fund
Receivable Fund	General Fund
Debt Service Fund	$ 34,943

Interfund balances are due to assessment receipts collected by one fund on behalf of another fund and were not repaid as of year-end.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Abbott Square Community Development District
City of Zephyrhills, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Abbott Square Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 18, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Abbott Square Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Abbott Square Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Abbott Square Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Abbott Square Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Abbott Square Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 18, 2025

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Abbott Square Community Development District
City of Zephyrhills, Florida

Report on the Financial Statements

We have audited the financial statements of the Abbott Square Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated July 18, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July 18, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Abbott Square Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Abbott Square Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Abbott Square Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Abbott Square Community Development District. It is management's responsibility to monitor the Abbott Square Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Abbott Square Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 5
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $0
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $157,575.66
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Abbott Square Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Abbott Square Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $785.63 for the General Fund and $536.05 - $1,637.95 for the Debt Service Fund.
2) The amount of special assessments collected by or on behalf of the District was $1,143,002.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds: $9,130,000 Series 2022 Special Assessment Bonds maturing through June 2052 at rates ranging between 4.50% and 5.50%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 18, 2025

Berger, Toombs, Elam,
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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Abbott Square Community Development District
City of Zephyrhills, Florida

We have examined Abbott Square Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Abbott Square Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Abbott Square Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Abbott Square Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Abbott Square Community Development District's compliance with the specified requirements.

In our opinion, Abbott Square Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 18, 2025

Abbott Square
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS						
Cash In Bank	$ 15,555	$ -	$ -	$ -	$ -	$ 15,555
Cash - Operating Account	433,927	-	-	-	-	433,927
Due From Other Funds	-	47,433	-	-	-	47,433
Investments:						
Acquisition & Construction Account	-	-	257	-	-	257
Interest Account	-	1	-	-	-	1
Reserve Fund	-	318,363	-	-	-	318,363
Revenue Fund	-	664,671	-	-	-	664,671
Sinking fund	-	58	-	-	-	58
Prepaid Items	11,261	-	-	-	-	11,261
Prepaid Trustee Fees	2,688	-	-	-	-	2,688
Fixed Assets						
Property Under Capital Leases	-	-	-	1,176,241	-	1,176,241
Amount To Be Provided	-	-	-	-	9,130,000	9,130,000
TOTAL ASSETS	**$ 463,431**	**$ 1,030,526**	**$ 257**	**$ 1,176,241**	**$ 9,130,000**	**$ 11,800,455**
LIABILITIES						
Accounts Payable	$ 19,643	$ -	$ -	$ -	$ -	$ 19,643
Deferred Revenue	16,828	-	-	-	-	16,828
Bonds Payable	-	-	-	-	9,130,000	9,130,000
Due To Other Funds	43,171	-	-	-	-	43,171
Other Long-Term Liabilities	-	-	-	1,176,241	-	1,176,241
TOTAL LIABILITIES	**79,642**	**-**	**-**	**1,176,241**	**9,130,000**	**10,385,883**

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Items	11,261	-	-	-	-	11,261
Prepaid Trustee Fees	2,688	-	-	-	-	2,688
Restricted for:						
Debt Service	-	1,030,526	-	-	-	1,030,526
Capital Projects	-	-	257	-	-	257
Unassigned:	369,840	-	-	-	-	369,840
TOTAL FUND BALANCES	**383,789**	**1,030,526**	**257**	**-**	**-**	**1,414,572**
TOTAL LIABILITIES & FUND BALANCES	**$ 463,431**	**$ 1,030,526**	**$ 257**	**$ 1,176,241**	**$ 9,130,000**	**$ 11,800,455**

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 20,084	$ 20,084	0.00%
Special Assmnts- Tax Collector	558,323	543,020	(15,303)	97.26%
Other Miscellaneous Revenues	-	1,609	1,609	0.00%
TOTAL REVENUES	**558,323**	**564,713**	**6,390**	**101.14%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Arbitrage Rebate	500	-	500	0.00%
ProfServ-Dissemination Agent	1,000	-	1,000	0.00%
ProfServ-Field Management	15,000	11,000	4,000	73.33%
ProfServ-Trustee Fees	5,000	-	5,000	0.00%
Management Contract	48,000	24,000	24,000	50.00%
District Counsel	25,000	10,579	14,421	42.32%
District Engineer	10,000	1,460	8,540	14.60%
Auditing Services	5,000	3,925	1,075	78.50%
Website Compliance	1,000	-	1,000	0.00%
Postage	500	3	497	0.60%
Insurance - General Liability	3,025	3,025	-	100.00%
Public Officials Insurance	2,475	2,475	-	100.00%
Insurance -Property & Casualty	14,566	14,595	(29)	100.20%
Printing	500	-	500	0.00%
Legal Advertising	1,500	561	939	37.40%
Bank Fees	500	-	500	0.00%
Meeting Expense	4,128	-	4,128	0.00%
Website Administration	705	1,553	(848)	220.28%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	150,574	80,351	70,223	53.36%
Electric Utility Services				
Utility - Electric	3,600	1,501	2,099	41.69%
Street Lights	97,000	45,610	51,390	47.02%
Total Electric Utility Services	100,600	47,111	53,489	46.83%
Stormwater Control				
Wetland Maintenance	7,500	-	7,500	0.00%
Aquatic Maintenance	22,900	2,100	20,800	9.17%
Total Stormwater Control	30,400	2,100	28,300	6.91%

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscape Services				
Contracts - Landscape	156,744	113,269	43,475	72.26%
Landscape - Annuals	5,000	-	5,000	0.00%
Landscape - Mulch	20,000	-	20,000	0.00%
Plant Replacement Program	5,000	4,363	637	87.26%
Total Landscape Services	186,744	117,632	69,112	62.99%
Other Physical Environment				
R&M-Well Maintenance	19,176	-	19,176	0.00%
R&M-Trail Maintenance	7,500	-	7,500	0.00%
Irrigation Maintenance	2,500	1,443	1,057	57.72%
Misc-Contingency	22,000	6,112	15,888	27.78%
Total Other Physical Environment	51,176	7,555	43,621	14.76%
Parks and Recreation				
Roadway Repair & Maintenance	5,000	-	5,000	0.00%
Entry/Gate/Walls Maintenance	5,000	47,639	(42,639)	952.78%
Lakes/Parks Maintenance	10,000	-	10,000	0.00%
Dry Retention Maintenance	8,600	-	8,600	0.00%
Total Parks and Recreation	28,600	47,639	(19,039)	166.57%
Other Fees and Charges				
Tax Collector/Property Appraiser Fees	10,229	6,461	3,768	63.16%
Total Other Fees and Charges	10,229	6,461	3,768	63.16%
TOTAL EXPENDITURES	**558,323**	**308,849**	**249,474**	**55.32%**
Excess (deficiency) of revenues Over (under) expenditures	-	255,864	255,864	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**127,925**		
FUND BALANCE, ENDING		**$ 383,789**		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 11,833	$ 11,833	0.00%
Special Assmnts- Tax Collector	639,163	632,624	(6,539)	98.98%
Special Assmnts- CDD Collected	-	15,167	15,167	0.00%
TOTAL REVENUES	**639,163**	**659,624**	**20,461**	**103.20%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	150,000	-	150,000	0.00%
Interest Expense	489,163	244,581	244,582	50.00%
Total Debt Service	639,163	244,581	394,582	38.27%
TOTAL EXPENDITURES	**639,163**	**244,581**	**394,582**	**38.27%**
Excess (deficiency) of revenues Over (under) expenditures	-	415,043	415,043	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**615,483**		
FUND BALANCE, ENDING		**$ 1,030,526**		

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 6	$ 6	0.00%
TOTAL REVENUES	**-**	**6**	**6**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	6	6	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**251**		
FUND BALANCE, ENDING		**$ 257**		

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APPENDIX F

PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT

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CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated as of [_____], 2025 is executed and delivered by the Abbott Square Community Development District (the "Issuer" or the "District") and Inframark, LLC, a Texas limited liability company, as Dissemination Agent (as defined herein), in connection with the Issuer's Special Assessment Bonds, Series 2025 (2025 Project) (the "Bonds"). The Bonds are secured pursuant to a Master Trust Indenture dated as of June 1, 2022 (the "Master Indenture") and a Second Supplemental Trust Indenture dated as of August 1, 2025 (the "Second Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (the "Trustee"). The Issuer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement**. This Disclosure Agreement is being executed and delivered by the Issuer and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions**. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area" shall mean that portion of the District lands subject to the Assessments.

"Assessments" shall mean the non-ad valorem Series 2025 Special Assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Bond Year" means the annual period beginning on the second day of November of each year and ending on the first day of November of the following year.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Inframark, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Inframark, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system for municipal securities disclosures located at http://emma.msrb.org/.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Financial Obligation" means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b).

Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer.

"Official Statement" shall mean that Official Statement dated [_____], 2025, prepared in connection with the issuance of the Bonds.

"Participating Underwriter" shall mean FMSbonds, Inc.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, "Repository" shall include the State Repository, if any.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"State Repository" shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than March 31st following the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, 2025 which shall be due no later than March 31, 2026. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may

cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15th) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its obligation to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1st) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1st) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports**.

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer:

(i) All fund balances in all Funds, Accounts and subaccounts for the Bonds and the total amount of Bonds Outstanding, in each case as of September 30th of the most recent prior Fiscal Year.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in the Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments certified for collection in the Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in the Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in the Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered later than March 31st after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference in a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Intentionally Omitted.**

6. **Reporting of Listed Events.**

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on the Series 2025 Reserve Account reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;∗

(v) Substitution of credit or liquidity providers, or their failure to perform;*

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

∗ Not applicable to the Bonds at their date of issuance.

(x) Release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material;

(xv) Incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties;

(xvii) Failure to provide any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws; and

(xviii) Any amendment to the accounting principles to be followed in preparing financial statements as required pursuant to Section 4(a)(ix) hereof.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Events described in Section 6(a)(xvii) and (xviii), which notice will be given in a

timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (c) below. Such notice by the Issuer to the Dissemination Agent shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Dissemination Agent to disseminate the information (provided that such date is in compliance within the filing dates provided within this Section 6(b)).

(c) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement**. This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Dissemination Agent**. Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. The initial Dissemination Agent shall be Inframark, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Inframark, LLC. Inframark, LLC, may terminate its role as Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the District. The District may terminate the agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent.

9. **Amendment; Waiver**. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

10. **Additional Information**. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default**. In the event of a failure of the Issuer, the Disclosure Representative or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may

(and, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent**. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA Compliant Format.

13. **Beneficiaries**. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget**. Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Pasco County Tax Collector and the Issuer's most recent adopted budget.

15. **Governing Law**. The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Pasco County, Florida.

16. **Counterparts**. This Disclosure Agreement may be executed in several counterparts and each of which shall be considered an original and all of which shall constitute but one and the same instrument. A scanned copy of the signatures delivered in a PDF format may be relied upon as if the original had been received.

17. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer, and the Issuer instructs the Trustee to deliver to the Dissemination Agent, at the expense of the Issuer, any information or reports readily available to and in the possession of the Trustee, which the Issuer has a right to request from the Trustee and which the Dissemination Agent requests in writing.

18. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

ABBOTT SQUARE COMMUNITY DEVELOPMENT DISTRICT, AS ISSUER AND OBLIGATED PERSON

[SEAL]

By: _____
Tanya Benton, Vice Chairperson
Board of Supervisors

ATTEST:

By: _____
_____, Secretary

INFRAMARK, LLC, and its successors and assigns, AS DISSEMINATION AGENT

By: _____
Name: _____
Title: _____

CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

INFRAMARK, LLC, AS DISTRICT MANAGER

By: _____
Name: _____
Title: _____

Acknowledged and agreed to for purposes of Sections 11, 13 and 17 only:

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

By: _____
Name: _____
Title: _____

EXHIBIT A

FORM OF NOTICE TO REPOSITORIES OF FAILURE TO FILE [ANNUAL REPORT] [AUDITED FINANCIAL STATEMENTS]

Name of Issuer: Abbott Square Community Development District

Name of Bond Issue: $[_____] original aggregate principal amount of Special Assessment Bonds, Series 2025 (2025 Project)

Obligated Person: Abbott Square Community Development District;

Original Date of Issuance: [_____], 2025

CUSIP Numbers: _____

NOTICE IS HEREBY GIVEN that the Issuer has not provided an [Annual Report] [Audited Financial Statements] with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Agreement dated [_____], 2025, by and between the Issuer and the Dissemination Agent named therein. The Issuer has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] will be filed by _____, 20____.

Dated: _____

_____, as Dissemination Agent

By: _____
Name: _____
Title: _____

cc: Issuer
Trustee

SCHEDULE A

FORM OF DISTRICT'S ANNUAL REPORT (Due 3/31)

1. Fund Balances

Combined Trust Estate Assets	**Quarter Ended – 12/31**
Acquisition and Construction Fund	
Revenue Fund	
Reserve Fund	
Prepayment Fund	
Other	
Total Bonds Outstanding	
TOTAL	

2. Assessment Certification and Collection Information

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

	$ Certified
On Roll	$_____
Off Roll	$_____
TOTAL	$_____

2. Attach to Report the following:

A. On Roll – Copy of certified assessment roll for the District's current Fiscal Year

B. Off Roll – List of folios for all off roll Assessments, together with annual Assessment assigned to each folio

3. For the immediately ended Bond Year, provide the levy and collection information

Total Levy	**$ Levied**	**$ Collected**
On Roll	$_____	$_____
Off Roll	$_____	$_____
TOTAL		

4. If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amount of the Assessments due in any year, a list of delinquent property owners

5. If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year

6. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year



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