

# *Windward*

## *Community Development District*

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### *Workshop Meeting*

**Wednesday**  
**February 19, 2025**  
**11:00 AM**

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

1. Call to Order
2. Roll Call
3. HOA Updates/ Requests
4. Engineering Items
  - A. Completion of CDD Infrastructure
5. Counsel Items
  - A. Shared Maintenance with Mystic Dunes
6. Maintenance Items
  - A. Prince & Sons Updates
  - B. Discussion of Proposals
    - i. Tree Bubbler Removal and Cap
    - ii. Parkway Tree Straightening
    - iii. Verge Sod Repair
  - C. Tabled Items
    - i. Reimbursement of HOA Duke Charges
7. Management Items
  - A. Discussion of District Checks- Review for Agenda
  - B. Meetings
    - i. Mystic Dunes
    - ii. TOHO
    - iii. Duke
  - C. Future Reserve
  - D. Water Usage
  - E. Guardhouse Responsibilities
8. Adjournment

# SECTION VI

# SECTION B

# SECTION 1



**Proposal #149345**

Date: 2/6/2025

PO #

Rashawn Peterson

**Customer:**

Access Management Invoices Billing  
- Central Florida

**Property:**

Four Seasons at Orlando  
7813 Four Seasons Blvd  
Kissimmee, FL 34747

**Four Seasons Bubblers Removal**

Remove and cap bubblers on all parkway trees in Four Seasons

**Bubbler Removal**

**Antilles Club**

2185 2189 2193 2197 2201 2205 2209 2213 2217 2225 2229 2233 2237  
2241 2245 2249 2253 2257 2276 2272 2268 2264 2256 2248 2244 2236  
2232 2228 2224 2220 2216 22121 2208 2204 2200 2196 2192 2188 2184  
2180 2176 2172 2168 2164 2160 2156 2151 2148 2144 2140 2136 2132

**Total 52**

**Four Season Blvd**

7799 7797 7795 7787 7783 7787 7789 7791 7793 7767 7765 7761 7759  
7757 7755 7753 7749 7747 7745 7743 7741 7739 7737 7735 7733 7731  
7729 7727 7725 7723 7721 7719 7717 7715 7713 7711 7709 7710 7714  
7716 7718 7720 7722 7724 7726 7728 7730 7732 7734 7736 7740 7742  
7744 7746 7748 7750 7752 7756 7758 7760 7764 7766 7768 7770 7772  
7774 7776 7778 7780 7782 7784 7786 7788 7790 7792 7794 7766 7798

**Total 78**

**Limestone**

1963 1975 1983 1991 1999 2007 2015 2023 2039 2055 2063 2071 2079  
2087 2095 2103 2011 2119 2127 2135 2143 2151 2159 2167 2175 2183

2191 2199 2207 2215 2224 2216 2140 2132 2124 2116 2108 2100 2092

**Total 39**

**Seagrass**

2289 2288 2280 2264 2232

**Total 5**

**Key Bay**

1991 1999 2007 2015 2023 2031 2043 2051 2046 2038 2030 2022 2014

2006 1998 1699 1691 1699 1691 1683 1675 1667 1647 1648 1638 1630

1622 1614 1606 1611 1619 1627 1635 1643

**Total 34**

**Sand Pierre**

7608 7616 7624 7632 7640 7661 7653 7645 7637

**Total 9**

**Whitewood**

1542 1546 1550 1554 1566 1570 1574 1578 1582 1580 1590 1594 1598

**Total 13**

**Flora Pass**

1740 1728 1735 1747 1759 1771 1783 1795 1807 1831 1843 1855 1873

**Flora Pass cont.**

1885 1891 1903 1915 1927 1939 1951 1957 1969 1975 1981 1987 1993

1999 2005 2001 2017 2023 2029 2033 2039 2045 2051 2057 2063 2069

2075 2087 2093 2098 2092 2086 2080 2074 2068 2062 2056 2050 2040

2038 2032 2028 2022 2016 2010 20043 1998 1992 1986 1980 1974 1968

1962 1956 1950 1944 1932 1920 1908 1896 1884

**Total 74**

**Sandy Creek**

7968 7964 7960 7956 7952 7948 7940 7932 7928 7924 7920 7916 7912

7904 7900 7905 7909 7913 7917 7921 7925 7929 7933 7937 7941 7945

7949 7953 7957 7961 7965 7969 7973 7977 7981

**Total 35**

**Total Trees 339**

<b>Default Group</b>				<b>\$2,818.20</b>
<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	<b>Price/Unit</b>	<b>Price</b>
<b>Bubbler Removal</b>				<b>\$2,818.20</b>
Irrigation Parts and Labor	40.00	Hr	\$70.46	\$2,818.20
<b>PROJECT TOTAL:</b>				<b>\$2,818.20</b>

**Terms & Conditions**

By \_\_\_\_\_  
Rashawn Peterson  
Date 2/6/2025  
United Land Services

By \_\_\_\_\_  
Date \_\_\_\_\_  
Four Seasons at Orlando

# SECTION 2





**Proposal #149388**

Date: 2/6/2025

PO #

Rashawn Peterson

**Customer:**

Access Management Invoices Billing  
- Central Florida

**Property:**

Four Seasons at Orlando  
7813 Four Seasons Blvd  
Kissimmee, FL 34747

**Four Seasons Parkway Tree Staking**

Stake leaning parkway trees at Four Seasons

**Leaning Trees**

**2185 Antilles Club**

7797, 7795, 7744, 7716, 7778, 7794 Four Season Blvd

2103, 2119, 2127, 2224 Limestone

2289, 2288, 2280, 2264, 2232 Seagrass

2038, 1638 Key Bay

7616 Sand Pierre

1542, 1570 Whitewood

**Total Trees 21**

**Default Group \$2,230.00**

Items	Quantity	Unit	Price/Unit	Price
<b>Property Improvements</b>				<b>\$2,230.00</b>
Tree Stakes- Includes Labor and Material	1.00	ea	\$2,230.00	\$2,230.00
<b>PROJECT TOTAL:</b>				<b>\$2,230.00</b>

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By \_\_\_\_\_

**Rashawn Peterson**

Date 2/6/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Four Seasons at Orlando**

# SECTION 3



**Proposal #148193**

**Date: 2/10/2025**

**PO #**

**Rashawn Peterson**

**Customer:**

Access Management Invoices Billing  
- Central Florida

**Property:**

Four Seasons at Orlando  
7813 Four Seasons Blvd  
Kissimmee, FL 34747

**Four Seasons Verge Area Zoyzia Replacement**

Verge area sod replacement.

**Antilles Club**

2193 (72 Sq Ft.)

2201 (132 Sq Ft.)

2205 (84 Sq Ft.)

2209 (210 Sq Ft.)

2213 (288 Sq Ft.)

2217 (48 Sq Ft.)

2225 (102 Sq Ft.)

2237 (60 Sq Ft.)

2241 (21 Sq Ft.)

2245 (48 Sq Ft.)

2276 (630 Sq Ft.)

2272 (42 Sq Ft.)

2268 (216 Sq Ft.)

2248 (114Sq Ft)

2244 (180 Sq Ft.)

2232 (96 q Ft.)

2228 (30 Sq Ft.)

2224 (90 Sq Ft.)

2220 (144 Sq Ft.)

2212 (162 Sq Ft.)

2208 (54 Sq Ft.)

2204 (204 Sq Ft.)

2200 (54 Sq Ft.)

2196 (198 Sq Ft.)

2192 (60 Sq Ft.)

2180 (108 Sq Ft.)

2151 (6 Sq Ft.)

2148 (42 Sq Ft.)

2144 (66 Sq Ft.)

2140 (60 Sq Ft.)

2136 (30 Sq Ft.)

2132 (198 Sq Ft.)

2128 (102 Sq Ft.)

**Total:3,921 Sq. Ft.**

#### **Four Seasons Blvd**

7797 (42 Sq Ft.)

7787 (10 Sq Ft.)

7739 (42 Sq Ft.)

7711 (6 Sq Ft.)

7726 (6 Sq Ft.)

7736 (18 Sq Ft.)

7762 (66 Sq Ft.)

7780 (30 Sq Ft.)

**Total: 220 Sq. Ft.**

**Limestone**

1955 (24 Sq Ft.)

1991 (42 Sq Ft.)

2087 (6 Sq Ft.)

2111 (30 Sq Ft.)

2151 (15 Sq Ft.)

2159 (4 Sq Ft.)

2124 (36 Sq Ft.)

2116 (4 Sq Ft.)

**Total: 161 Sq. Ft.**

**Sand Pierre**

7628 (60 Sq. Ft.)

**Total: 60 Sq. Ft.**

**Key Bay**

1991 (3 Sq Ft.)

2003 (72 Sq Ft.)

2019 (14 Sq Ft.)

2023 (72 Sq Ft.)

2050 (84 Sq Ft.)

2042 (66 Sq Ft.)

2034 (72 Sq Ft.)

2026 (30 Sq Ft.)

2006 (102 Sq Ft.)

1695 (36 Sq Ft.)

1687 (13 Sq Ft.)

1650 (72 Sq. Ft.)

1674 (6 Sq. Ft.)

1610 (12 Sq. Ft.)

1607 (30 Sq. Ft.)

1631 (72 Sq. Ft.)

**Total: 756 Sq. Ft.**

**Flora Pass**

1740 (24 Sq. Ft.)

1734 (8 Sq Ft.)

1729 (102 Sq Ft.)

1741 (102 Sq Ft.)

1747 (54 Sq Ft.)

1753 (60 Sq Ft.)

1759 (54 Sq Ft.)

1765 (102 Sq Ft.)

1777 (144 Sq Ft.)

1783 (72 Sq Ft.)

1789 (60 Sq Ft.)

1795 (108 Sq Ft.)

1801 (42 Sq Ft.)

1807 (30 Sq Ft.)

1819 (48 Sq Ft.)

1825 (26 Sq Ft.)

1831 (60 Sq Ft.)

1837 (72 Sq Ft.)

1849 (144 Sq Ft.)

1885 (48 Sq Ft.)

1891 (18 Sq Ft.)

1897 (9 Sq Ft.)

1909 (31 Sq Ft.)

1933 (54 Sq Ft.)  
1939 (72 Sq Ft.)  
1951 (42 Sq Ft.)  
1957 (15Sq Ft.)  
1969 (96 Sq Ft.)  
1975 (78 Sq Ft.)  
1981 (18 Sq Ft.)  
1999 (36 Sq Ft.)  
2005 (66 Sq. Ft.)  
2029 (60 Sq. Ft.)  
2033 (42 Sq Ft.)  
2039 (138 Sq Ft.)  
2045 (12 Sq Ft.)  
2057 (36 Sq Ft.)  
2069 (132Sq Ft.)  
2075 (96 Sq Ft.)  
2081 (48 Sq Ft.)  
2092 (18 Sq Ft.)  
2080 (126 Sq Ft.)  
2074 (84 Sq Ft.)  
2068 (78 Sq Ft.)  
2062 (72 Sq Ft.)  
2056 (78 Sq Ft.)  
2050 (60 Sq Ft.)  
2038 (42 Sq Ft.)  
2032 (72 Sq Ft.)  
2028 (126 Sq Ft.)  
2016 (21 Sq Ft.)  
2010 (33 Sq Ft.)



2004 (72 Sq Ft.)

1998 (28Sq Ft.)

1992 (30 Sq Ft.)

1986 (72 Sq Ft.)

1974 (42 Sq Ft.)

1968 (102 Sq Ft.)

1962 (84 Sq Ft.)

1956 (14 Sq Ft.)

1950 (4 Sq Ft.)

1944 (64 Sq Ft.)

1908 (12 Sq Ft.)

1902 (66 Sq Ft.)

1884 (30 Sq Ft.)

**Total: 3,889 Sq. Ft.**

### **Estuary**

1735 (312 Sq. Ft.)

1745 (18 Sq Ft.)

1755 (24 Sq Ft.)

1775 (12 Sq Ft.)

1815 (8 Sq Ft.)

1825 (24 Sq Ft.)

1855 (96 Sq Ft.)

1865 (150 Sq Ft.)

1875 (34 Sq Ft.)

1885 (24 Sq Ft.)

1895 (96 Sq Ft.)

1905 (192 Sq Ft.)

1935 (138 Sq Ft.)

1945 (30 Sq Ft.)  
1965 (18 Sq Ft.)  
1910 (30 Sq Ft.)  
1900 (26 Sq Ft.)  
1880 (6 Sq Ft.)  
1870 (84 Sq Ft.)  
1860 (60 Sq Ft.)  
1840 (180 Sq Ft.)  
1820 (60 Sq Ft.)  
1800 (102 Sq Ft.)  
1780 (162 Sq Ft.)  
1760 (102 Sq Ft.)  
1730 (12 Sq. Ft.)  
**Total 2,000 Sq. Ft.**

**Sandy Creek**

7964 (13 Sq. Ft.)  
7956 (18 Sq Ft.)  
7948 (216 Sq Ft.)  
7936 (72 Sq Ft.)  
7928 (60 Sq Ft.)  
7924 (72 Sq Ft.)  
7920 (72 Sq Ft.)  
7916 (120 Sq Ft.)  
7912 (72 Sq Ft.)  
1908 (60 Sq Ft.)  
7904 (18 Sq Ft.)  
7900 (75 Sq Ft.)  
7933 (9 Sq Ft.)

7953 (72 Sq Ft.)

7965 (96 Sq Ft.)

7973 (51 Sq Ft.)

**Total:1,096 Sq. Ft.**

**Sabal Point**

7955 (396 Sq. Ft.)

7975 (6 Sq. Ft.)

7960 (42 Sq. Ft.)

**Total: 444 Sq. Ft.**

**TOTAL SOD REPLACEMENT: 12,547 Square Ft.**

<b>Default Group</b>				<b>\$20,075.20</b>
<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	<b>Price/Unit</b>	<b>Price</b>
<b>Sod Replacement</b>				<b>\$20,075.20</b>
Installation including Labor and Equipment	1.00	Pallet	\$9,420.20	\$9,420.20
Labor - Reunion Irrigation	20.00	Hr	\$89.40	\$1,788.00
Zoysia Sod (Pallet)	31.00	Pallet	\$297.34	\$9,217.54
<b>PROJECT TOTAL:</b>				<b>\$20,075.20</b>

**Terms & Conditions**

By \_\_\_\_\_

**Rashawn Peterson**

Date 2/10/2025

**United Land Services**

By \_\_\_\_\_

Date \_\_\_\_\_

**Four Seasons at Orlando**

# SECTION C







## We're here for you

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### Report an emergency

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

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### Convenient ways to pay your bill

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

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

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

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### General questions or concerns

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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

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

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: 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.

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### 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

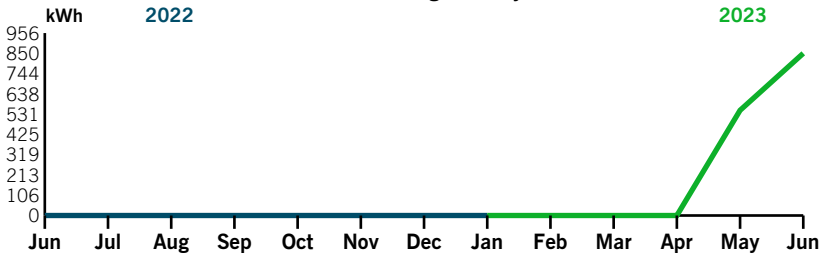
## Billing summary

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

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
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### Convenient ways to pay your bill

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

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

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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).

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### 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

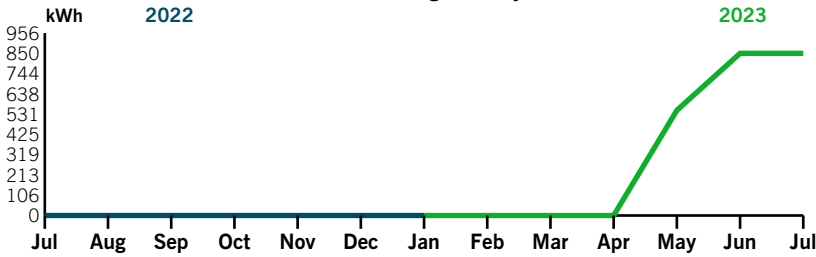
## Billing summary

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.

### Amount due



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

Account number  
9101 4882 9583

**\$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

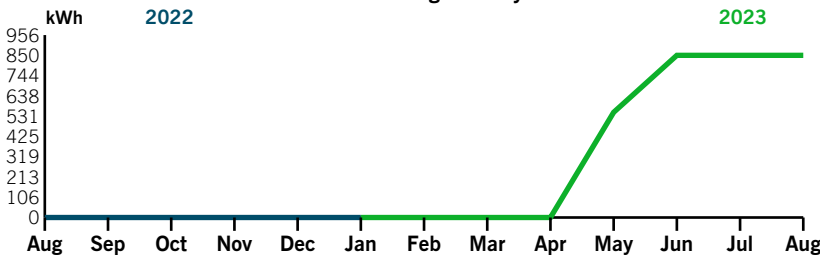
Previous Amount Due	\$5,270.64
Payment Received	0.00
Current Lighting Charges	1,842.55
Taxes	147.12
<b>Total Amount Due Sep 01</b>	<b>\$7,260.31</b>

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.



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

Account number  
**9101 4882 9583**

### Amount due

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

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

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

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## We're here for you

### Report an emergency

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800.228.8485

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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)

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

### 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.

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### 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

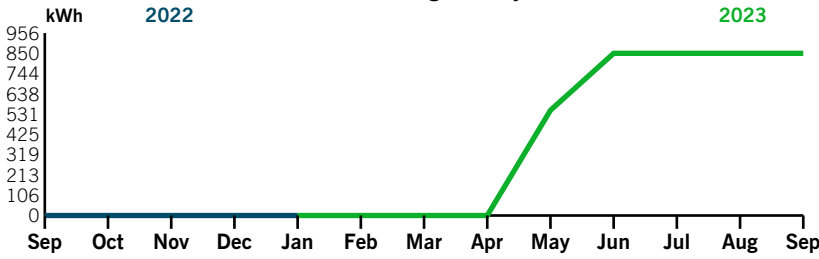
Previous Amount Due	\$7,260.31
Payment Received	0.00
Current Lighting Charges	1,842.64
Taxes	147.14
<b>Total Amount Due Oct 04</b>	<b>\$9,250.09</b>

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.

### Amount due

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

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



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

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## We're here for you

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### Report an emergency

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

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### Convenient ways to pay your bill

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

---

### 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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

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

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

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

### Your next meter reading on or after: 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).

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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

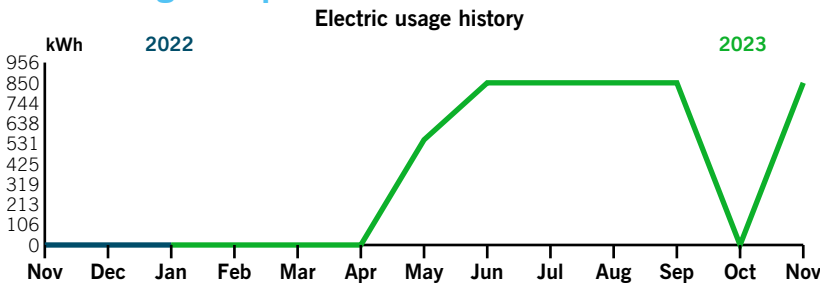
## Billing summary - Final Bill

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



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	Final Bill
<b>\$11,378.62</b> by Nov 3	<i>This is your final bill.</i>

\$ \_\_\_\_\_ \$ \_\_\_\_\_  
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

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## We're here for you

### Report an emergency

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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)

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

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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

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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 VII

# SECTION A

*to be provided under  
separate cover*

# SECTION B

# SECTION 2

**From:** Jason Showe [jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)   
**Subject:** Re: Windward CDD Information Gathering/Billing Restructure  
**Date:** February 11, 2025 at 2:37 PM  
**To:** Rodney Tilley [RTILLEY@tohowater.com](mailto:RTILLEY@tohowater.com)  
**Cc:** Ernest Hofer [ehoferwwcdd@gmail.com](mailto:ehoferwwcdd@gmail.com), Thomas Santos [tsantos@gmscfl.com](mailto:tsantos@gmscfl.com), Clayton Smith [csmith@gmscfl.com](mailto:csmith@gmscfl.com), Jarett Wright [jwright@gmscfl.com](mailto:jwright@gmscfl.com), Stephen Saha [ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com), Kristen Trucco [ktrucco@lathamluna.com](mailto:ktrucco@lathamluna.com)



Thanks Rodney, we will share this with the CDD Board. Please note that the developer designed and made decisions regarding the metering and reclaimed before any of our staff got involved. We understand that is the way it is.

Sincerely,

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

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History.—s. 1, ch. 2006-232.

On Feb 11, 2025, at 1:55 PM, Rodney Tilley <[RTILLEY@tohowater.com](mailto:RTILLEY@tohowater.com)> wrote:

Jason,

Answered what I can at this time. See thread. In my previous meetings with the community statements were made concerning design flaws etc. Keep in mind this community also had opted for a meter. They wanted the system this way. We went through much work to help get them to that point. I stand firmly against allowing any conversion unless it would make good sense. How about a Toho review. Toho is aware of the agreement between the parties to split cost of consumption between the CDD and the HOA. Those agreements should be looked at.

Thanks

<image001.png> **Rodney Tilley**  
Water Conservation Supervisor  
Office: 407-944-5121  
Cell: 407-414-0572  
[rtilley@tohowater.com](mailto:rtilley@tohowater.com)  
951 Martin Luther King Blvd. Kissimmee, FL 34741

---

**From:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>  
**Sent:** Tuesday, February 11, 2025 12:35 PM  
**To:** Rodney Tilley <[RTILLEY@tohowater.com](mailto:RTILLEY@tohowater.com)>  
**Cc:** Ernest Hofer <[ehoferwwcdd@gmail.com](mailto:ehoferwwcdd@gmail.com)>; Thomas Santos <[tsantos@gmscfl.com](mailto:tsantos@gmscfl.com)>; Clayton Smith <[csmith@gmscfl.com](mailto:csmith@gmscfl.com)>; Jarett Wright <[jwright@gmscfl.com](mailto:jwright@gmscfl.com)>; Stephen Saha <[ssaha@poulosandbennett.com](mailto:ssaha@poulosandbennett.com)>  
**Subject:** Re: Windward CDD Information Gathering/Billing Restructure

**Caution:** This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your IT department.

Rodney,

Just checking in on this again

Sincerely,

<image002.png>

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

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History.—s. 1, ch. 2006-232.

On Jan 30, 2025, at 2:46 PM, Rodney Tilley <[RTILLEY@tohowater.com](mailto:RTILLEY@tohowater.com)> wrote:

Hi Jason,  
Give me a few days to respond. Some of these I believe you should have answers to but Toho will make sure to reply so we are all on the same page.

Thanks

**Rodney Tilley**  
Toho Water Conservation Supervisor  
Office 407-944-5121



Cell 407-414-0572

<image001.png>

<image002.png>

**From:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>

**Sent:** Wednesday, January 29, 2025 8:56 AM

**To:** Rodney Tilley <[RTILLEY@tohowater.com](mailto:RTILLEY@tohowater.com)>

**Cc:** Ernest Hofer <[ehoferwccd@gmail.com](mailto:ehoferwccd@gmail.com)>; Thomas Santos <[tsantos@gmscfl.com](mailto:tsantos@gmscfl.com)>; Clayton Smith <[csmith@gmscfl.com](mailto:csmith@gmscfl.com)>; Jarett Wright <[jwright@gmscfl.com](mailto:jwright@gmscfl.com)>; Stephen Saha <[SSaha@poulosand.com](mailto:SSaha@poulosand.com)>

**Subject:** Re: Windward CDD Information Gathering/Billing Restructure

**Caution:** This is an external email and has a suspicious subject or content. Please take care when clicking links or opening attachments. When in doubt, contact your manager.

See listing of questions from our Board member at Windward below. Can you review and assist with as many as you can? We have some of the answers, but please let me know if you need more information.

#### Questions for TOHO

1. Reclaimed Water System Studies: Has TOHO conducted any studies or reviews on our reclaimed water system? If so, what were the results? I don't understand this question. If you are asking for a study? We have regulations that we need to meet to stay in compliance and yes, we meet the criteria.
2. Conservation Grants and Discounts: Does TOHO offer any grants or provide discounts for the conservation of reclaimed water? Commercial allocation Rate for large users. I believe you are currently reviewing this.
3. Reclaimed Water Conservation Recommendations: Does TOHO have any recommendations on how to conserve reclaimed water usage? Plant Florida Friendly Plants/Landscape and follow the guidelines.
4. Individual Water Meters: Can we install individual meters on each house and clubhouse for reclaimed water? What would be the estimated cost for 553 houses, villas and 1 clubhouse area? Your team would need to hire engineers etc and submit to us for review.
5. Watering schedule: What is the recommended watering schedule for reclaimed water, including days per week and the length of time for sprinklers and bubblers to run? Watering days and Commercial allocation rate then perhaps you possibly have up to 7 days to irrigate.
6. Water flow Breakdown: Does TOHO have a water flow breakdown per week and peak time flows? This would be a public request for this data. I believe the wording of exactly what you need for flows etc.
7. Reclaimed water System Management Software: Does TOHO recommend any software to track and manage the reclaimed water system? There are multiple systems out there that can manage the other.
8. Rain Sensors and Moisture Sensors: Can Rain sensors and moisture sensors be installed, and if they are installed, why are they not working? Specific to your system they should have been able to say as I don't work on the system.
9. Meter Locations and Documentation: All meters need to be located, documented, read and TOHO should provide an explanation for each meter and its usage. I disagree with this statement up to your team for consumption and any rules that might govern those areas. If you have meters to locate then you should be working with Toho's Dispatch Team to locate. [dispatch@toho.com](mailto:dispatch@toho.com) POC.
10. Water Meter Ownership and Responsibility: Who owns and is responsible for the water meter off Formosa Gardens Road on the CDD track, north of Four Seasons Blvd? Who owns it, pays for it, and who is responsible for this.
11. Water Features and Meters: Where are the water meters for the water fountains and guard shack? Who pays for them? A question for dispatch to locate or create a ticket for the Field Service number.

Sincerely,

<image003.png>

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

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On Jan 28, 2025, at 9:10 PM, Ernest Hofer <[ehoferwccd@gmail.com](mailto:ehoferwccd@gmail.com)> wrote:

Good evening Jason. In regards to our pending discussion with TOHO, it's been 2 weeks since the cancellation of the 1/13 meeting.

I have a list of questions for TOHO. See attachment.

Can you forward this list of questions to our TOHO contacts to review and respond too. I'd like very much to get this topic kicked off.

Thanks in advance. Let me know if you have any questions.

Ernest Hofer  
Winward CDD Vice Chairman

On Mon, Jan 6, 2025 at 1:54 PM Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)> wrote:

Ernie,

Actually, I just spoke with TOHO, and they need more documents from the Engineer prior to having the phone call. There may be some options they have, but in the process of canceling that meeting.

Sincerely,

<image003.png>

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

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History.—s. 1, ch. 2006-232.

On Jan 6, 2025, at 1:46 PM, Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)> wrote:

Ernie,

Per the approval of the Board, it was only you designated as the representative for TOHO. Additionally, we can not have two Board members on this call including Counsel on this in case she has a different opinion.

Sincerely,

<Jason M Showere.png>

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

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History.—s. 1, ch. 2006-232.

History.—s. 1, ch. 2006-232.

On Jan 6, 2025, at 1:43 PM, Ernest Hofer <[ehoferwwcdd@gmail.com](mailto:ehoferwwcdd@gmail.com)> wrote:

Hi Jason - Can you forward the invite to Greg Bobonik who will join me on this call with ToHo Water.

Thanks in advance.

Ernie Hofer

On Mon, Jan 6, 2025 at 12:34 PM Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)> wrote:

Ernie,

See meeting below set up with TOHO. Let us know if this works for you.

Sincerely,

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

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History.—s. 1, ch. 2006-232.

History.—s. 1, ch. 2006-232.

Begin forwarded message:

**From:** Rodney Tilley <[RTILLEY@tohowater.com](mailto:RTILLEY@tohowater.com)>  
**Subject:** Windward CDD Information Gathering/Billing Restructure  
**Date:** January 6, 2025 at 12:32:19 PM EST  
**To:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>, Thomas Santos <[tsantos@gmscfl.com](mailto:tsantos@gmscfl.com)>, Clayton Smith <[csmith@gmscfl.com](mailto:csmith@gmscfl.com)>, Kelly Jusino <[kj](mailto:kj)>  
**Cc:** Barbara Arrant <[BArrant@tohowater.com](mailto:BArrant@tohowater.com)>

Discuss possibilities of metering homes, separate HOA from CDD.

---

## Microsoft Teams [Need help?](#)

### [Join the meeting now](#)

Meeting ID: 263 099 616 342

Passcode: pz6mm3YB

---

### Dial in by phone

[+1 872-256-3959](tel:+18722563959), 32415268# United States, Chicago

[Find a local number](#)

Phone conference ID: 324 152 68#

### Join on a video conferencing device

Tenant key: [tohowater@m.webex.com](mailto:tohowater@m.webex.com)

Video ID: 114 666 018 2

[More info](#)

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

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