

Windward
Community Development District

Wednesday
February 18, 2026
10:00 AM

Four Seasons Clubhouse
7813 Four Seasons Blvd.
Kissimmee, FL

Workshop Meeting

1. Call to Order
2. Roll Call
3. Current Demands Presentation- 10:30 a.m.
4. Discussion of Updated Security Proposals
 - A. Current Demands
 - B. Insyte
 - C. Infinite
5. Discussion of HOA Items
 - A. Application Language
 - B. Past Due Water Bill
6. Discussion of Proposals
 - A. Foxtail Removal
 - B. Tree Trimming Behind Flora Pass
 - C. Bush Hogging of Conservation Line
7. Counsel Items
8. Maintenance Items
9. Management Items
 - A. District Checks- Review for Agenda
10. Adjournment

SECTION III

**Current Demands Electrical &
Security Services, In**

2315 Commerce Point Drive, Suite 100
Lakeland, FL 33801
+18635834443
service@currentdemands.com



**CURRENT
DEMANDS**

Estimate

ADDRESS	SHIP TO	ESTIMATE DATE	GMS19103	
GMS 6200 LEE VISTA BLVD, SUITE 300 ORLANDO, FL 32822	GMS 7890 FOUR SEASONS BLVD. KISSIMMEE, FL 34747	EXPIRATION DATE	01/16/2026	
ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	~~MAIN ENTRANCE GATE~~ REMOVE DOORKING HARDWARE. INSTALL NEW CALLBOX SYSTEM, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	0.00	0.00T
CAPXLV2-T LIFTMASTER ACCESS PORTAL	Liftmaster, Connected Access Portal, High Capacity with Video	1	4,261.95	4,261.95T
CAPXLV2HOOD-T - LIFTMASTER HOOD KIT	LiftMaster® CAPXLV2 Hood Kit for Surface/Pedestal mount unit	1	191.95	191.95T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	2	466.83	933.66T
ACCESS/CAMERA LABOR	LABOR FOR MAIN ENTRANCE GATE	1	3,000.00	3,000.00
NOTE	~~KEY BAY TRAIL ENTRANCE~~ REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	0.00	0.00T
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile	1	466.83	466.83T

	Credentials at any entrance in the myQ Community system			
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	1	2,529.37	2,529.37T
ACCESS LABOR	ACCESS LABOR FOR KEY BAY TRAIL GATE	1	2,500.00	2,500.00
NOTE	~~SAND HILL RD ENTRANCE~~	1	0.00	0.00T
	REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.			
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	1	466.83	466.83T
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	1	2,529.37	2,529.37T
ACCESS LABOR	ACCESS LABOR FOR SANDY HILL ROAD ENTRANCE GATE	1	2,500.00	2,500.00
NOTE	~~SANDY CREEK TRAIL ENTRANCE~~	1	0.00	0.00T
	INSTALL NEW CONTROLLERS AND READERS, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READERS ON EACH OPERATOR AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.			
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	2	466.83	933.66T
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	2	2,529.37	5,058.74T
ACCESS LABOR	ACCESS LABOR FOR SANDY CREEK TRAIL GATE	1	3,500.00	3,500.00

SPECIAL ORDER ITEM (ESTIMATED) SHIPPING AND HANDLING CHARGES	SPECIAL ORDER ITEM (ESTIMATED) SHIPPING AND HANDLING CHARGES	1	250.00	250.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	500.00	500.00T
MISC CHARGES	MISC CHARGES/ TARIFF FEES	1	419.77	419.77T
LIFTMASTER MYQ MONTHLY SUBSCRIPTION	LIFTMASTER MYQ MONTHLY SUBSCRIPTION Base Fee - Equipment and VOIP	1	150.00	150.00
LIFTMASTER MYQ MONTHLY SUBSCRIPTION - ADDITIONAL ACCESS POINTS	LIFTMASTER MYQ MONTHLY SUBSCRIPTION - ADDITIONAL ACCESS POINTS Additional Access Points - \$25 per Access Point	8	25.00	200.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	38,399.67
	TAX	0.00
	TOTAL	\$38,399.67

Accepted By

Accepted Date

SECTION IV

SECTION B

INSYTE SECURITY LLC
1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Insyte | **Security**

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634624**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Old Lake Wilson - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
Swing Gate Motor Kit	4	6,129.00	24,516.00
Miscellaneous Materials	1	735.48	735.48
Shipping, Handling or Delivery Charges	1	126.26	126.26
Installation of a security product(s)	4	1,250.00	5,000.00
This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		30,377.74
	DISCOUNT 10%		-3,037.77
	TAX		0.00
	TOTAL		\$27,339.97

Accepted By

Accepted Date

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Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Insyte | **Security**

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634625**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Sandhill - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
Swing Gate Motor Kit	4	6,129.00	24,516.00
Miscellaneous Materials	1	735.48	735.48
Shipping, Handling or Delivery Charges	1	126.26	126.26
Installation of a security product(s)	4	1,250.00	5,000.00
This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		30,377.74
	DISCOUNT 10%		-3,037.77
	TAX		0.00
	TOTAL		\$27,339.97

Accepted By

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INSYTE SECURITY LLC
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Insyte | **Security**

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634621**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Main Gate - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
MagnaQ Barrier Arm Kit	5	5,278.00	26,390.00
Miscellaneous Materials	1	791.70	791.70
Shipping, Handling or Delivery Charges	1	135.91	135.91
Installation of a security product(s)	5	1,250.00	6,250.00
<hr/>			
This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		33,567.61
	DISCOUNT 10%		-3,356.76
	TAX		0.00
	TOTAL		\$30,210.85

Accepted By

Accepted Date

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Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Insyte | **Security**

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634622**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Mystic Dunes - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
MagnaQ Barrier Arm Kit	2	5,278.00	10,556.00
Miscellaneous Materials	1	316.68	316.68
Shipping, Handling or Delivery Charges	1	54.37	54.37
Installation of a security product(s)	2	1,250.00	2,500.00
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This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		13,427.05
	DISCOUNT 10%		-1,342.71
	TAX		0.00
	TOTAL		\$12,084.34

Accepted By

Accepted Date



Megatron 1400 PRO

High-traffic Commercial
Brushless DC Swing Gate Operator
The Maximum Level of Gate Control



5 YEAR WARRANTY
PLEASE READ
WARRANTY POLICY

TRUE SECURITY... DSP MOTION CONTROL... HIGH PERFORMANCE
SAFETY SENSORS REQUIRED FOR UL 325 2018

ETL
LISTED
US
UL 325/991 Compliant
UL 2018 THE NEW STANDARD

MECHANICAL SPECIFICATIONS

- Max Megatron 1400 PRO dimensions (18.3 W x 24.5 D x 21.3 H) 18.5 arm height
- Heavy duty dual gear box 900:1 Size 70 for Megatron 1400 PRO
- Megatron 1400 PRO capacity 1400lbs /15ft or 1200lbs/20ft - gate speed 11 1/2 to 18 seconds
- Large output shaft: 3 1/4" diameter solid steel with cast iron clamping system for all Megatron
- Direct gear drive (no chains, belts, or pulleys)
- Mechanical and electrical manual gate release functions
- Corrosion protection gold zinc coating
- Continuous cycle at extreme temperature range; no overheating possibilities
- Intelligent ramp-up and ramp-down gate speed control for smooth operation
- Shipping weight of Max Megatron 1400 PRO (205 lbs)

ELECTRICAL SPECIFICATIONS

- Brushless DC motor equivalent to 1/2 HP AC motor
- Programmable gate speed controls, 16 selectable speeds
- Automatic gate position reset system
- Gate sync feature provides automatic gate movement synchronization
- Modular system design for ease of service
- Switchable 115/230 voltage selection
- Adaptive DSP control for advanced brushless DC motion control
- Real time performance analyzer and event log (OBD PORT and Black Box)
- Low voltage wiring capabilities for remote power up 1000 ft (no battery needed)
- 'Solar Ready' battery module with built-in advanced solar regulator
- Intelligent power management system with energy saver mode
- Built-in 12 VDC and 24 VDC outputs
- Gold contact input connections and automobile grade connectors
- Selectable open timer 0 to 60 seconds with 'timer off' option
- -4F to 165F (-20C to +74C) operational temperature range including battery performance without needing a heater
- Robust lightning protection up to 20K Volts and 10K Amps on all inputs and outputs (44 channels) including loop detector input connections
- Tunable 16-position safety obstruction sensor, auto adaptable to gate weight and size
- Dual motor overcurrent safety shut-off for additional protection

 = Unique to Megatron 1400 PRO

- Every operator includes a AGM batteries module providing 400 cycles in case of power failure
- Three modes of selectable battery backup functions
- ✓ State machine design electronics with ultra-fast microprocessor
- On-board three button station

SECURITY SPECIFICATIONS

- ✓ High-traffic intuitive loop management system for better security
- ✓ Advanced security features with built-in audible and remote alarms
- Magnetic lock control relay outputs with selectable delay times
- ✓ Tamper alert relay output triggers "ON" if gate is forced open
- ✓ Audible alarm if gate is tampered with or ERD is triggered for higher security
- ✓ Gate partial open recorder
- ✓ Lockable cover with key lock release to prevent intruders and vandalism
- ✓ Gate disable feature, disables all inputs with exception of the fire department input for high security
- ✓ Built-in transaction buffer for high security
- ✓ Gate status outputs for gate monitoring
- ✓ Direct motor control of jog OPEN/CLOSE for manually moving a gate in case of emergency
- Advanced anti-tailgate features to provide higher security
- ✓ No need for magnetic lock with the robust output shaft and clamp design of the Max Megatron 1400 PRO

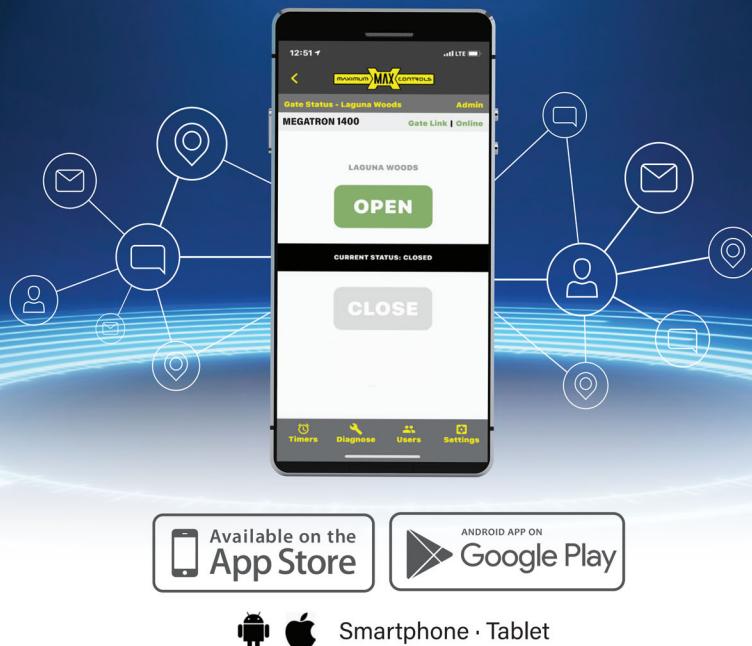
SAFETY SPECIFICATIONS

- Adaptive obstruction sensor for much better gate safety system. 16 selectable sensitivity settings
- UL 325/991 compliant Class I, II, III, and IV. CSA approved
- Pinch arm protection design
- ✓ Dynamic magnetic brake system stops the gate immediately to prevent damage to obstructions
- ✓ Vehicle hit protection technology protects the gate operator from collision damage caused by automobile impact, avoiding costly repairs
- ✓ Built-in advanced entrapment protection and alarm output
- Built-in gate-in-motion alarm for industrial applications

✓ = Unique to Megatron 1400 PRO

MAX CLOUD APP

Affordable and unique APP control solution for the residential and commercial gate operator market.
Compatible with Max Operators except Phantom F6 and 2000 Plus



VIRTUAL TRANSMITTER:

- To open or close a gate from anywhere in the world - via Max Cloud App
- Supports >10,000 virtual transmitters



QUICK & RELIABLE APP COMMANDS:

- App uses a dedicated cloud server to issue gate OPEN & other commands within a second.
- Cellular data connectivity is more reliable than WiFi due to range limitations.
- Cloud based app does not use text messaging which has unpredictable delays.



MANAGE GATE SITES USING MAX CLOUD APP:

- Add Admin users that can manage the gate site database.
- Add users with optional time restrictions
- Issue temporary Guest Passes for visitors
- With Max Keypad option: Program keypad keycodes, Wiegand keycodes for card readers, radio receivers and transponders with time restrictions
- Setup Auto Open / Close Timer for Max operators
- Retrieve Event log
- Retrieve Operator Diagnostics info: Error log



MULTIPLE GATE SITES SUPPORTED BY MAX CLOUD APP

- Gate sites can be controlled and monitored individually via app



SIMPLE AND SECURE APP LOGIN :

- Securely login to app using Cloud based authentication code. This avoids the need to remember passwords



USER FRIENDLY MENUS:

- Easy to program App Users & Guest passes with time restrictions.
All programming is done on Max Cloud App - not a website portal

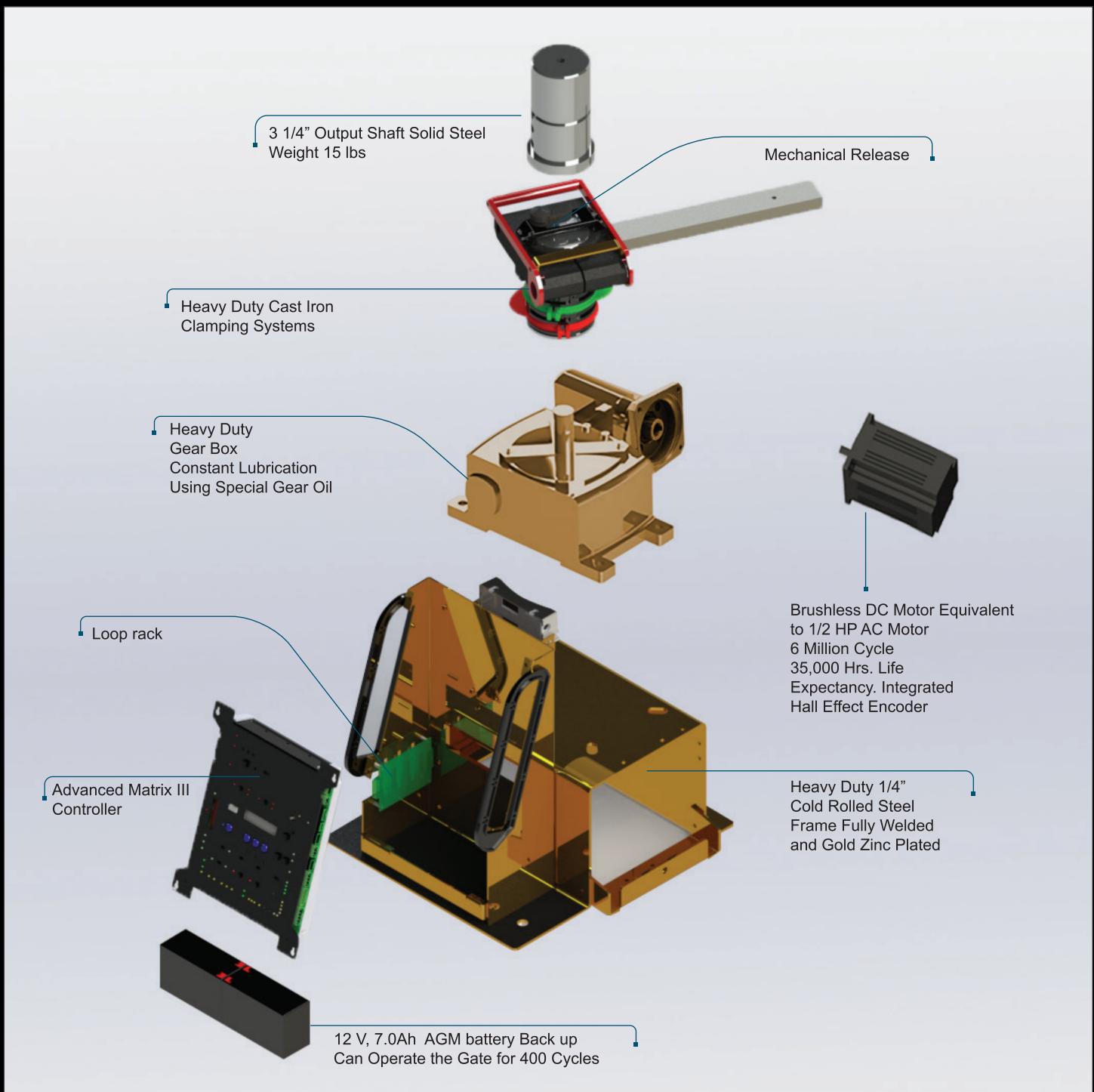
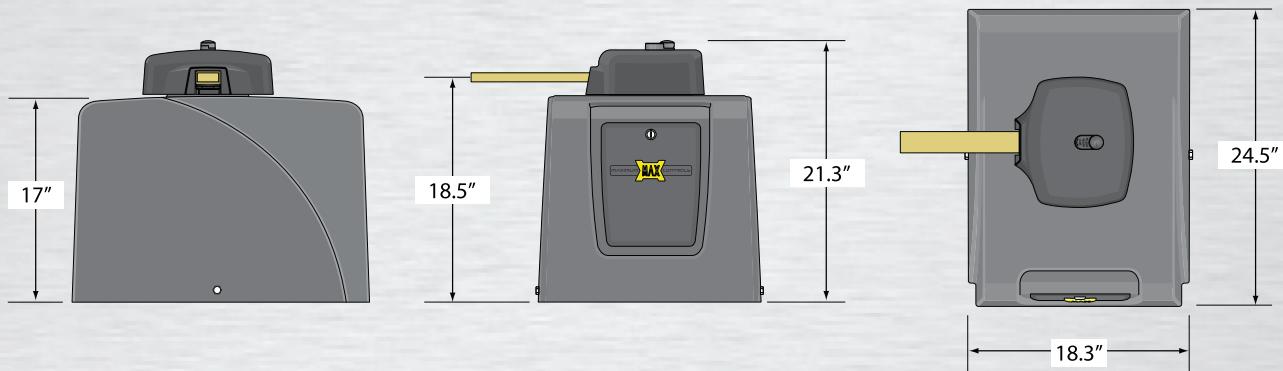
MAX Megatron 1400 PRO

High-traffic Commercial Brushless 24 V DC Swing Gate Operator

- Continuous duty cycle
- 5 year warranty
- Battery 1 year warranty
- Gate capacity 1400 lbs/15ft or 1200lb/20ft
- UL 325 Class of operation I, II, III, IV
- 90 ° opening 11 1/2 to 18 seconds; dependent on motor speed setting
- Built-in battery backup; providing a minimum of 400 cycles

Input AC Power/Amps - Switchable: 115VAC / 6 Amp, Single Phase or 230AVC / 2 Amp, Single Phase

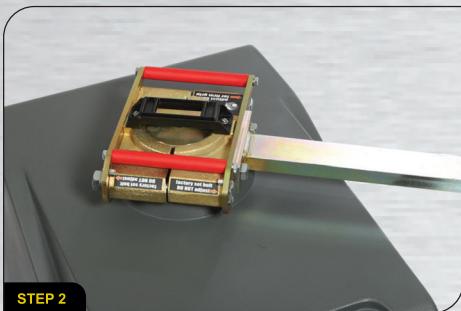






MECHANICAL RELEASE

In case of a technical difficulty, the Megatron 1400 PRO has two manual release solutions. The first solution is the JOG OPEN & JOG CLOSE function. The JOG OPEN & JOG CLOSE function works by bypassing all Matrix-1 board inputs, serving as a electro-manual release solution even when the operator is not getting AC power but is still relying on battery backup. By installing an external "constant pressure switch" the JOG OPEN & JOG CLOSE feature can be accessed remotely.



The second solution is a mechanical manual release of the gate operator. Simply unlock the cap with a key, remove the cap and lift the red handle. The clamp is now loose and the gate can be pushed open manually. Manually releasing the operator in this manner will trigger the 'gate-tamper' relay while simultaneously triggering the operator's on-board UL buzzer. If the mechanical manual release is unauthorized, the gate tamper can trigger a security system. This is a high-security feature not found in any other gate operator.

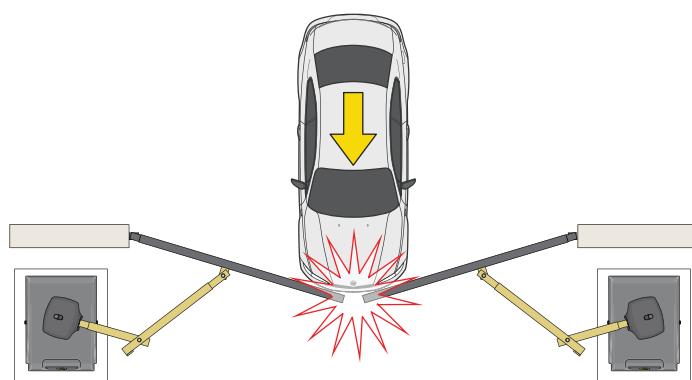


OPTIONAL FEATURE Max External Jog Switch



VEHICLE HIT PROTECTION

Maximum Controls recognizes swing gates are more prone to vehicular collisions. For this reason the Megatron 1400 PRO is outfitted with Maximum Controls' clamping technology constructed with robust cast iron. The clamp grips onto a 3 1/4" diameter machined steel output shaft assuring maximum grip without the use of a shear pin/plate; allowing slippage in an event that the gate is struck while in motion by a vehicle. This prevents damage to the operator while preserving limit switch locations.



The gate is PHYSICALLY moved from the closed position with EXTREME force.

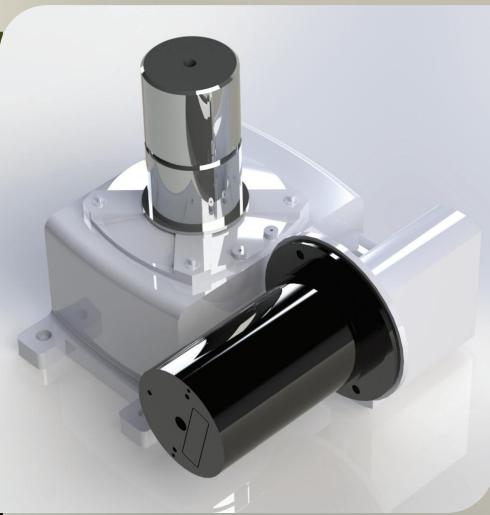
APPLICATION USE



After ten years in business here 10 reasons Maximum Controls is a technological leader in the industry.

- Long life motor capable of 5 million cycles
- The most robust lightning protection available in the industry
- Branded reliability
- Dependable diagnostic tools, LCD display and USB download
- The most quiet machines on the market
- Superior gate control and motion, true RPM ramp up, ramp down
- Reliable battery back-up standard on all models
- Years of reliable operation in extreme temperatures, Phoenix to Winnipeg
- The only proven solution to windy conditions
- Direct gear drive, super quiet, minimum moving parts

These are just a few of many reasons you should consider Maximum Controls



GEARBOX

The Megatron Series implements 3 various gear boxes depending on the model:

Megatron 1400 PRO: Size 70, 900 to 1, dual gear reduction, high efficiency, cast iron gearbox

The Megatron Series gearboxes are highly efficient, producing maximum torque, maintaining a low amperage draw by reducing resistance, providing super silent operation. The rugged cast iron housing, bronze gears, and double sealed heat-treated solid shafts, have been designed by a team with over 40 years of experience in the gearbox industry.

High speed ball bearings and a synthetic oil bath keep the dual gear reduction operating flawlessly through extreme temperature ranges without need for belts, chains or pulleys; which are subject to wear, raising maintenance issues.

We invite you to compare our Maximum Controls gearboxes to any of those used by other manufacturers.

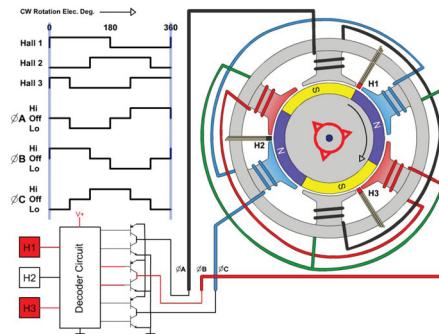


BRUSHLESS DC MOTOR

The brushless DC motor in the Megatron 1400 HP PRO uses "Hall Effect" magnetic sensing to identify over five thousand precise rotational positions during 90 degrees of gate movement. That's over 50 samples per degree of gate travel. Using this positional feedback, intelligent ramp-up and ramp-down of the gate speed is employed to minimize stress on all mechanical components.

We utilize Hall Effect sensors to know the position of the gate at any given moment thus synchronizing the gates to open and close at the same speed. We combine this technology with a dynamic magnetic brake system which stops the gate instantly when colliding with an obstacle.

Our brushless DC motors can withstand and operate in extreme high temperatures up to 165F (+74C); this surpasses any other motor technology we know of in the market today.



The Max brushless DC motor's torque is equivalent to a 1 HP AC output torque motor and can operate approximately 35,000 hours, which is about 6 million cycles. Therefore, the motor will last for decades to come. Maximum Controls stands behind our motors with a 5-year warranty.

Brushless motors controlled by DSP is the same motor technology used in advanced robotics for automobile assembly.



MOTOR CONTROL TECHNOLOGY

Maximum Controls' brushless DC motor controller enables precision movement that traditional brushed motors cannot replicate. For example, no overcoasting. This ability is crucial in bi-parting slide gates on the same track, as well as catch posts or columns that can't be avoided.

Another advantage of precise gate control is the ability to stop instantly. In an emergency situation, this is critical. When a safety edge is struck, stopping on a dime to reduce risk of injury or damage to equipment is imperative. Our motor control technology is absolutely the most advanced on the market.

ADVANTAGES OF BRUSHLESS DC MOTOR

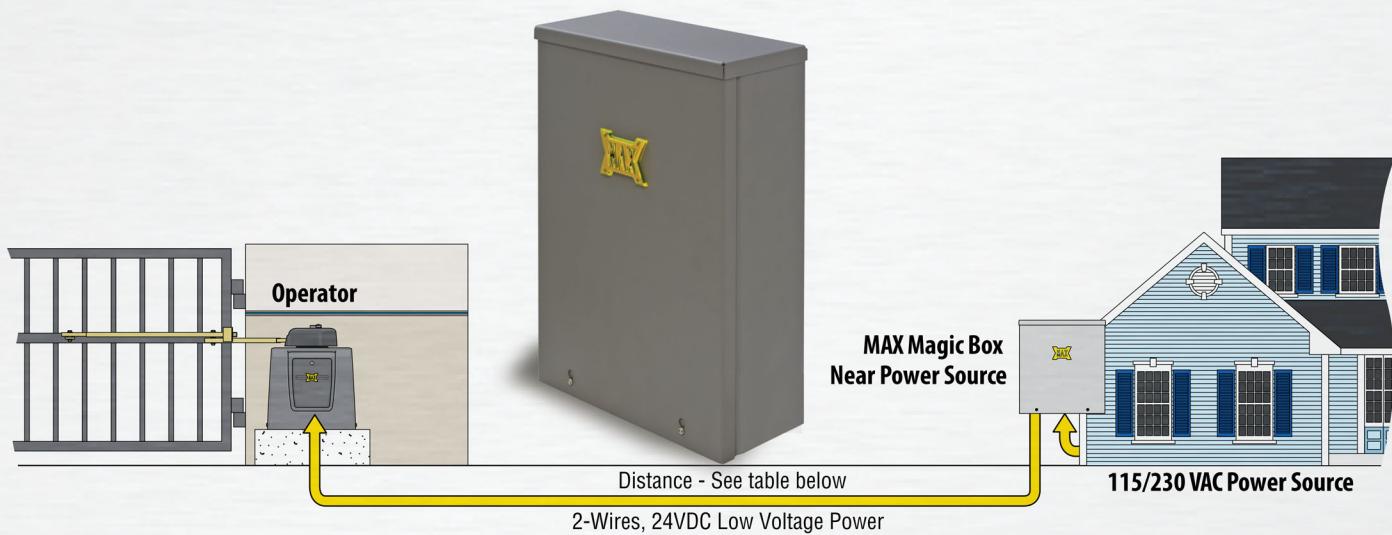
FEATURE	BRUSHED DC MOTORS	BRUSHLESS DC MOTOR MAX
Commutation	Mechanical	Electrical
Maintenance	High	Very Low
Electronic Noise EMI	High	Super Low
Life	Short	Much Longer 6,000,000 Cycles
Speed/Torque Characteristics	Moderately Flat	Flat (Enables Operation at All Speeds)
Efficiency	Medium	High
Motor Speed	Limited Speed Control	Variable Speed Control
Audible Noise	High at High Speeds Because of Brushes	Super Quiet
Drive Complexity	Inexpensive	Advanced DSP Control
Loss of Torque Due to Aging	Yes	No
Energy Consumption	Higher	Lower
Magnetic Hall Sensors	No	Yes (50 samples per degree of gate travel)

POWER SUPPLY

The Megatron 1400 PRO's power supply utilizes a 15 Amp torroid and power management board. The maximum Amp draw from the Megatron is 3.5 - 4.5 Amps depending on gate weight. The power supply is efficiently designed with ample headroom and is not overstressed under any extreme load or temperature conditions. The power supply input accepts 115V or 230V AC via selection switch. During gate operation the battery is not utilized while AC is present, preserving the life of the battery.

Input AC Power/Amps -

Switchable: 115VAC / 6 Amp, Single Phase or 230AVC / 2 Amp, Single Phase



MAGIC BOX

The Megatron 1400 PRO MAGIC BOX feature can save thousands of dollars in trenching and costly permit fees. Unforeseen complications like rock formations or utility lines that have to be trenched around can be avoided by using the Magic Box. This feature is a power management system that does not rely on battery power and as a result the battery life is not compromised.

Because the Magic Box does not rely on the batteries as a booster, the gate remains operational regardless of whether the batteries are malfunctioning or the batteries are removed. This technology is unique only to Maximum Controls.

BLACK BOX, LOOP MANAGEMENT & SECURITY

One of the primary goals of the Megatron 1400 PRO is to provide the most secure, easiest to maintain gate operator with higher gate-speed-motion and advanced loop management.

The Megatron 1400 PRO uses non-volatile memory to continuously log performance characteristics and input/output events. A service technician can access this data via USB port to download the event history, quickly diagnosing complex or intermittent problems that traditionally have been very difficult to isolate and repair. By plugging a USB thumb drive into the USB port, all the Megatron's diagnostic history will download, working as a "Black Box" to diagnose what occurred. The Megatron's event history is stored as a .TXT document which can be emailed to the factory if necessary, for on-site diagnosis. The .TXT file is a log of the most recent 1000 events reported by each module to the central logger.

The Megatron 1400 PRO's standard intuitive loop management system, when enabled, will discourage tailgating, increasing security for residential and High-traffic installations. When the anti-tailgate switch is activated, any car tailgating a legitimate access will be forced to stop by a rapidly closing gate, forcing the tailgater to back up and thereby triggering the gate to close and deny unauthorized access.

When disabled, loop management will allow multi-access, with the gate opening on each successive trigger in the traditional loop management manner.

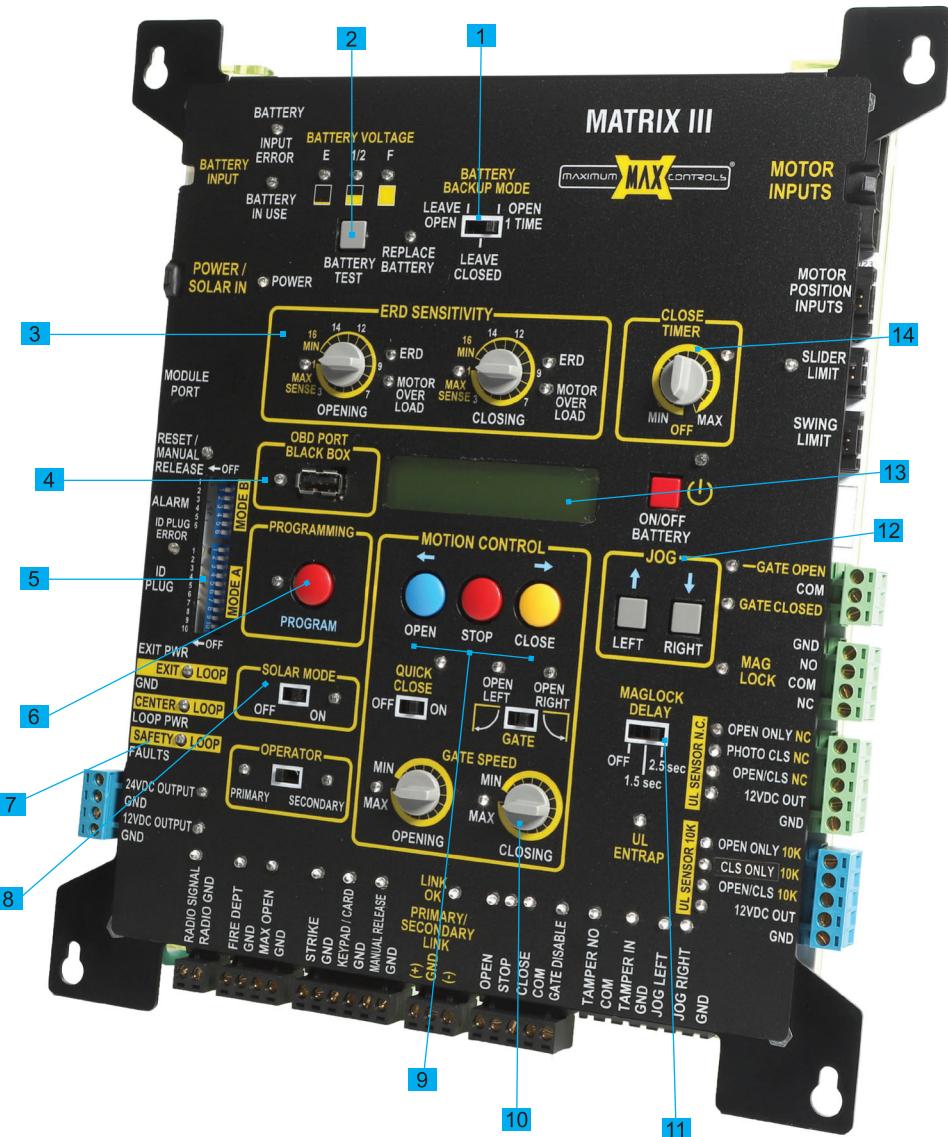


ADVANCED SECURITY FEATURES

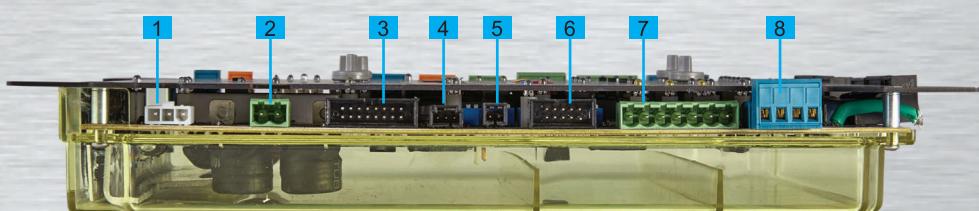
Anti-Vandalism/Burglar Alarm

As a security device, the Megatron 1400 PRO supplies a gate tamper relay output that triggers whenever a gate has encountered an unauthorized movement. This can be configured to activate an alarm system or camera. The Megatron 1400 PRO also has a gate disable feature which can disable operator open commands during a vacation or overnight for commercial applications.

CONTROL FEATURES AND CONNECTIONS



1. Battery Backup Mode Switch
2. Battery Test Switch
3. ERD Sensitivity
4. OBD Port
5. DIP Switches
6. Program Button
7. Loop Status
8. Solar Mode Application
9. Motion Control Buttons
10. Closing Gate Speed
11. Maglock Delay
12. Jog Open/Close
13. LCD Display
14. Close Timer Switch



1. Battery Input
2. Power/Solar Input
3. Module Port
4. Reset
5. UL Alarm
6. ID Plug
7. Loop Rack Input
8. 12VDC & 24VDC Limited Current Power Output

LIGHTNING PROTECTION



The Megatron 1400 PRO offers the most robust lightning protection available in the industry. The Megatron 1400 PRO protects all peripheral inputs, loop inputs, power inputs, relay outputs, and all communication lines (over 44 channels of protection) in 1/1,000,000,000 of a second. With special emphasis on power supply protection, the Megatron 1400 PRO is guaranteed to withstand any lighting hit more than 50 feet away; truly protected like no other operator in the world.

Maximum Controls LLC Warranty and Return Policy Megatron 1400 PRO

Section I Coverage

- a. 5-Year on all components
- b. 1 year on batteries

Section II Not Covered

- a. Damages due to vehicular strike.
- b. Damages due to water or liquid.
- c. Damages due to fire.
- d. Damages due to direct lightning.
- e. Damages due to extreme high wind.
- f. Damages due to vandalism.
- g. Damages due to negligence, i.e. leaving the cover off in the rain, improper wiring of AC or peripheral systems.
- h. Damages due to product misuse, i.e. gate and operator combination mismatch, i.e. heavy gate paired with low capacity gate operator.
- i. Damages due to unauthorized product modification or attempted repair.

Section III RMA Shipping Policy

- a. Maximum Controls LLC will pay for return shipping via standard ground UPS or USPS FOB CA on all RMA's within one year of Distributor's purchase
- b. Any form of "Expedited Shipping" on any RMA will be paid by Distributor

Section IV Product Returns

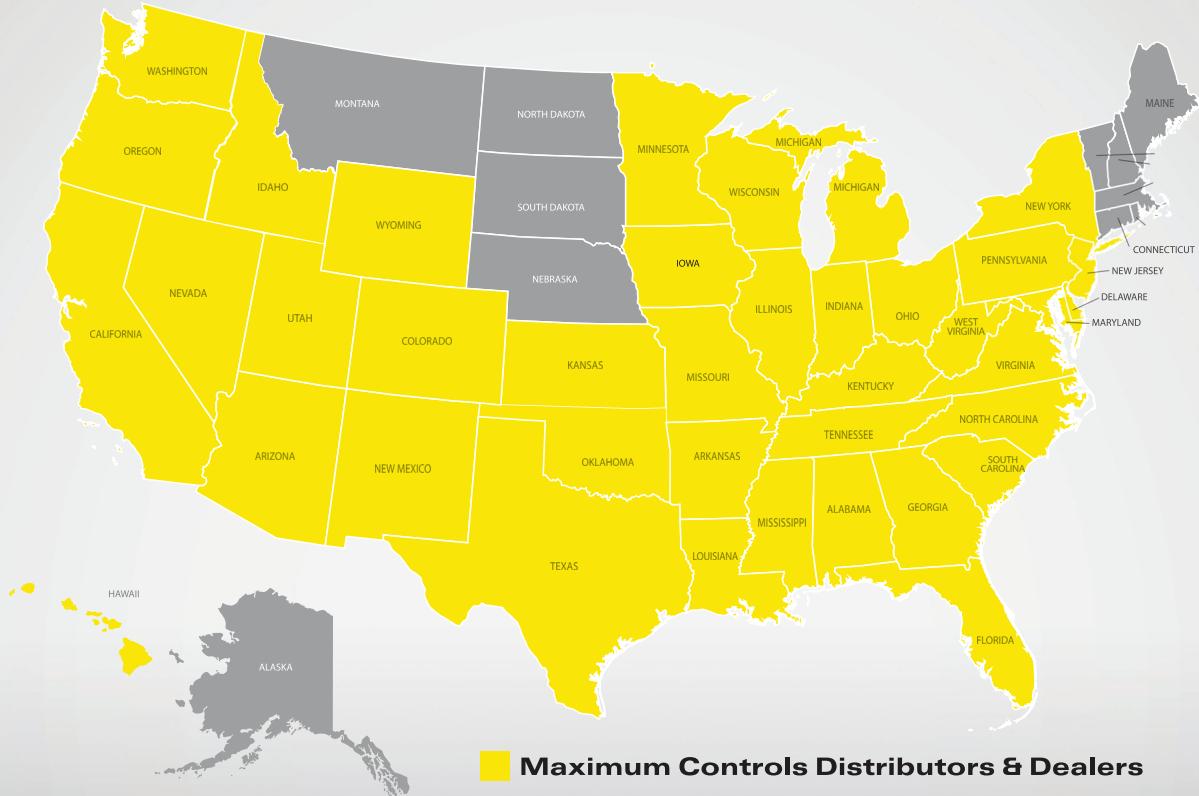
- a. Products must be in original, resellable condition with all warranty information, manuals, and original packaging.
- b. A re-stock fee of 10% will be charged on all returned products.
- c. All returned products must reference a Maximum Controls RMA number or it will be refused.
- d. Maximum Controls is not responsible for freight charges associated with returned merchandise.

NOTE: Products purchased online from unauthorized distributors will not be covered by our warranty.





www.Max.US.com



Maximum Controls LLC
949.699.0220
10530 Lawson River Ave.
Fountain Valley CA 92708
USA

Independent Dealer or Distributor

IRB-MON

UNIVERSAL UL325-2016 PHOTOEYE

Applications

The IRB-MON provides a universal solution for entrapment protection. One photoeye covers the entire spectrum of possible requirements for monitored and non-monitored photo eyes, simplifying inventory management and product training.

The IRB-MON is an external entrapment protection device type B1, non-contact sensor for use with automatic gates and doors. The device is UL325-2016 compliant and suitable for use with both operators that require monitored entrapment protection and those that do not require monitored operation.

There are four monitoring interfaces:

1. Normally closed: Cycle power to the transmitter while monitoring the receiver contacts for proper operation
2. Two-wire pulsed (2 freq): Provides 300Hz “heartbeat” unobstructed, 0Hz obstructed over power supply lines
3. Two-wire pulsed (3 freq): Provides 300Hz “heartbeat” unobstructed, 2Hz obstructed and 0Hz failure over power supply lines
4. Resistive termination: Provides a 10k Ohm resistance when unobstructed

The long range and thru-beam features combined with the installer mode switch settings provide a flexible solution to all external entrapment protection needs. A robust, NEMA 4X enclosure provides the durability required for high-reliability entrapment protection applications. Lens-less design minimizes fogging and false triggering caused by small objects and provides for easy alignment.

IRB-MON



EMX Industries, Inc.

4564 Johnston Parkway, Cleveland, Ohio 44128

P. 800 426 9912 F. 216 518 9884

Sales Inquiries: salessupport@emxinc.com **Technical Support:** technical@emxinc.com
www.emxinc.com

Competitive Advantage

The major advantage of the IRB-MON is its flexibility; this photo eye covers the whole spectrum of UL situations.

- Monitored application per UL325-2010 as applied to overhead doors operators
- Non-monitored UL325 as it stands now for the gate operators
(new requirements for monitored devices are scheduled to go into effect in January 2016)
- Non-UL installation

Distributors and dealers need only one photo eye to cover all these applications.

Accessories



IRB-HD



IRB-SH



IRB-SP



IRB-BR

Technical Data

Operating range	up to 115 ft. (35m)
Detection angle	24°
Sensitivity adjustment	potentiometer
Power indicator	Green LED
Detect indicator	Green LED
Mode selection switch	3 modes, relay output, pulsed (3 frequency), pulsed (2 frequency)
Relay output operation	Light on/dark on selection
Relay output	Form C contacts (NO, COM, NC)
Resistive termination	10k Ohm across NO contact
Power protection	Thermal fuse
Transmitter power cycle	>300mS (for use in configuration 0 Monitored)
Power supply	6...35 VDC, 12...24VAC (configuration 0-relay only)
Current (config. 1 and 2)	15mA (12VDC, includes TX and RX wired in parallel)
Current (config. 0)	60mA (relay activated)
Operating temperature	-40°F...170°F (-40°C...77°C)
Environmental	NEMA 4X
Dimensions (L x W x H)	2.3" (57mm) x 2.6" (65mm) x 3.7" (94mm)
Weight	TX - 0.35 lbs (159 g), RX 0.35 lbs (159 g)
Connections	TX-2 terminal, RX-5 terminal

Ordering Information

- IRB-MON Safety Photo Beam
- IRB-HD-SET Gold anodized aluminum protective hood
- IRB-SH-SET Gray powder coat steel hood
- IRB-BR "L" shaped mounting bracket
- IRB-SP Liquid tight strain relief connector
- IRB-S Set of nylon mounting screws with nuts

WARRANTY EMX INC. the product described herein for a period of 2 years under normal use and service from the date of sale to our customer. The product will be free from defects in material and workmanship. This warranty does not cover ordinary wear and tear, abuse, misuse, overloading, altered products, or damage caused by the purchaser from incorrect connections, or lightning damage. There is no warranty of merchantability. There are no warranties expressed, implied or any affirmation of fact or representation which extend beyond the description set forth herein. EMX Inc. sole responsibility and liability, and purchaser's exclusive remedy shall be limited to the repair or replacement at EMX's option of a part or parts not so conforming to the warranty. In no event shall EMX Inc. be liable for damages of any nature, including incidental or consequential damages, including but, not limited to any damages resulting from non-conformity defect in material or workmanship. Rev 1.4 12/14/15





MAGNA Q

BARRIER ARM OPERATOR

GREATNESS! SIMPLIFIED.

The **MAGNA Q** Barrier Arm Operator is the latest innovation in parking control, combining exceptional performance with cutting-edge technology. Engineered for reliability, ease of use and low maintenance, MAGNA Q offers unparalleled features and specifications, making it the ideal solution for various applications.

FEATURES



ALL-BLDC PRO

Advanced Controller

ALL-BLDC PRO controller with an LCD display, onboard diagnostics, USB export for diagnostics data, and field firmware update capabilities

Flexible Configuration

Standard right- or left-hand operation set via DIP-SWITCH

High-Efficiency Motor

Brushless DC motor ensures smooth operation, enhanced efficiency, and long-lasting reliability

Self-Adjustment speed

Operator will self-adjust the speed to smoothly operate different length arms

Manual Operation

Spindle manual release allows easy movement of the arm up or down

Damage Reduction

Standard break-away mechanism minimizes damage to the arms

Optimized Transportation

Standard sectional arms reduce shipping damage and save on freight costs

Battery Backup

Built-in battery backup provides up to 350 cycles on 15' arms

Low Maintenance

Simpler, no springs or counterweights design, reducing maintenance needs

USB Port

Ability to export diagnostics DATA and firmware updates

Vehicle Counter

Keeps a log of accurate vehicle count

Convenience Outlet

Built-in 120VAC outlet for added functionality.

Warranty

10 years on aluminum cabinet, 3 years electrical and mechanical components



SCAN FOR PRODUCT INFORMATION

SLIDERS | SWINGERS | OVERHEADS | BARRIER ARMS

The standard by which all other automatic gate operators are measured



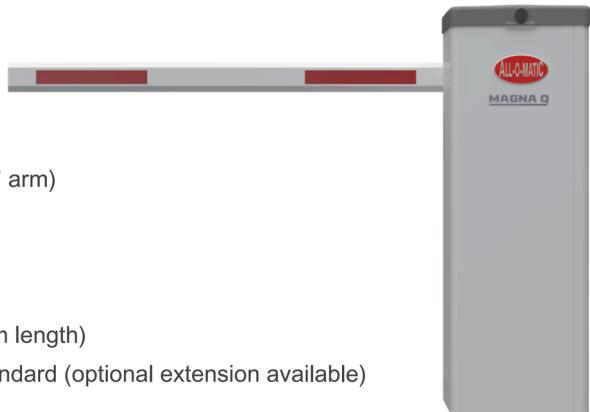


MAGNA Q

----- BARRIER ARM OPERATOR

SPECIFICATIONS

Power Options	120VAC, 208/240VAC (1PH), and 24VDC solar
Battery	Two 7Ahr, 12V batteries (up to 350 cycles with a 15' arm)
Motor	24VDC BLDC
Operating Voltage	24VDC
Accessory Power	0.5A at 12VDC and 0.5A at 24VDC
Arm Speed	90° movement takes 2.5–4.5 seconds (varies by arm length)
Arm Length	Two-piece octagonal aluminum extrusion, 15'-7" standard (optional extension available)
Cabinet Dimensions	11" x 14" x 42"
Weight	120 lbs (without the arm)
Cabinet Material	6061 aluminum extrusion panels (powder-coated) with PA-765A UV-resistant hood
Duty Cycle	Continuous
Mechanical Release	Spindle crank for manual arm movement



OPTIONS

	Reduces costly repairs
Arm Extension	49" extension to increase total arm length to 19'-8"
Folding Arm	Folding arm hardware (main arm length must be specified)
Edge Sensor	Available for both 15'-7" and 19'-8" arms (compact and sleek edge)
LED Strip	Optional LED strip for 15'-7" or 19'-8" arms (compact and sleek strips)

- Reduces Costs
- Enhances Safety
- Minimizes Downtime & Repairs

SUGGESTED ACCESSORIES

AOM PRIME VD1	Plug-in loop detector
AOM-RED EYE 2 Kit	Retro-reflective photo eye
ARM LED Strip	Available for 15'-7" and 19'-8" arms
Folding Arm Hardware	For customized installation
Edge Sensor	Available for 15'-7" and 19'-8" arms
Solar Panels	55W, 24VDC panels



BREAKAWAY ARM

The Warrantor warrants the MAGNA Q Barrier Arm Operator. ALL-O-MATIC INC warrants the MAGNA Q for a period of ten (10) years on the extrusion aluminum cabinet panels, and for a period of three (3) years on electrical and mechanical components from defects in circuitry, motor, gear box and workmanship. This warranty applies from the date of purchase to the original owner. Warrantor will repair or, at its option, replace any device which it finds to require service. This device must be sent to the warrantor at the consumer's expense. The warrantor will return the repaired or replaced unit to the customer at the consumer's expense. Labor charges for dealer service or replacement are the responsibility of the owner. These warranties are in lieu of all other warranties either expressed or implied, and ALL-O-MATIC INC shall not be liable for consequential damage. All implied warranties of merchantability and/or fitness for a particular purpose are hereby disclaimed and excluded. This limitation is not valid in jurisdictions which do not allow limitation of incidental or consequential damages or limitation of warranty periods. Caution in order to obtain this policy, please complete the registration card and send it by mail within 30 days of purchasing from ALL-O-MATIC INC. or your INSTALLER. If not registered only a one year warranty on all parts will be provided.



**NORTHSTAR
CONTROLS, LLC**

Vehicle Detection, Systems & Accessories



NP2-ES | ACCESS CONTROL

Single Channel Dual Output Plug-In Vehicle Detector



10-Pin Molex Connector



4 Selectable Sensitivities



4 Selectable Frequencies



Selectable Presence Times



Separate Power/Fault & Detect Indicators



Permanent Presence Option



Our Facility
Sarasota, Florida



Learn more
northstarcontrols.com



Call Us
941.926.2454

Built in America, by an American

Front Panel Selections:

Sensitivity – controlled by front panel DIP switch.

- 0 = Low sensitivity
- 3 = High sensitivity

Medium sensitivity is used for most applications; this is a setting of 1 or 2. Always use the lowest sensitivity setting that provides expected operations.

Frequency – four separate settings controlled by front panel DIP switches.

- 2+1 = High
- 2+0 = Medium High
- 1+0 = Medium Low
- 0+0 = Low

Reset – front panel reset performs a hard reset of the detector.

DIP Switch Options:

Switch A ON = 15 min presence time

Switch A OFF = 60 min presence time

Switch B ON = Permanent Presence

Outputs: Detect Output is fail secure, loss of power does not cause a detect output to be placed.

Factory Settings:

- Set to High frequency
- Set to Medium Low sensitivity (1)

Specifications:

Output Rating: Solid State both Detect and Fail. 30mA Maximum current sink. Outputs are protected from over-voltage or polarity reversal.

Power: 10 to 30 volts DC, 5mA nominal.

Inductance Range: 20uH to 1500uH.

Temperature Range: -30 F to +180 F.

Lead-In Length: up to 2500 ft. with proper lead-in and loop.

Mechanical: 2.4" H x 2.25" D x 0.8" W.

Supply Voltage – incorrect voltage supplied to the unit will not result in damage, the unit will simply not operate until correct voltage is supplied. No fuses need to be reset.

Indicators – front panel indicators:

Power/Fault – Green, solid with correct power supplied.

Flashes during a fault condition.

Fault flash sequence: Single flash and pause = Open Circuit Loop
Double flash and pause = Shorted Loop.

Detect – Red, solid during detect.

Sensitivity Boost – automatic during detect except in the highest sensitivity setting (3).

Connector

10 position Molex Type 09-48-1104

Pin #	Function
1	Loop
2	Loop
3	Power – 10 to 30 V DC
4	Not used
5	Not used
6	Fail output
7	Fail output
8	Detect output
9	Power – 10 to 30 V DC
10	Power Logic Ground

Note: The above connections are shown with correct power supplied and no vehicle present.



northstarcontrols.com

SECTION C

ESTIMATE

INFINITE SECURITY
P O Box 87
Ocoee, FL 34761

Infinitealarms@aol.com
+1 (718) 314-7644
InfiniteAlarms.US



Bill to
Jarett Wright
Windward Community Development District

Ship to
Jarett Wright
Windward Community Development District

Estimate details

Estimate no.: 1022
Estimate date: 11/19/2025
Expiration date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			MAIN ENTRANCE			
2.		LiftMaster CAPXLV2mc	10" Smart Video Intercom L, Ethernet and Wi-Fi	1	\$5,500.00	\$5,500.00
3.		LiftMaster CAPXLV2HOOD	Hood Kit Pedestal/Surface Mount for CAPXLV2	1	\$300.00	\$300.00
4.		LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	2	\$400.00	\$800.00
5.		LiftMaster Mega Arm Tower Gate Operator	***USE EXISTING***	5	\$0.00	\$0.00
6.		SOS Siren	***USE EXISTING***	1	\$0.00	\$0.00
7.		Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
8.		Labor	Equipment Installation and Programming - EXPORT EXISTING RESIDENT DATABASE, REMOVE DOORKING HARDWARE. INSTALL NEW CALLBOX SYSTEM, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$4,680.00	\$4,680.00
Subtotal			Subtotal			\$11,280.00

9.	END SECTION	*****	1	\$0.00	\$0.00
10.		KEY BAY TRAIL ENTRANCE			
11.	LiftMaster CAP2D Smart Access Controller	2 Door Controller	2	\$900.00	\$1,800.00
12.	LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	1	\$400.00	\$400.00
13.	LiftMaster CSW24UL Swing Gate Operator	***USE EXISTING***	4	\$0.00	\$0.00
14.	SOS Siren	***USE EXISTING***	1	\$0.00	\$0.00
15.	Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
16.	LiftMaster LMSC1000	RFID Long Range Reader, 20'-30' range.	1	\$2,850.00	\$2,850.00
17.	Labor	Equipment Installation and Programming - EXPORT EXISTING RESIDENT DATABASE, REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$3,900.00	\$3,900.00
	Subtotal	Subtotal			\$8,950.00
18.	END SECTION	*****	1	\$0.00	\$0.00
19.		SAND HILL RD ENTRANCE			
20.	LiftMaster CAP2D Smart Access Controller	2 Door Controller	2	\$900.00	\$1,800.00
21.	LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	1	\$400.00	\$400.00
22.	LiftMaster CSW24UL Swing Gate Operator	***USE EXISTING***	4	\$0.00	\$0.00
23.	SOS Siren	***USE EXISTING***	1	\$0.00	\$0.00
24.	Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
25.					

	LiftMaster LMSC1000	RFID Long Range Reader, 20'-30' range.	1	\$2,850.00	\$2,850.00
26.	Labor	Equipment Installation and Programming - EXPORT EXISTING RESIDENT DATABASE, REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$3,900.00	\$3,900.00
	Subtotal	Subtotal			\$8,950.00
27.	END SECTION	*****	1	\$0.00	\$0.00
28.		SANDY CREEK TRAIL ENTRANCE			
29.	LiftMaster CAP2D Smart Access Controller	2 Door Controller	2	\$900.00	\$1,800.00
30.	LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	2	\$400.00	\$800.00
31.	LiftMaster LMSC1000	RFID Long Range Reader, 20'-30' range. ***ONE FOR ENTRY AND EXIT, UNLESS OTHERWISE NOTED***	2	\$2,850.00	\$5,700.00
32.	LiftMaster Mega Arm Tower Gate Operator	***USE EXISTING***	2	\$0.00	\$0.00
33.	SOS Siren	***USE EXISTING***	2	\$0.00	\$0.00
34.	Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
35.	Labor	Equipment Installation and Programming - INSTALL NEW CONTROLLERS AND READERS, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READERS ON EACH OPERATOR AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$4,680.00	\$4,680.00
	Subtotal	Subtotal			\$12,980.00
36.	END SECTION	*****	1	\$0.00	\$0.00
37.		WARRANTY			

38.	Warranty	Gate Operators (CSW24UL) - 5 Years ***EXISTING*** Access Panels, Callbox (Smart Video Intercom) - 2 Years RFID Reader - 1 Year Mega Arm Operator - 10 Years (Cabinet), 2 Years (Components) ***EXISTING***	1	\$0.00	\$0.00
39.	END SECTION	*****	1	\$0.00	\$0.00
40.		MONTHLY PRICING SCHEDULE			
41.	LiftMaster MyQ Monthly Subscription	Base Fee - Equipment and VOIP ***ESTIMATED, MANUFACTURER CURRENTLY RESTRUCTURING PRICING***	1	\$150.00	\$150.00
42.	LiftMaster MyQ Monthly Subscription - Additional Access Points	Additional Access Points - \$25 per Access Point ***ESTIMATED, MANUFACTURER CURRENTLY RESTRUCTURING PRICING***	8	\$25.00	\$200.00
43.	Automated Gates Service and Maintenance Plan	***OPTIONAL PLAN*** INCLUDES 8 HOURS ONSITE LABOR, UNLIMITED REMOTE SUPPORT, UP TO 24 PROGRAMMING CHANGES, NO TRIP CHARGE, SAME DAY SERVICE AT NO ADDITIONAL CHARGE WHEN POSSIBLE. QUARTERLY SITE VISITS (INCLUDED IN PRICE) TO INSPECT, MAINTAIN AND CHECK SYSTEM.	1	\$1,200.00	\$1,200.00
44.	END SECTION	*****	1	\$0.00	\$0.00
45.		FEE SCHEDULE			
46.	Service Request < 75 miles	Trip Charge	0	\$65.00	\$0.00
47.	Labor	Hourly rate	0	\$175.00	\$0.00
48.	Same Day Service Request	Same Day Service Request	0	\$100.00	\$0.00
49.	Emergency Service Request < 75 Miles	Emergency Service	0	\$165.00	\$0.00
50.	Labor - After Hours/Weekend	After Hours / Weekend Hourly Rate	0	\$262.50	\$0.00
51.	Automated Gates Service and Maintenance Plan	***ANNUAL COST*** QUARTERLY SERVICE ONLY OPTION	0	\$8,500.00	\$0.00

Total **\$43,710.00**

Note to customer

Total includes sales tax, if tax exempt, please provide tax exempt certificate.

Expiry date

12/31/2025

Please let us know if you have any questions, and if needed we can be present at the Board Meeting to answer any questions.

Accepted date

Accepted by

SECTION V

SECTION A

Begin forwarded message:

From: Manny Trinidad <manager@fsohoa.org>
Subject: Four Seasons at Orlando- ACC Guidelines & CDD verbiage- 2-10-26

Date: February 10, 2026 at 4:19:11PM EST

To: Jason Showe <jshowe@gmscfl.com>

Cc: Natalie DeLa Torre <ndelatorre@castlegroup.com>

Hey Jason,

The ACC has been working on an update to the ACPP (ACC guidelines) and ACC application. Here are the specific references to the CDD we would like to incorporate into these documents.

We are open to edits by the CDD., and we understand we will not include any reference not approved in writing by the CDD.

ACC Application

Under the "I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS:" section, add "I understand that I am responsible for notifying the Windward CDD (<https://windwardcdd.com>) if the proposed modification has any potential impact on CDD-managed facilities, including but not limited to sidewalks, roads, verge."

ACPP (guidelines)

Section 1.6.2 "Alterations / Modifications", add item (f) "Prior to starting construction, Owner is responsible for notifying the Windward Community Development District (CDD) if the alterations/modifications will impact any CDD Facilities, including but not limited to streets, sidewalks, walking paths, and verge areas."

Section 3.4 "Step 4 – Construction/Installation of Modification", add the sentence " In addition, as stated previously in Section 1.6.2, Owner is responsible for notifying the Windward CDD and/or Mystic Dunes Golf Course if the alterations/modifications will impact any CDD Facilities or golf course property, respectively."

We wanted to see if it would be okay for the HOA to include the above mentioned verbiage in their updated ACC guidelines & ACC application.

Manny Trinidad

Property Manager | Castle Group

Four Seasons Orlando "Proudly Managed by the Castle Group" 7813 Four Seasons Blvd, Kissimmee, FL 34747

mtrinidad@castlegroup.com | www.castlegroup.com

P: 954-792-6000



SECTION B

Begin forwarded message:

From: Kristen Trucco <ktrucco@lathamluna.com>
Subject: RE: Windward CDD Cost Share Invoice - Payment Inquiry
Date: November 19, 2025 at 7:40:19 AM EST
To: Eryn McConnell <emcconnell@orlando-law.com>
Cc: Jason Showe <jshowe@gmscfl.com>, Jan Carpenter <JCarpenter@lathamluna.com>, Sara Myers <SMyers@lathamluna.com>

Good morning Eryn, I know we owe you a draft License Agt. (we are working on it) but I wanted to send a quick follow-up note on the request in the below. Please see below and attached (t us know your thoughts on this. Thank you.

Attached is the documentation showing accounting ledgers for the HOA regarding the unpaid invoice # 17003313. The Ledgers show the HOA received the bill and entered it into the system on 10/31/23. A check number 17003313-Oct was issued on 11/22/23. The check number 17003313-Oct was voided on 8/31/2024 and never reissued.

From: Kristen Trucco
Sent: Wednesday, October 15, 2025 8:56 AM
To: Eryn McConnell <emcconnell@orlando-law.com>
Cc: Jason Showe <jshowe@gmscfl.com>
Subject: FW: Windward CDD Cost Share Invoice - Payment Inquiry

Good morning Eryn, when you have a chance, could you please review the chain below (plus attachments) and advise on your understanding of this issue? Thanks!

- November of 2023 - Invoice attached here was sent to HOA for payment under water cost share agreement:
- You can see emails here where we reached out to the HOA in April of 2025, and they indicated that they had paid, but CDD had no receipt of it. In the time between Novemb company, and they referred us to Castle (current HOA Manager)

We have continued to followup for the last 5 months, and Castle keeps indicating to us that this is under review of HOA attorney. This is a payment owed to the CDD under th agreement.

e approved and e

Begin forwarded message:

From: Estefany Abastida <eabastida@castlegroup.com>
Subject: Re: Windward CDD Cost Share Invoice - Payment Inquiry
Date: October 13, 2025 at 1:32:37 PM EDT
To: Michael Cortese <mcortese@gmscfl.com>
Cc: Zunyi Yan <zyan@gmscfl.com>

Hi Michael,

This matter is still with the attorney.

Sincerely,

Estefany Abastida
Property Manager | Castle Group
Four Seasons at Orlando "Proudly Managed by the Castle Group" - 7813 Four Seasons Blvd, Kissimmee, FL 34747
eabastida@castlegroup.com | www.castlegroup.com

From: Zunyi Yan zyan@gmscfl.com 
Subject: Fwd: Windward CDD Cost Share Invoice - Payment Inquiry
Date: October 13, 2025 at 2:26PM
To: Jason Showe jshowe@gmscfl.com
Cc: Darrin Mossing dmossing@gmscfl.com, Michael Cortese mcortese@gmscfl.com



Begin forwarded message:

From: Zunyi Yan <zyan@gmscfl.com>
Subject: Fwd: Windward CDD Cost Share Invoice - Payment Inquiry
Date: June 3, 2025 at 3:33:22 PM EDT
To: Michael Cortese <mcortese@gmscfl.com>

Hi Michael,

Could you please forward below invoice to Estefany in a separate email.

Thank you,

1 - 10.23 - Toho.pdf
153 KB



Best regards,

Zunyi (Eddy) Yan
Accountant
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 Ext 146
Email : zyan@gmscfl.com

Begin forwarded message:

From: Marisol Aquino <marisol.aquino@castlegroup.com>
Subject: RE: Windward CDD Cost Share Invoice - Payment Inquiry
Date: May 5, 2025 at 1:06:39 PM EDT
To: Zunyi Yan <zyan@gmscfl.com>, Estefany Abastida <abastida@castlegroup.com>
Cc: Gina Little <glittle@accessdifference.com>, Kim Case <kcase@accessdifference.com>, Michael Cortese <mcortese@gmscfl.com>

Good afternoon,

I will connect you with the property manager so she may review and properly assist you.
[@Estefany Abastida](#) please see attachment and email below from Zunyi.

Zunyi, please be sure to update your contact for the community to avoid any delays in responses.

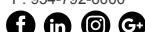
Kindly,



Unparalleled Property Services



Marisol Aquino
Transition Specialist | Castle Group
12270 SW 3rd Street, Suite 200, Plantation, FL 33325
marisol.aquino@castlegroup.com | www.castlegroup.com
P: 954-792-6000



We're Hiring

Click here to join our team!

From: Zunyi Yan <zyan@gmscfl.com>
Sent: Monday, May 5, 2025 1:03 PM
To: Marisol Aquino <marisol.aquino@castlegroup.com>
Cc: Gina Little <glittle@accessdifference.com>; Kim Case <kcase@accessdifference.com>; Michael Cortese <mcortese@gmscfl.com>
Subject: Re: Windward CDD Cost Share Invoice - Payment Inquiry

Good afternoon,
Windward has not received the check issued in November 2023. Since CastleGroup took over, please remit payment for the issuance invoice at your earliest convenience. The mailing address is listed in my signature below.
Thank you,

Best regards,

Zunyi (Eddy) Yan
Accountant
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 Ext 146
Email : zyan@gmscfl.com

On May 5, 2025, at 12:53 PM, Gina Little <glittle@accessdifference.com> wrote:

Good morning,

We no longer have access to their funds, it will need to be reissued by new management.

<image004.jpg>Thank you,

Gina Little, LCAM

Corporate Controller

O: 407.480.4200 x 1006

glittle@accessdifference.com

Access Residential Management
1170 Celebration Boulevard, Suite 202
Celebration, FL 34747
www.accessdifference.com

<image003.png>

From: Zunyi Yan <zyan@gmscfl.com>
Sent: Monday, May 5, 2025 11:50 AM
To: Gina Little <glittle@accessdifference.com>
Cc: Kim Case <kcase@accessdifference.com>; Michael Cortese <mcortese@gmscfl.com>
Subject: Re: Windward CDD Cost Share Invoice - Payment Inquiry

As this clearly falls within your company's management period, it is your responsibility to cover the cost.
Thank you,

Best regards,

Zunyi (Eddy) Yan
Accountant
Governmental Management Services-CF, LLC

6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 Ext 146
Email : zyan@gmscfl.com

On May 5, 2025, at 12:43 PM, Gina Little <glittle@accessdifference.com> wrote:

Good morning,

We no longer manage this community, so it will need to be reissued by new management; please reach out to marisol.aquino@castlegroup.com.

<image004.jpg>Thank you,

Gina Little, LCAM

Corporate Controller

O: 407.480.4200 x 1006

glittle@accessdifference.com

Access Residential Management
1170 Celebration Boulevard, Suite 202
Celebration, FL 34747

www.accessdifference.com

<image003.png>

From: Zunyi Yan <zyan@gmscfl.com>

Sent: Monday, May 5, 2025 11:39 AM

To: Gina Little <glittle@accessdifference.com>; Kim Case <kcase@accessdifference.com>

Cc: Michael Cortese <mcortese@gmscfl.com>

Subject: Re: Windward CDD Cost Share Invoice - Payment Inquiry

Good afternoon Gina,

I hope you're well. It appears the check may have been lost in the mail, would you mind reissuing it?

Thank you,

Best regards,

Zunyi (Eddy) Yan

Accountant

Governmental Management Services-CF, LLC

6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Phone: (407) 841-5524 Ext 146

Email : zyan@gmscfl.com

On Apr 10, 2025, at 9:17 AM, Michael Cortese <mcortese@gmscfl.com> wrote:

Good Morning Gina,

Thank you for getting back to me. I'm having a hard time finding the payment. Was the check cashed?
Would you be able to provide a scan from the bank?

Thank you,

Michael Cortese
Governmental Management Services-CF
219 E. Livingston Street
Orlando, FL 32801

407-841-5524 Ext.153

<F1DC7B97-08F1-46EA-A828-8E815C55309A.gif>

On Apr 9, 2025, at 5:44 PM, Gina Little <glittle@accessdifference.com> wrote:

Good afternoon,

Yes, check 101499 was sent on 11/22/2023.

<image005.jpg>Thank you,

Gina Little, LCAM

Corporate Controller

O: 407.480.4200 x 1006

glittle@accessdifference.com

Access Residential Management
1170 Celebration Boulevard, Suite 202
Celebration, FL 34747

www.accessdifference.com

<image003.png>

From: Michael Cortese <mcortese@gmscri.com>
Sent: Wednesday, April 9, 2025 1:10 PM
To: Kim Case <kcase@accessdifference.com>; Gina Little <glittle@accessdifference.com>
Cc: Zunyi Yan <zyan@gmscfl.com>
Subject: Windward CDD Cost Share Invoice - Payment Inquiry

Good Afternoon Kim,

Could you please check if payment was sent for this invoice?

Thank you,

Michael Cortese
Governmental Management Services-CF
219 E. Livingston Street
Orlando, FL 32801

407-841-5524 Ext.153

<image004.gif>

1 - 10.23 - Toho.pdf
153 KB



Windward Community Development District



Windward CDD
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822
407-347-4103 - Tel
407-839-1526 - Fax
zyan@gmscfl.com

Bill To Four Seasons at Orlando
Homeowners Association, Inc.
Attn: Sandra Noto
Address 215 Celebration Place, Suite 115
Celebration, FL 34747
Phone (407) 480-4200 ext.1037
E-Mail glittle@accessdifference.com

Invoice Number:
17003313

Bill Date 11/08/23

Account#	Service Period/Description	Amount
	Per Cost Sharing Agreement for O&M of Shared Irrigation Costs	
002622453-033174559	09/28/23 - 10/28/23	
	Reclaimed Water - HOA Portion	\$20,861.56
	Subtotal	\$20,861.56
Due by 12/08/23		
	Total	\$20,861.56

Thanks for letting us serve you!



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Customer Service: (8am - 5pm) 407-944-5000

As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

RECEIVED
By GMS at 10:14 am, Nov 08, 2023

#9
1.32.538.431
0 Four Seasons Blvd



WINDWARD COMMUNITY
DEVELOPMENT
Service Address:
0 FOUR SEASONS BOULEVARD

Account Number: 002622453-033174559
Past Due Amount: \$0.00
Current Charges: \$52,153.91
Total Amount Due: \$52,153.91

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003313	30	09/28/2023	413370	10/28/2023	423300	9930

Previous Balance \$68,172.41
Payment - Thank You \$-68,172.41
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$52,027.69
Reclaimed Base Charge \$126.22
Current Transaction Total \$52,153.91

Total Amount Due **\$52,153.91**



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Please return this portion with your payment - Do not send cash through the mail.

Account Number 002622453-033174559
Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 11/28/23	Late Charge after 11/28/23	
\$0.00	\$52,153.91	\$2,607.70	\$52,153.91

Please Remit to

TOHO WATER AUTHORITY
PO BOX 30527
TAMPA, FL 33630-3527

WINDWARD COMMUNITY DEVELOPMENT
0 FOUR SEASONS BOULEVARD
KISSIMMEE FL 34747

0026224530331745590052153917



Windward Community Development District



Windward CDD
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822
407-347-4103 - Tel
407-839-1526 - Fax
zyan@gmscfl.com

Bill To Four Seasons at Orlando
Homeowners Association, Inc.
Attn: Sandra Noto
Address 215 Celebration Place, Suite 115
Celebration, FL 34747
Phone (407) 480-4200 ext.1037
E-Mail glittle@accessdifference.com

Invoice Number:

17003313

Bill Date 11/08/23

Account#	Service Period/Description	Amount
Per Cost Sharing Agreement for O&M of Shared Irrigation Costs		
002622453-033174559	09/28/23 - 10/28/23 Reclaimed Water - HOA Portion	\$20,861.56
	Subtotal	\$20,861.56
Due by 12/08/23		Total \$20,861.56

Thanks for letting us serve you!



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Customer Service: (8am - 5pm) 407-944-5000

As of October 1, 2023, a new rates schedule will go in effect. To view the new rates, please visit qrco.de/tohorates.

RECEIVED

By GMS at 10:14 am, Nov 08, 2023

#9
1.32.538.431
0 Four Seasons Blvd

Reclaimed Water



WINDWARD COMMUNITY
DEVELOPMENT
Service Address:
0 FOUR SEASONS BOULEVARD

Account Number: 002622453-033174559
Past Due Amount: \$0.00
Current Charges: \$52,153.91
Total Amount Due: \$52,153.91

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003313	30	09/28/2023	413370	10/28/2023	423300	9930

Previous Balance \$68,172.41
Payment - Thank You \$-68,172.41
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Usage \$52,027.69
Reclaimed Base Charge \$126.22
Current Transaction Total \$52,153.91

Total Amount Due \$52,153.91



Please return this portion with your payment - Do not send cash through the mail.

Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 002622453-033174559
Past due balances are subject to immediate
interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 11/28/23	Late Charge after 11/28/23	
\$0.00	\$52,153.91	\$2,607.70	\$52,153.91

Please Remit to

TOHO WATER AUTHORITY
PO BOX 30527
TAMPA, FL 33630-3527

WINDWARD COMMUNITY DEVELOPMENT
0 FOUR SEASONS BOULEVARD
KISSIMMEE FL 34747



0026224530331745590052153917



St. P 2

Expense Negotiation

1

Four Seasons at Orlando Homeowners Association, Inc.
General Ledger Report
10/1/2023 - 10/31/2023

10/31/2023	GL	ACCRUE TECO 221006435186 OCTOBER	\$5,355.38	\$32,617.73
10/31/2023	GL	ACCRUE TECO 221006619334 OCTOBER	\$72.92	\$32,690.65
Account Total			\$5,447.01	\$0.00
Beginning Balance			\$27,243.64	
Net Change			\$5,447.01	

Client: Four Seasons at Orlando Homeowners Association, Inc.

Account Category: Utilities

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
		Beginning Balance					\$6,636.15
10/1/2023	AP	WASTE MANAGEMENT, Invoice #: 0113279-0180-4; October 2023			\$864.67		\$7,500.82
10/27/2023	AP	WASTE MANAGEMENT, Invoice #: 0120623-0180-4; November 2023			\$863.58		\$8,364.40
10/27/2023	GL	RECLASS- WASTE MANAGEMENT, Invoice #: 0120623-0180-4; November 2023			\$863.58		\$7,500.82
		Account Total			\$1,728.25	\$863.58	\$7,500.82
		Beginning Balance			\$6,636.15		
		Net Change			\$864.67		

Client: Four Seasons at Orlando Homeowners Association, Inc.

Account Category: Utilities

Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
		Beginning Balance					\$131,078.64
10/31/2023	AP	WINDWARD CDD, Invoice #: 17003313- OCT; October Cost Share Irrigation			\$20,861.56		\$151,940.20
		Account Total			\$20,861.56	\$0.00	\$151,940.20
		Beginning Balance			\$131,078.64		
		Net Change			\$20,861.56		

Client: Four Seasons at Orlando Homeowners Association, Inc.

Account Category: Utilities

Account Category: **Bank**
Account Type: Expense

Account: 3100 - Water & Sewer - Crabhouse				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$8,891.30
10/28/2023	AP	TOHO WATER AUTHORITY, Invoice #: 102823-85-033147029; 7813 Four Seasons Blvd 9/28-10/28			\$1,079.17		\$9,970.47
Account Total						\$1,079.17	\$0.00
Beginning Balance						\$8,891.30	
Net Change						\$1,079.17	

Client: Four Seasons at Orlando Homeowners Association, Inc.

Account Category: Single Family Lots

Account: 80200 - Landscape Contract - Single Family

Account Type: Expense

Account: 3000 - Landscape Contract - Single Family				Account Type: Expense			
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$222,378.53
10/1/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 232664-1; October 2023 SFH			\$26,169.17		\$248,547.70
10/16/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 234340; Service 10/11/23			\$176.00		\$248,723.70
Account Total					\$26,345.17	\$0.00	\$248,723.70
Beginning Balance					\$222,378.53		
Net Change					\$26,345.17		

Client: Four Seasons at Orlando Homeowners Association, Inc.

Account Category: Villas

Account: 81300 - Landscape Contract - Villas

Account Type: Expense

Account Type: Expense						
Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$110,744.86

Step 2

AP Credit

(2)

Four Seasons at Orlando Homeowners Association, Inc.
General Ledger Report
10/1/2023 - 10/31/2023

10/31/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300595, Invoice #: 101023-910088200403	\$35.84	(\$14,735.80)
10/31/2023	AP	Payment: TECO, API Payment - Check #: 300596, Invoice #: 101323-211006435186	\$1,317.77	(\$13,418.03)
10/31/2023	AP	Payment: TECO, API Payment - Check #: 300597, Invoice #: 101223-221006619334	\$72.79	(\$13,345.24)
10/31/2023	AP	Payment: FLORIDA NATURAL GAS, API Payment - Check #: 300598, Invoice #: 910110ES	\$17.86	(\$13,327.38)
10/31/2023	AP	[VOID] - Payment: CHRIS KIRK, API Payment - Check #: 101287, Invoice #: 0105202383302	\$833.82	(\$14,161.20)
10/31/2023	AP	[VOID] - CHRIS KIRK, Invoice #: 0105202383302	\$833.82	(\$14,161.20)
10/31/2023	AP	CHRIS KIRK (672 Chelsea Drive), Invoice #: 0105202383302	\$255.00	(\$14,416.20)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236646	\$971.60	(\$15,387.80)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236638	\$810.00	(\$16,197.80)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236647	\$116.56	(\$16,314.36)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236639	\$768.70	(\$17,083.06)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236643	\$308.06	(\$17,391.12)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236659	\$331.78	(\$17,722.90)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236648	\$332.21	(\$18,055.11)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236651	\$185.00	(\$18,240.11)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236660	\$324.71	(\$18,564.82)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236652	\$476.64	(\$19,041.46)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236644	\$1,179.86	(\$20,221.32)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236636	\$104.28	(\$20,325.60)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236653	\$314.14	(\$20,639.74)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236645	\$205.28	(\$20,845.02)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236656	\$377.56	(\$21,222.58)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236649	\$245.00	(\$21,467.58)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236657	\$141.78	(\$21,609.36)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236641	\$792.86	(\$22,402.22)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 236658	\$6,390.00	(\$28,792.22)
10/31/2023	AP	236650	\$1,916.25	(\$30,708.47)
10/31/2023	AP	ACCESS CONTROL TECHNOLOGIES, Invoice #: C101690	\$585.00	(\$31,293.47)
10/31/2023	AP	METFITNESS LLC, Invoice #: INV-4506	\$1,057.31	(\$32,350.78)
10/31/2023	AP	ACCESS RESIDENTIAL MANAGEMENT, Invoice #: 2023-10	\$20,861.56	(\$53,212.34)
10/31/2023	AP	WINDWARD CDD, Invoice #: 17003313- OCT	\$55,951.38	(\$109,163.72)
10/31/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 220151	\$390.00	(\$109,553.72)
10/31/2023	AP	236640	\$35.78	(\$109,589.50)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088202257	\$35.81	(\$109,625.31)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088201694	\$110.67	(\$109,735.98)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110723-910088201876	\$144.63	(\$109,880.61)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088202637	\$35.81	(\$109,916.42)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088201454	\$35.84	(\$109,952.26)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088200403	\$5,000.37	(\$114,952.63)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110723-910088202017	\$35.80	(\$114,988.43)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088201199	\$35.81	(\$115,024.24)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088201008	\$35.82	(\$115,060.06)
10/31/2023	AP	DUKE ENERGY, Invoice #: 110923-910088200932	\$18.71	(\$115,078.77)
10/31/2023	AP	FLORIDA NATURAL GAS, Invoice #: 927085ES	\$167,361.19	\$229,095.92

Account Total

\$167,361.19 \$229,095.92 (\$115,078.77)

(32)

Four Seasons at Orlando Homeowners Association, Inc.
General Ledger Report
11/1/2023 - 11/30/2023

11/20/2023	AP	MASSEY SERVICES INC., Invoice #: 112023-8137765 ACR SERVICES (1170 Celebration Blvd), Invoice #: FSO-2023-1124	\$328.00	(\$168,726.07)
11/21/2023	AP	Payment: ACR SERVICES, Check #: 1240, Invoice #: FSO-2023-1124	\$11,819.74	(\$180,545.81)
11/21/2023	AP	Payment: WINDWARD CDD, API Payment - Check #: 101499, Invoice #: 17003313- OCT	\$11,819.74	(\$168,726.07)
11/22/2023	AP	DE LAGE LANDEN FINANCIALS SERVICES, INC, Invoice #: 81476009	\$20,861.56	(\$147,864.51)
11/25/2023	AP	Payment: WASTE MANAGEMENT, API Payment - Check #: 300601, Invoice #: 0120623-0180-4	\$318.58	(\$148,183.09)
11/26/2023	AP	LEXINGTON POOL & MAINTENANCE, LLC, Invoice #: 10375	\$863.58	(\$147,319.51)
11/27/2023	AP	APEX SECURITY & CONVENTION SERVICES INC, Invoice #: 25965	\$15.00	(\$147,334.51)
11/27/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300610, Invoice #: 110723-910088202017	\$4,257.00	(\$151,591.51)
11/28/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300614, Invoice #: 110723-910088201876	\$5,000.37	(\$146,591.14)
11/28/2023	AP	Payment: TOHO WATER AUTHORITY, API Payment - Check #: 300620, Invoice #: 102823-85-033147029	\$110.67	(\$146,480.47)
11/28/2023	AP	Payment: WONSETLER & WEBNER, PA, API Payment - Check #: 101500, Invoice #: FSaO-1115-2023	\$1,079.17	(\$145,401.30)
11/28/2023	AP	Payment: MASSEY SERVICES INC., API Payment - Check #: 101501, Invoice #: 57208608, 57208631	\$1,820.00	(\$143,581.30)
11/28/2023	AP	Payment: APEX SECURITY & CONVENTION SERVICES INC, API Payment - Check #: 101502, Invoice #: 25868, 25904, 25934	\$450.00	(\$143,131.30)
11/28/2023	AP	Payment: METFITNESS LLC, API Payment - Check #: 101503, Invoice #: INV-4494	\$11,943.25	(\$131,188.05)
11/28/2023	AP	Payment: LEXINGTON POOL & MAINTENANCE, LLC, API Payment - Check #: 101504, Invoice #: 10293	\$195.00	(\$130,993.05)
11/28/2023	AP	Payment: DEX IMAGING, API Payment - Check #: 101505, Invoice #: AR10316063	\$185.00	(\$130,808.05)
11/28/2023	AP	Payment: FUTURE HOME INTEGRATION, API Payment - Check #: 101506, Invoice #: 6849, 6851	\$573.78	(\$130,234.27)
11/28/2023	AP	Payment: PRECISION SERVICE & INSTALLATION, API Payment - Check #: 101507, Invoice #: 2036	\$745.00	(\$129,489.27)
11/28/2023	AP	TOHO WATER AUTHORITY, Invoice #: 112823-85-033147029	\$920.00	(\$128,569.27)
11/28/2023	AP	Payment: TECO, API Payment - Check #: 300607, Invoice #: 111023-221006435186	\$1,567.47	(\$130,136.74)
11/30/2023	AP	Payment: TECO, API Payment - Check #: 300608, Invoice #: 111023-221006619334	\$5,355.38	(\$124,781.36)
11/30/2023	AP	Payment: FLORIDA NATURAL GAS, API Payment - Check #: 300609, Invoice #: 927085ES	\$72.92	(\$124,708.44)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300611, Invoice #: 110923-910088200932	\$18.71	(\$124,689.73)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300612, Invoice #: 110923-910088201008	\$35.82	(\$124,653.91)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300613, Invoice #: 110923-910088201199	\$35.81	(\$124,618.10)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300615, Invoice #: 110923-910088202637	\$35.80	(\$124,582.30)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300616, Invoice #: 110923-910088200403	\$144.63	(\$124,437.67)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300617, Invoice #: 110923-910088201454	\$35.84	(\$124,401.83)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300618, Invoice #: 110923-910088201694	\$35.81	(\$124,330.21)
11/30/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300619, Invoice #: 110923-910088202257	\$35.78	(\$124,294.43)
11/30/2023	AP	Payment: JUNIPER LANDSCAPING OF FLORIDA, LLC, API Payment - Check #: 101508, Invoice #: 220151, 236640, 238052, 238056, 238057, 238058, 238054, 238051, 238050, 238053	\$58,911.01	(\$65,383.42)
11/30/2023	AP	FUTURE HOME INTEGRATION, Invoice #: 6875	\$1,665.18	(\$67,048.60)
11/30/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 241053	\$698.06	(\$67,746.66)
11/30/2023	AP	JUNIPER LANDSCAPING OF FLORIDA, LLC, Invoice #: 241064	\$314.14	(\$68,060.80)

7/29/23
CRAZY
3

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Four Seasons at Orlando Homeowners Association, Inc.
General Ledger Report
11/1/2023 - 11/30/2023

11/9/2023	AR	REVERSAL - [Paylease Lockbox]		\$285.42	\$106,326.13
11/9/2023	AR	REVERSAL - [Paylease Lockbox]		\$330.44	\$105,995.69
11/10/2023	AR	Payment		\$901.28	\$106,896.97
11/10/2023	AR	Paylease Lockbox		\$686.95	\$107,583.92
11/12/2023	AP	Payment: SPECTRUM, API Payment - Check #: 300604, Invoice #: 2011988102623		\$157.96	\$107,425.96
11/13/2023	AP	Payment: SOUTHEASTERN FITNESS EQUIPMENT OF FLORIDA LLC, API Payment - Check #: 101498, Invoice #: 15788		\$195.00	\$107,230.96
11/13/2023	AR	Payment		\$660.88	\$107,891.84
11/14/2023	AR	Paylease Lockbox		\$572.24	\$108,464.08
11/14/2023	AR	Payment		\$856.26	\$109,320.34
11/15/2023	AP	Payment: DE LAGE LANDEN FINANCIALS SERVICES, INC, API Payment - Check #: 300599, Invoice #: 81207360		\$318.58	\$109,001.76
11/15/2023	AR	Payment		\$1,757.56	\$110,759.32
11/16/2023	AR	Payment		\$856.26	\$111,615.58
11/17/2023	AR	Payment		\$1,519.09	\$113,134.67
11/19/2023	AP	Payment: SPECTRUM, API Payment - Check #: 300622, Invoice #: 2042397110223		\$117.96	\$113,016.71
11/20/2023	AP	Payment: Lois J. and Michael P. Licata, Check #: 1239, Invoice #: Refund		\$610.38	\$112,406.33
11/20/2023	AR	Paylease Lockbox		\$1,902.77	\$114,309.10
11/20/2023	AR	Payment		\$1,847.58	\$116,156.68
11/21/2023		Deposit (Batch #: 73744) lot # 488		\$1,868.28	\$118,024.96
11/21/2023		Deposit (Batch #: 73801) Lot# 492 483 484 482 250		\$9,028.37	\$127,053.33
11/21/2023	AP	Payment: ACR SERVICES, Check #: 1240, Invoice #: FSO-2023-1124		\$11,819.74	\$115,233.59
11/21/2023	AR	Payment		\$1,472.12	\$116,705.71
11/21/2023	AR	Paylease Lockbox		\$332.39	\$117,038.10
11/22/2023		Deficit Funding-October 2023-K.Hovnanian-TC		\$13,267.40	\$130,305.50
11/22/2023	AP	Payment: WINDWARD CDD, API Payment - Check #: 101499, Invoice #: 17003313- OCT		\$20,861.56	\$109,443.94
11/22/2023	AR	Payment		\$1,517.72	\$110,961.66
11/24/2023	AR	Payment		\$1,756.14	\$112,717.80
11/26/2023	AP	Payment: WASTE MANAGEMENT, API Payment - Check #: 300601, Invoice #: 0120623-0180-4		\$863.58	\$111,854.22
11/27/2023	GL	Transfer to 11105 - Alliance Petty Cash	Replenish Petty Cash	\$3,500.00	\$108,354.22
11/27/2023	AR	Payment		\$8,762.31	\$117,116.53
11/28/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300610, Invoice #: 110723-910088202017		\$5,000.37	\$112,116.16
11/28/2023	AP	Payment: DUKE ENERGY, API Payment - Check #: 300614, Invoice #: 110723-910088201876		\$110.67	\$112,005.49
11/28/2023	AP	Payment: TOHO WATER AUTHORITY, API Payment - Check #: 300620, Invoice #: 102823-85-033147029		\$1,079.17	\$110,926.32
11/28/2023	AP	Payment: WONSETLER & WEBNER, PA, API Payment - Check #: 101500, Invoice #: FSaO-1115-2023		\$1,820.00	\$109,106.32
11/28/2023	AP	Payment: MASSEY SERVICES INC., API Payment - Check #: 101501, Invoice #: 57208608, 57208631		\$450.00	\$108,656.32
11/28/2023	AP	Payment: APEX SECURITY & CONVENTION SERVICES INC, API Payment - Check #: 101502, Invoice #: 25868, 25904, 25934		\$11,943.25	\$96,713.07
11/28/2023	AP	Payment: METFITNESS LLC, API Payment - Check #: 101503, Invoice #: INV-4494		\$195.00	\$96,518.07
11/28/2023	AP	Payment: LEXINGTON POOL & MAINTENANCE, LLC, API Payment - Check #: 101504, Invoice #: 10293		\$185.00	\$96,333.07
11/28/2023	AP	Payment: DEX IMAGING, API Payment - Check #: 101505, Invoice #: AR10316063		\$573.78	\$95,759.29
11/28/2023	AP	Payment: FUTURE HOME INTEGRATION, API Payment - Check #: 101506, Invoice #: 6849, 6851		\$745.00	\$95,014.29
11/28/2023	AP	Payment: PRECISION SERVICE & INSTALLATION, API Payment - Check #: 101507, Invoice #: 2036		\$920.00	\$94,094.29
11/28/2023	AR	Payment	Replenish Petty Cash for Holiday Party	\$4,791.40	\$98,885.69
11/29/2023	GL	Transfer to 11105 - Alliance Petty Cash		\$3,500.00	\$95,385.69
11/29/2023	AR	Payment		\$4,461.38	\$99,847.07
11/29/2023	AR	Paylease Lockbox		\$590.12	\$100,437.19
11/30/2023	AP	Payment: TECO, API Payment - Check #: 300607, Invoice #: 111023-221006435186		\$5,355.38	\$95,081.81

Four Seasons at Orlando Homeowners Association, Inc. (3)

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Debit	Credit	Current Ending Balance
11100 - Alliance Operating		67,107.13	275,033.32	248,931.16	93,209.29
Date	Description	Debit	Credit	Type	
08/29/2024	Transfer to Alliance Reserve - 2863	-	13,180.65	Transfer	
08/29/2024	Credit Card (Vantaca Pay) One time payment	315.00	-	Owner Payment	
08/29/2024	Batched Check	10,592.60	-	Ov	
08/30/2024	Check Payment as per closing	1,500.00	-	Ov	
08/30/2024	Credit Card (Vantaca Pay) Recurring Payment	315.00	-	Ov	
08/30/2024	Batched eCheck (Vantaca Pay) Recurring Payment	673.00	-	Ov	
08/30/2024	Credit Card (Vantaca Pay) One time payment	315.00	-	Ov	
08/30/2024	Batched Check	11,373.88	-	Ov	
08/31/2024	1289 - WHITE HOUSE COMMERCIAL CLEANING - MAY 2024 Cleaning Service	2,683.13	-		
08/31/2024	To Void Windward CDD Check 101499 11/22/23 Inv 17003313-OCT	20,861.56	-		
08/31/2024	0203761-0180-2 - WASTE MANAGEMENT INC OF FLORIDA - 8.1 - 8.31.24 Waste Removal	-	1,011.72	Invoice	
08/31/2024	eCheck (Vantaca Pay) Recurring Payment	315.00	-	Owner Payment	
08/31/2024	Credit Card (Vantaca Pay) One time payment	315.00	-	Owner Payment	
08/31/2024	August Interest	2.71	-	GL Entry	
11115 - Alliance Reserve		511,152.38	14,157.20	-	525,309.58
Date	Description	Debit	Credit	Type	
08/29/2024	Transfer from Alliance Operating - 9946	13,180.65	-	Transfer	
08/31/2024	August Interest	976.55	-	GL Entry	
11215 - CIT Bank Reserve		201,462.87	59.90	-	201,522.77
Date	Description	Debit	Credit	Type	
08/01/2024	August Interest	59.90	-	GL Entry	
12000 - Accounts Receivable		12,079.44	179,285.84	180,970.52	10,394.76
Date	Description	Debit	Credit	Type	
08/01/2024	Batched Credit Card (Vantaca Pay) Recurring Payment	-	1,189.28	Owner Payment	
08/01/2024	Batched Credit Distribution	-	64,039.64	Credit Distribution	
08/01/2024	eCheck (Vantaca Pay) Scheduled Payment	-	315.00	Owner Payment	
08/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment	-	3,193.00	Owner Payment	
08/01/2024	Batched Check	-	42,104.60	Owner Payment	
08/01/2024	Batched eCheck (Vantaca Pay) One time payment	-	1,529.17	Owner Payment	
08/01/2024	Batched Credit Card (Vantaca Pay) One time payment	-	945.00	Owner Payment	

Four Seasons at Orlando Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

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		Beginning Balance	Debit	Credit	Current Ending Balance
Date	Description		Debit	Credit	Type
57035 - Electricity - Irrigation		2,542.04	320.00	-	2,862.04
08/31/2024	Accrued Payables-Aug24		320.00	-	GL Entry
57055 - Cable Television		4,559.59	770.77	-	5,330.36
Date	Description		Debit	Credit	Type
08/01/2024	168794101072224 - CHARTER COMMUNICATIONS - 7.22 - 8.21-24 Clubhouse services		770.77	-	Invoice
57060 - Internet/Telephone		4,605.33	659.91	-	5,265.24
Date	Description		Debit	Credit	Type
08/05/2024	2043544072224 - SPECTRUM - 7.22-8.21.24 - 7813 FOUR SEASONS BLVD		204.97	-	Invoice
08/19/2024	2042397080224 - SPECTRUM - 8/2 - 9/1/24 - 7813 FOUR SEASONS BLVD		164.97	-	Invoice
1/21/2024	2316346080824 - SPECTRUM - 8/8/24 - 9/7/24		89.98	-	Invoice
08/21/2024	2014008081924 - SPECTRUM - 8/19 - 9/18/24 - Building Gate		39.99	-	Invoice
08/31/2024	Accrued Payables-Aug24		160.00	-	GL Entry
57065 - Natural Gas - Pool		39,929.32	471.58	10.74	40,390.16
Date	Description		Debit	Credit	Type
08/01/2024	Reverse - Accrued Payables-Jul24 - FLORIDA NATURAL GAS		-	10.74	GL Entry
08/20/2024	1071197ES - FLORIDA NATURAL GAS - 07/08 - 08/06/24 Gas		10.74	-	Invoice
08/21/2024	081224-221006619334 - TECO - 7/9 - 8/6/24 - Main Building		78.96	-	Invoice
08/21/2024	081224-221006436186 - TECO - 7/9 - 8/6/24 - Cabana		371.88	-	Invoice
08/31/2024	Accrued Payables-Aug24		10.00	-	GL Entry
57085 - Waste Removal		6,053.73	1,011.72	-	7,065.45
Date	Description		Debit	Credit	Type
08/08/2024	0203761-0180-2 - WASTE MANAGEMENT INC OF FLORIDA - 8.1 - 8.31.24 Waste Removal		1,011.72	-	Invoice
57095 - Irrigation-Home Lots		215,643.19	83,052.55	20,861.56	277,834.18
Date	Description		Debit	Credit	Type
08/31/2024	To Void Windward CDD Check 101499 11/22/23 Inv 17003313-OCT		-	20,861.56	GL Entry
08/31/2024	Batched Accrued Payables-Aug24		83,052.55	-	GL Entry

SECTION VI

SECTION A



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: February 4, 2026 -1

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
407-750-3599
Email: jwright@gmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Foxtail and Bismark Palms in common area

Proposal to cut down dead foxtails and bismark palms.

	Qty	Unit	Unit Cost	TOTAL
Foxtail Palm (7735 FSB)	1	Ea	\$150.00	\$150.00
Foxtail Palm (7757 FSB)	2	Ea	\$250.00	\$500.00
Bismark Palm (7900 Hanson Bay)	1	Ea	\$500.00	\$500.00
Foxtail Palm (2101 Antilles Club)	3	Ea	\$150.00	\$450.00
			Total:	\$1,600.00

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: Emir Ogric

Date Submitted: February 4, 2026-1

Accepted by: _____

Date Accepted: _____

SECTION B



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 30, 2026

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone:(407)-750-3599
Email: jwright@gmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747

Flora Pass

PROPOSAL TO TRIM BACK TREES BEHIND WALLON FLORA PASS

	Qty	Unit	Unit Cost	TOTAL
Tree Trimming	60	HRS	\$65.00	\$ 3,900.00
Haul Away and Dispose of all Debris	1	EA	\$500.00	\$500.00
			TOTAL:	\$4,400.00

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: Brian Bubendorf

Date Submitted: January 30, 2026

Accepted by: _____

Date Accepted: _____

SECTION C



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: February 4, 2026 -2

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
407-750-3599
Email: jwright@gmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Common areas where conservations line exceeded past signs
(Flora Pass fence line)

Proposal to bush hog conservation line back 12-15 feet to be maintained

	Qty	Unit	Unit Cost	TOTAL
Bush Hogging	1	Ea	\$2,500.00	\$2,500.00
			Total:	\$2,500.00

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: Emir Ogric

Date Submitted: February 4, 2026-2

Accepted by: _____

Date Accepted: _____

SECTION IX

*to be provided under
separate cover*