

*Windward*  
*Community Development District*

---

**Workshop Meeting**

**Wednesday**  
**January 15, 2025**  
**11:00 AM**

**Four Seasons Clubhouse**  
**7813 Four Seasons Blvd.**  
**Kissimmee, FL**

1. Call to Order
2. Roll Call
3. Engineering Items
  - A. Trees in Verge Area
  - B. Completion of CDD Infrastructure
4. Counsel Items
  - A. Shared Maintenance with Mystic Dunes
  - B. Discussions with HOA on Verge Maintenance
5. Maintenance Items
  - A. Prince & Sons Updates
  - B. Tabled Items
    - i. Reimbursement of HOA Duke Charges
    - ii. Street Tree Straightening in Verge Area
6. Management Items
  - A. District Checks
  - B. Meetings
    - i. Mystic Dunes
    - ii. TOHO
    - iii. Duke
  - C. Future Reserve
  - D. Water Usage
  - E. Guardhouse Responsibilities
7. Adjournment

# SECTION V

# SECTION B

# SECTION 1







## We're here for you

### Report an emergency

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

### Convenient ways to pay your bill

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

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

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

### General questions or concerns

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

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

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

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Aug 10

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



### Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Apr 11 - May 10</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED BLK SANIBEL 3K	50	551 kWh
<b>Total</b>	<b>50</b>	<b>551 kWh</b>

### Billing details - Lighting

<b>Billing Period - Apr 11 23 to May 10 23</b>	
Customer Charge	\$1.65
Energy Charge	
551.367 kWh @ 4.784c	26.38
Fuel Charge	
551.367 kWh @ 5.270c	29.06
Asset Securitization Charge	
551.367 kWh @ 0.051c	0.28
Fixture Charge	
50W LED BLK SANIBEL 3K	569.21
Maintenance Charge	
50W LED BLK SANIBEL 3K	45.08
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
16 Pole(s) @ \$16.160	524.13
<b>Total Current Charges</b>	<b>\$1,195.79</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Taxes

State And Other Taxes	\$72.44
Regulatory Assessment Fee	0.86
Gross Receipts Tax	1.47
County Utility Tax	2.76
County Optional Tax	17.98
<b>Total Taxes</b>	<b>\$95.51</b>





duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** FOUR SEASONS ORL HOA INC  
000 FOUR SEASONS BLVD  
LITE  
**Bill date** Jul 21, 2023  
**For service** May 11 - Jun 12  
33 days  
**Account number** 9101 4882 9583

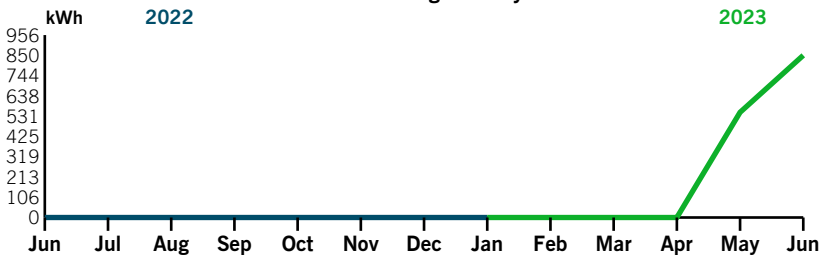
## Billing summary

Previous Amount Due	\$1,291.30
Payment Received	0.00
Current Lighting Charges	1,842.55
Taxes	147.12
<b>Total Amount Due Aug 11</b>	<b>\$3,280.97</b>

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

81° 82° 82° 80° 74° 71° 63° 63° 68° 71° 75° 77° 77°

	Current Month	Jun 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	850	0	N/A	701
Avg. Daily (kWh)	26	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



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

Account number  
9101 4882 9583

### Amount due

**\$3,280.97**  
by Aug 11

After Aug 11, the amount due will increase to \$3,310.82.

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

**FOUR SEASONS ORL HOA INC**  
000 FOUR SEASONS BLVD  
KISSIMMEE FL 34747

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

88910148829583000660000129130000019896700003280971



## We're here for you

---

### Report an emergency

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

---

### Convenient ways to pay your bill

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

---

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

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

---

### General questions or concerns

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

---

### Call before you dig

Call 800.432.4770 or 811

---

### Check utility rates

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

---

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Aug 10

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



### Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period May 11 - Jun 12</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED BLK SANIBEL 3K	50	850 kWh
<b>Total</b>	<b>50</b>	<b>850 kWh</b>

### Billing details - Lighting

<b>Billing Period - May 11 23 to Jun 12 23</b>	
Customer Charge	\$1.65
Energy Charge	
850.000 kWh @ 4.784c	40.67
Fuel Charge	
850.000 kWh @ 5.270c	44.80
Asset Securitization Charge	
850.000 kWh @ 0.051c	0.43
Fixture Charge	
50W LED BLK SANIBEL 3K	877.50
Maintenance Charge	
50W LED BLK SANIBEL 3K	69.50
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
50 Pole(s) @ \$16.160	808.00
<b>Total Current Charges</b>	<b>\$1,842.55</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Taxes

State And Other Taxes	\$111.63
Regulatory Assessment Fee	1.36
Gross Receipts Tax	2.25
County Utility Tax	4.19
County Optional Tax	27.69
<b>Total Taxes</b>	<b>\$147.12</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** FOUR SEASONS ORL HOA INC  
000 FOUR SEASONS BLVD  
LITE  
**Bill date** Jul 21, 2023  
**For service** Jun 13 - Jul 12  
30 days  
**Account number** 9101 4882 9583

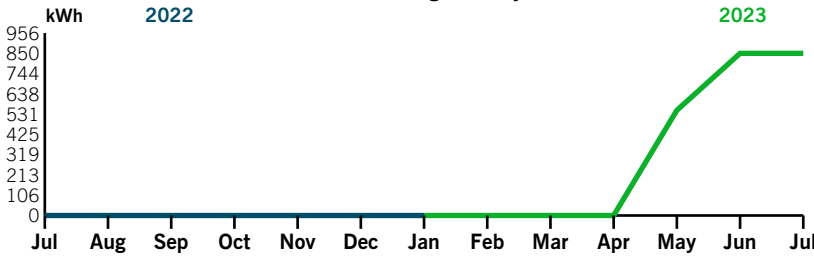
## Billing summary

Previous Amount Due	\$3,280.97
Payment Received	0.00
Current Lighting Charges	1,842.55
Taxes	147.12
<b>Total Amount Due Aug 11</b>	<b>\$5,270.64</b>

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

82° 82° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83°

	Current Month	Jul 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	850	0	N/A	750
Avg. Daily (kWh)	28	0	N/A	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



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

Account number  
9101 4882 9583

### Amount due

**\$5,270.64**  
by Aug 11

After Aug 11, the amount due will increase to \$5,300.49.

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

**FOUR SEASONS ORL HOA INC**  
000 FOUR SEASONS BLVD  
KISSIMMEE FL 34747

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

88910148829583000660000328097000019896700005270642



## We're here for you

---

### Report an emergency

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

---

### Convenient ways to pay your bill

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

---

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

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

---

### General questions or concerns

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

---

### Call before you dig

Call 800.432.4770 or 811

---

### Check utility rates

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

---

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Aug 10

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



### Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jun 13 - Jul 12</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED BLK SANIBEL 3K	50	850 kWh
<b>Total</b>	<b>50</b>	<b>850 kWh</b>

### Billing details - Lighting

<b>Billing Period - Jun 13 23 to Jul 12 23</b>	
Customer Charge	\$1.65
Energy Charge	
850.000 kWh @ 4.784c	40.67
Fuel Charge	
850.000 kWh @ 5.270c	44.80
Asset Securitization Charge	
850.000 kWh @ 0.051c	0.43
Fixture Charge	
50W LED BLK SANIBEL 3K	877.50
Maintenance Charge	
50W LED BLK SANIBEL 3K	69.50
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
50 Pole(s) @ \$16.160	808.00
<b>Total Current Charges</b>	<b>\$1,842.55</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Taxes

State And Other Taxes	\$111.63
Regulatory Assessment Fee	1.36
Gross Receipts Tax	2.25
County Utility Tax	4.19
County Optional Tax	27.69
<b>Total Taxes</b>	<b>\$147.12</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** FOUR SEASONS ORL HOA INC  
000 FOUR SEASONS BLVD  
LITE  
**Bill date** Aug 11, 2023  
**For service** Jul 13 - Aug 10  
29 days

**Account number** 9101 4882 9583

## Billing summary

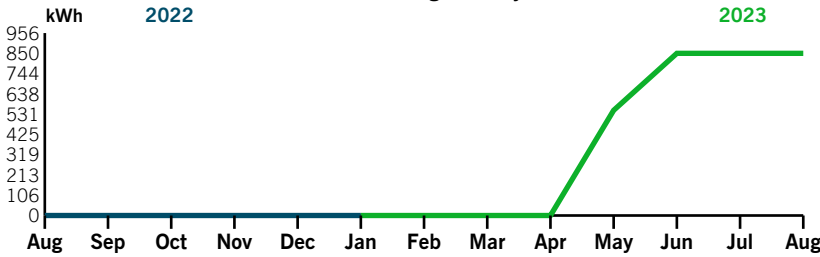
Previous Amount Due	\$5,270.64
Payment Received	0.00
Current Lighting Charges	1,842.55
Taxes	147.12
<b>Total Amount Due Sep 01</b>	<b>\$7,260.31</b>

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

82° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 82° 84°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	850	0	N/A	775
Avg. Daily (kWh)	29	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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

### Amount due

**\$7,260.31**  
by Sep 1

After Sep 1, the amount due will increase to \$7,290.16.



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

Account number  
**9101 4882 9583**

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

**FOUR SEASONS ORL HOA INC**  
000 FOUR SEASONS BLVD  
KISSIMMEE FL 34747

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

88910148829583000660000527064000019896700007260313



## We're here for you

### Report an emergency

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

### Convenient ways to pay your bill

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

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

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

### General questions or concerns

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

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

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

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Sep 12

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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





### Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jul 13 - Aug 10</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED BLK SANIBEL 3K	50	850 kWh
<b>Total</b>	<b>50</b>	<b>850 kWh</b>

### Billing details - Lighting

<b>Billing Period - Jul 13 23 to Aug 10 23</b>	
Customer Charge	\$1.65
Energy Charge	
850.000 kWh @ 4.784c	40.67
Fuel Charge	
850.000 kWh @ 5.270c	44.80
Asset Securitization Charge	
850.000 kWh @ 0.051c	0.43
Fixture Charge	
50W LED BLK SANIBEL 3K	877.50
Maintenance Charge	
50W LED BLK SANIBEL 3K	69.50
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
50 Pole(s) @ \$16.160	808.00
<b>Total Current Charges</b>	<b>\$1,842.55</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Taxes

State And Other Taxes	\$111.63
Regulatory Assessment Fee	1.36
Gross Receipts Tax	2.25
County Utility Tax	4.19
County Optional Tax	27.69
<b>Total Taxes</b>	<b>\$147.12</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** FOUR SEASONS ORL HOA INC  
000 FOUR SEASONS BLVD  
LITE  
**Bill date** Sep 13, 2023  
**For service** Aug 11 - Sep 12  
33 days

**Account number** 9101 4882 9583

## Billing summary

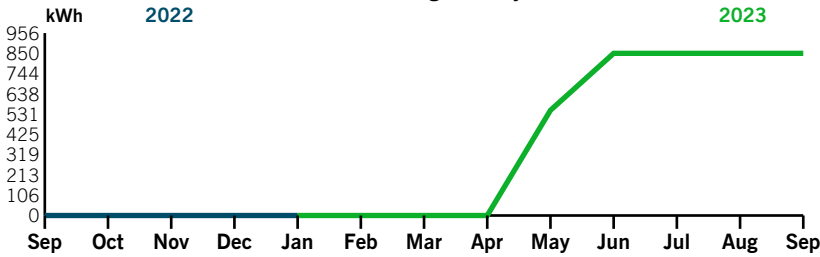
Previous Amount Due	\$7,260.31
Payment Received	0.00
Current Lighting Charges	1,842.64
Taxes	147.14
<b>Total Amount Due Oct 04</b>	<b>\$9,250.09</b>

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

## Your usage snapshot

Electric usage history



### Average temperature in degrees

80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 82° 84° 81°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	850	0	N/A	790
Avg. Daily (kWh)	26	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



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

Account number  
**9101 4882 9583**

### Amount due

**\$9,250.09**  
by Oct 4

After Oct 4, the amount due will increase to \$9,388.84.

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

**FOUR SEASONS ORL HOA INC**  
000 FOUR SEASONS BLVD  
KISSIMMEE FL 34747

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

88910148829583000660000726031000019897800009250095



## We're here for you

---

### Report an emergency

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

---

### Convenient ways to pay your bill

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

---

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

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

---

### General questions or concerns

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

---

### Call before you dig

Call 800.432.4770 or 811

---

### Check utility rates

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

---

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: Oct 11

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



### Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 11 - Sep 12</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED BLK SANIBEL 3K	50	850 kWh
<b>Total</b>	<b>50</b>	<b>850 kWh</b>

### Billing details - Lighting

<b>Billing Period - Aug 11 23 to Sep 12 23</b>	
Customer Charge	\$1.65
Energy Charge	
850.000 kWh @ 4.784c	40.67
Fuel Charge	
850.000 kWh @ 5.270c	44.80
Asset Securitization Charge	
850.000 kWh @ 0.061c	0.52
Fixture Charge	
50W LED BLK SANIBEL 3K	877.50
Maintenance Charge	
50W LED BLK SANIBEL 3K	69.50
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
50 Pole(s) @ \$16.160	808.00
<b>Total Current Charges</b>	<b>\$1,842.64</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Taxes

State And Other Taxes	\$111.64
Regulatory Assessment Fee	1.36
Gross Receipts Tax	2.25
County Utility Tax	4.20
County Optional Tax	27.69
<b>Total Taxes</b>	<b>\$147.14</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address** FOUR SEASONS ORL HOA INC  
000 FOUR SEASONS BLVD  
LITE

**Bill date** Oct 13, 2023  
**For service** Sep 13 - Oct 11  
29 days

**Account number** 9101 4882 9583

## Billing summary - Final Bill

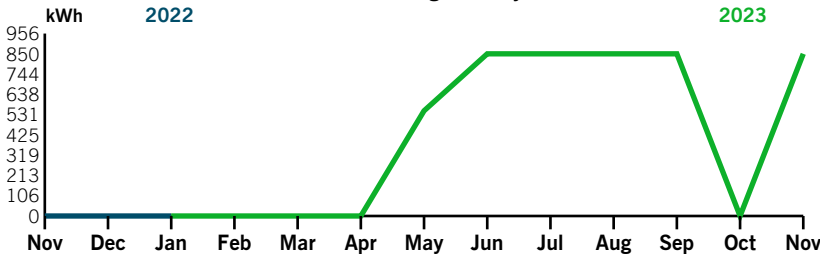
Previous Amount Due	\$9,250.09
<i>Payment Received</i>	0.00
Current Lighting Charges	1,842.64
Other Charges and Credits	138.75
Taxes	147.14
<b>Total Amount Due Nov 03</b>	<b>\$11,378.62</b>

Your account has past due amount of \$9250.09 and electric service may be disconnected. Please pay immediately.

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

## Your usage snapshot

Electric usage history



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

### Average temperature in degrees

71° 63° 63° 68° 71° 75° 77° 80° 82° 84° 80° 77° 0°

	Current Month	Nov 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	850	0	N/A	800
Avg. Daily (kWh)	29	0	N/A	

12-month usage based on most recent history

**Mail your payment at least 7 days before the due date** or pay instantly at [duke-energy.com/billing](http://duke-energy.com/billing). Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

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



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

Account number  
**9101 4882 9583**

### Amount due

**\$11,378.62**  
by Nov 3

### Final Bill

*This is your final bill.*

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

**FOUR SEASONS ORL HOA INC**  
000 FOUR SEASONS BLVD  
KISSIMMEE FL 34747

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

88910148829583000660000925009000021285300011378629

## We're here for you

### Report an emergency

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

### Convenient ways to pay your bill

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

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

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

### General questions or concerns

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

### Call before you dig

Call 800.432.4770 or 811

### Check utility rates

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

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

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

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

### When you pay by check

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

### Asset Securitization Charge

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

### Medical Essential Program

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

### Special Needs Customers

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

### Para nuestros clientes que hablan Español

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



### Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Sep 13 - Oct 11</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED BLK SANIBEL 3K	50	850 kWh
<b>Total</b>	<b>50</b>	<b>850 kWh</b>

### Billing details - Lighting

<b>Billing Period - Sep 13 23 to Oct 11 23</b>	
Customer Charge	\$1.65
Energy Charge	
850.000 kWh @ 4.784c	40.67
Fuel Charge	
850.000 kWh @ 5.270c	44.80
Asset Securitization Charge	
850.000 kWh @ 0.061c	0.52
Fixture Charge	
50W LED BLK SANIBEL 3K	877.50
Maintenance Charge	
50W LED BLK SANIBEL 3K	69.50
Pole Charge	
22FT BLK COLONIAL 6 TENON Q	
50 Pole(s) @ \$16.160	808.00
<b>Total Current Charges</b>	<b>\$1,842.64</b>

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

### Billing details - Other Charges and Credits

Late Fee	\$138.75
<b>Total Other Charges and Credits</b>	<b>\$138.75</b>

### Billing details - Taxes

State And Other Taxes	\$111.64
Regulatory Assessment Fee	1.36
Gross Receipts Tax	2.25
County Utility Tax	4.20
County Optional Tax	27.69
<b>Total Taxes</b>	<b>\$147.14</b>

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: December 31, 2023  
This statement: January 31, 2024  
Total days in statement period: 31

FOUR SEASONS AT ORLANDO HOMEOWNERS  
C/O ACCESS RESIDENTIAL MANAGEMENT, LLC  
OPERATING  
1170 CELEBRATION BLVD SUITE 202  
CELEBRATION FL 34747-4604

Page 1  
XXXXXX9946  
( 6)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

---

**THANK YOU FOR BANKING WITH US!**

---

### AAB Community Checking

Account number	XXXXXX9946	Beginning balance	\$95,057.84
Enclosures	6	Total additions	138,265.00
Low balance	\$93,357.32	Total subtractions	133,389.40
Average balance	\$124,015.88	Ending balance	\$99,933.44
Avg collected balance	\$122,463		

### CHECKS

Number	Date	Amount	Number	Date	Amount
101522	01-02	210.00	101534	01-31	1,344.84
101528 *	01-05	10,542.01	101537 *	01-30	520.00
101529	01-05	7,946.40	* Skip in check sequence		
101533 *	01-23	42,883.30			

### DEBITS

Date	Description	Subtractions
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.79
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.81
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.81
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.82
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.82



Date	Description	Subtractions
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.82
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	35.84
01-02	' ACH Debit DUKEENERGY BILL PAY 240102	138.22
01-03	' Wire Dr O/L Usd WIRE OUT:BNF-ACR SERVICES:OBI-PAYROLL REBILL - WEEK 1	12,080.98
01-04	' ACH Debit TECO/PEOPLE GAS UTILITYBIL 240104	69.13
01-04	' ACH Debit TECO/PEOPLE GAS UTILITYBIL 240104	5,381.27
01-05	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*101530*2401 04*ACCESS RESIDENTIAL MANAGEMENT\132993932\82749891\13	4,164.21
01-08	' ACH Debit SPECTRUM SPECTRUM 240108	39.99
01-09	' ACH Debit FldrNatGas FldrNatGas 240109	15.94
01-09	' ACH Debit SPECTRUM SPECTRUM 240109	754.93
01-10	' ACH Debit SPECTRUM SPECTRUM 240110	204.97
01-10	' Wire Dr O/L Usd WIRE OUT:BNF-ACR SERVICES:OBI-January Insurance Rebill	2,742.70
01-11	' ACH Debit WASTE MANAGEMENT INTERNET 240111	838.51
01-16	' ACH Debit SPECTRUM SPECTRUM 240116	157.96
01-16	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*101532*2401 12*ACCESS RESIDENTIAL MANAGEMENT\133810995\83596994\13	2,335.25
01-17	' ACH Debit LEASE DIRECT WEB PAY 240117 81624540	318.58
01-17	' Wire Dr O/L Usd WIRE OUT:BNF-ACR SERVICES:OBI-Payroll Rebill - Week 3	11,583.56
01-19	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*101536*2401 18*MASSEY SERVICES INC\134196215\84050830\134196215	700.00
01-19	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*101535*2401 18*FUTURE HOME INTEGRATION\134196204\84050827\13419620	989.00
01-22	' ACH Debit SPECTRUM SPECTRUM 240122	157.96
01-24	' ACH Debit DUKEENERGY BILL PAY 240124	11,378.62

# SECTION 2



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 21, 2024

**SUBMITTED TO:**

Four Seasons at Orlando  
2117 Antilles Club  
Kissimmee, FL 34747  
Attn: Thomas Santos  
Phone: 732-539-0220  
Email: [Tsantos@gmail.com](mailto:Tsantos@gmail.com)

**Job Name / Location:**

Four Seasons at Orlando  
2117 Antilles Club  
Kissimmee, FL 34747

**Proposal for clean after Hurricane Milton**

	Qty	Unit	Unit Cost	TOTAL
Smaller Oak trees staked with Pro 40's	238	Ea	\$75.00	\$17,850.00
larger Oaks with palm batten kits	11	Ea	\$125.00	\$1,375.00
			Total:	\$19,225.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Paul Harrington

Date Submitted: October 21, 2024

Accepted by: \_\_\_\_\_

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