VISTA LAKES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA PACKAGE

Thursday, December 4, 2025

Remote Participation:
[Join the meeting now]

Dial in by phone
+1 646-838-1601, 122776403#

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES
313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

Vista Lakes Community Development District

Board of Supervisors
Frank Sebestyen, Chairman
John DeCrotie, Vice Chairman
Sam Badami, Assistant Secretary
Carla Daly, Assistant Secretary
Nathalie Santana, Assistant Secretary

Staff:
Michael Perez, District Manager
Scott Clark, District Counsel
David Hamstra, District Engineer
Jorge Baez, Field Manager
Charles Greene, CrossCreek
Scottie Feliciano, Landscape Workshop
Thomas Ciluffo, Landscape Workshop
John Khatiblou, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda

Thursday, December 4, 2025 – 9:00 a.m.

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1. **Call to Order and Roll Call**
2. **Approval of the Agenda**
3. **Audience Comments – Limit to three (3) minutes**
4. **Staff Reports**
   A. Field Inspection Report .... P. 3
   B. Landscape Workshop Report
   C. CrossCreek Aquatic Report........ P. 10
   D. District Engineer Report
   E. District Counsel
   F. HOA Liaison
   G. District Manager
5. **Business Items**
6. **Business Administration Items**
   A. Consideration of the Minutes from the Meeting held November 6, 2025 .... P. 14
   B. Review of Financials........ P. 17
   C. Check Register .... P. 31
   D. Ratification of New Lease Agreement Building 02-6839 – Unit 32........ P. 200
   E. Ratification of Landscape Workshop #235798........ P. 227
   F. Ratification of Element Environmental #1210........ P. 228
7. **Supervisor Requests**
8. **Adjournment**

The next meeting is scheduled for Thursday, February 5, 2026, at 6:00 p.m.

District Office:
Inframark
313 Campus Street, Celebration, FL 34747
407-566-1935

Meeting Location:
Vista Lakes Clubhouse
8841 Lee Vista Boulevard, Orlando, FL 32829
Call in: +1 646-838-1601, 122776403#

www.VistaLakesCDD.org

November Field Inspection

Vista Lakes CDD

Tuesday, November 11, 2025

Prepared For Board Of Supervisors

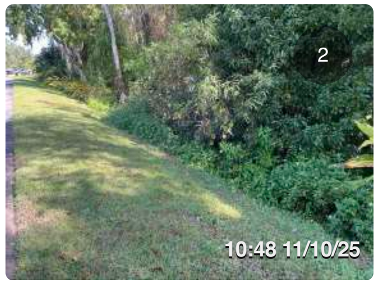
Jorge A Baez

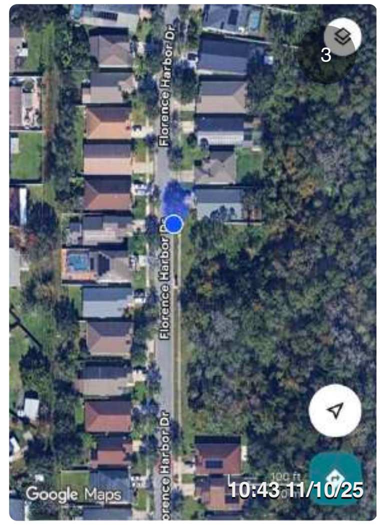
Inframark

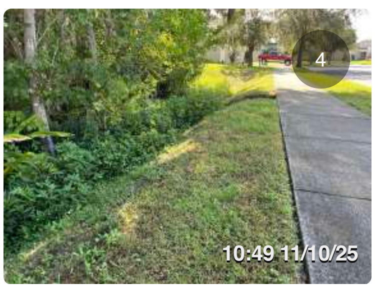
Item 1

Assigned To: Landscape Workshop

Conservation areas at Florence Harbor Dr need to be cut back and spray.





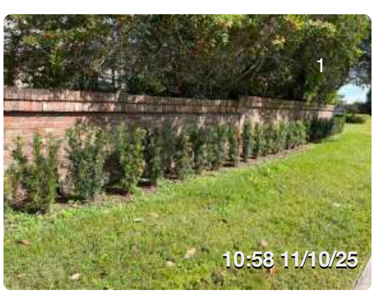


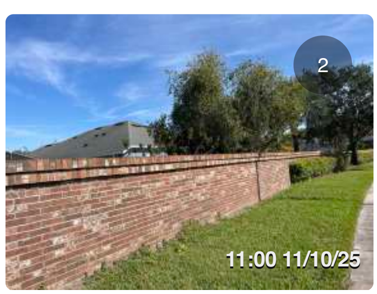
Item 2

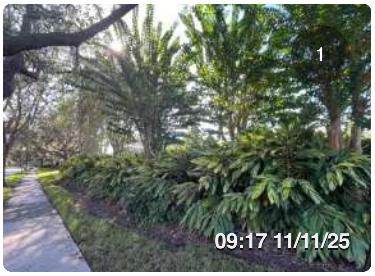
Assigned To: Landscape Workshop

Irrigation repair needed behind Melrose monument wall, provide estimate for repair and proceed before is to late to keep in good shape the Podocarpus shrubs.

Weed overgrowth next to Chickasaw trail brick wall need to be sprayed







Item 3 Carryover

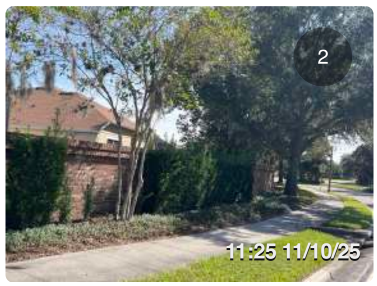
Assigned To: Landscape Workshop

Overgrowth vegetation needs to be trimmed at the beds near Vista Park Blvd brick wall.

Item 4

Assigned To: Landscape Workshop

Verify area for posible broken irrigation and shrub trimming needed at Lake Champlain Dr brick wall.

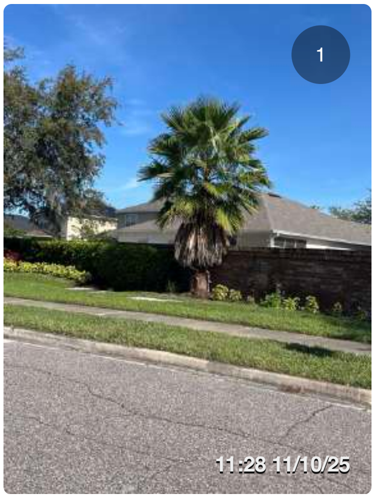


Item 5 Carryover

Assigned To: Landscape Workshop

Champlain

Newbury Sound Ln easement needs to be weedwack and spray.

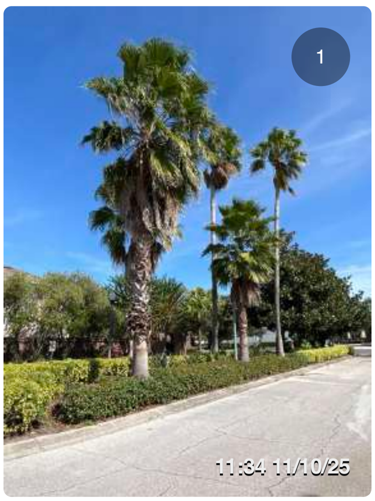


Item 6 Carryover

Assigned To: Landscape Workshop

Champlain

Dry palm tree fronds need to be trimmed at the palm across from Champlain monument wall.



Item 7

Assigned To: Landscape Workshop

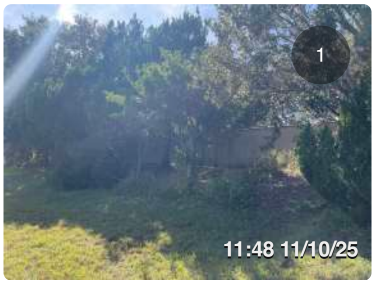
Pembroke

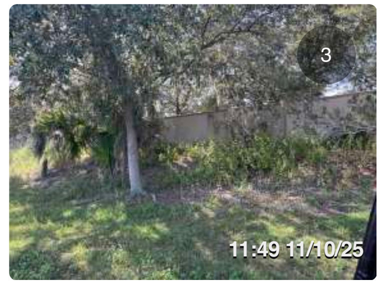
Palm trees at the entrance need to be trimmed, provide estimate time for palm tree trimming around the property.

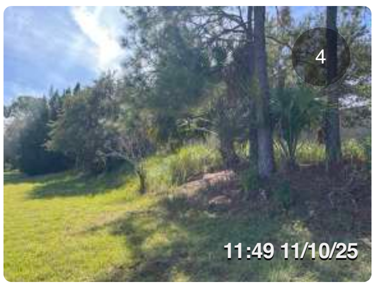
Item 8 Carryover

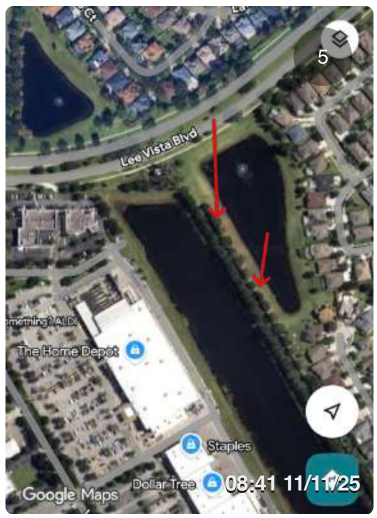
Assigned To: Landscape Workshop

Bed next to pond 6 behind monument fountain need to be weedwack and spray, small trees need to be removed and low tree branches need to be trimmed.





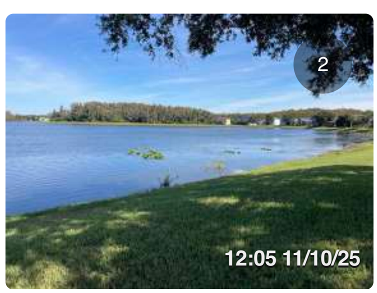




Item 9

Assigned To: Crosscreek Environmental

Water lilies need to be sprayed, please provide estime time to perform this job at pond 6 and 7.

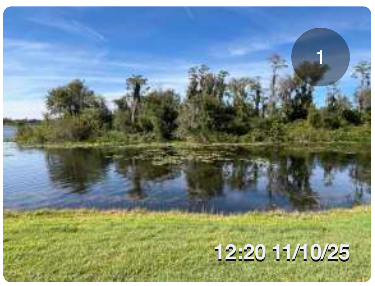


Item 10

Assigned To: Inframark

Rotten tree damaged PVC fence behind at Windham Harbour Ave.

Inframark will perform the job and order parts to replace broken PVC sections



Item 11

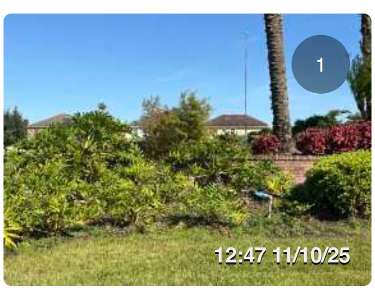
Assigned To: Crosscreek Environmental

Water lilies need to be sprayed with the boat, please provide estime time to perform this job at the big lake.

Item 12

Assigned To: Landscape Workshop

Vegetation overgrowth next to Odyssey walking path need to be cut back and border need to be sprayed.



Item 13

Assigned To: Landscape Workshop

Weeds overgrowth at the bed next to the Avon monument fountain need to be removed.

Item 14

Assigned To: Landscape Workshop Irrigation

Water leak at Lee Vista Blvd sidewalk need to be fixed, please provide estimate and time for repair.

Item 15 Carryover

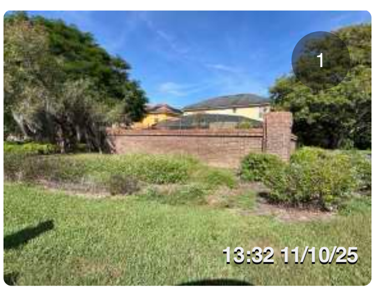
Assigned To: Landscape Workshop

Irrigation water leak at Lee Vista Blvd curb need to be repaired, provide estimate time to have this item repaired

Item 16

Assigned To: Landscape Workshop

Vegetation behind Pembroke brick wall at Lee Vista Blvd needs attention. To many dry spots and dead plants at the bed need to be removed.



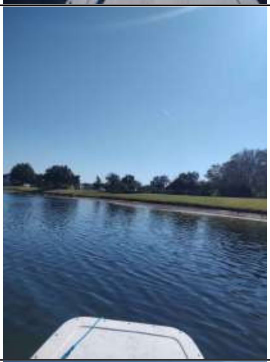
Customer
Vista Lakes CDD

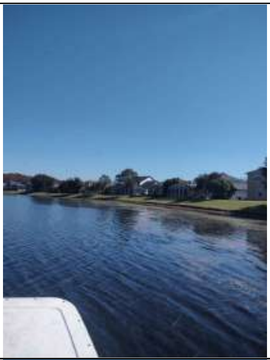
Date:	Time:	Technician:
11/20/2025	01:54:08 PM	Tyler Knight

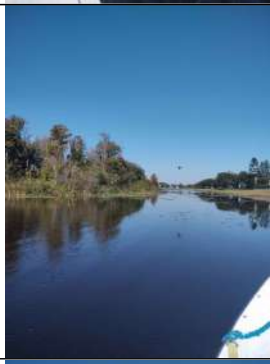
Lake	Algae	Submersed Weeds	Grasses Brush	Floating Weeds	Bacteria	Blue Dye	Trash Pickup	Inspection	Water Level	Erosion
1	X	X	X	X					Normal	

Additional Comments
Treated site 1 via boat, targeting various stages otlf terrestrial and emergent grasses growth including the rookery islands, various stages of submerged weeds and filamentous algae growth, in addition specifically targeted lilies site wide.

Project Photos







Additional Services:
Shoreline Restoration
Erosion Control
Lake Maintenance
Invasive Removal
Florida Native Plantings
Wetland Management

Email
jorge.baez@inframark.com; melinda.gallo@inframark.com; michael.perez@inframark.com

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admin@crosscreekenv.com; matt@crosscreekenv.com; fernando@crosscreekenv.com; gail@crosscreekenv.com; carleigh@croscreekenv.com; kyla@crosscreekenv.com; scottc@crosscreekenv.com; lloyd@crosscreekenv.com

Customer

Vista Lakes CDD

Date:	Time:	Technician:
10/30/2025	01:46:23 PM	Doug Gibbons

Additional Comments

Cleaned all fountains made sure al timers are set and lights work.
Pond 10a- fixed 3 airlines and buried all hoses

Email

jorge.baez@inframark.com; melinda.gallo@inframark.com; michael.perez@inframark.com

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MINUTES OF MEETING
VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Vista Lakes Community Development District was held Thursday, November 6, 2025, at 9:00 a.m. at the Vista Lakes Clubhouse, 8841 Lee Vista Boulevard, Orlando, Florida 32829.

Present and constituting a quorum were:

Frank Sebestyen	Chairperson
Carla Daly	Assistant Secretary
Sam Badami	Assistant Secretary
Nathalie Santana	Assistant Secretary

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
David Hamstra	District Engineer, Pegasus Engineering
Jorge Baez	Field Service Manager, Inframark
Charles Greene	Lead Ecologist, CrossCreek
Thomas Ciluffo	Account Manager, Landscape Workshop
Residents and Members of the Public	

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Sebestyen called the meeting to order at 9:00 a.m.

SECOND ORDER OF BUSINESS **Approval of the Agenda**

> On MOTION by Ms. Daly seconded by Mr. Badami with all in favor the agenda was approved. 4-0

THIRD ORDER OF BUSINESS **Audience Comments**

None.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Field Inspection Report

Mr. Baez gave updates on a list of items completed in the District. All storm drains have been inspected and completed at this time. It was mentioned there is a pizza box that needs to be removed and has been by the playground for some time.

B. Landscape Workshop Report

Ms. Daly stated her concerns and displeasure with Landscape Workshop. She reviewed items that were mentioned, reported, and on a list from some time ago that are not being worked on. One concern was weed killer being sprayed on turf and killing the grass that she mentioned should be replaced at the cost of Landscape Workshop. Discussion about landscaping, the contract, and district management to manage them closely.

C. CrossCreek Aquatic Report

Mr. Green gave updates on the status of the ponds.

D. District Engineer

Mr. Hamstra spoke about approval of the FEMA Grant and how the process will work. DE reviewed items on his report.

Mr. Sebestyen stated he would prefer if items need to be reviewed, to be sent directly to the District Manager and allow them to direct.

Ms. Daly spoke against this stating if something is urgent, a Board member should be able to go to staff directly. Discussion ensued.

Mr. Hamstra continued to review his report.

On MOTION by Ms. Daly seconded by Mr. Sebestyen with all in favor the Element Environmental for $36,673 was approved. 4-0

Mr. Hamstra spoke on getting a brick vendor for the wall.

On MOTION by Ms. Daly seconded by Mr. Badami with all in favor the Elemental Environmental erosion proposal for $11,250 was approved. 4-0

Mr. Hamstra mentioned the tree behind 6326 Benton is allowed to be cut down and left in the conservation area.

E. District Counsel

Mr. Perez read the update he received from Mr. Clark.

F. HOA Liaison

Ms. Daly stated that she had no new items to discuss.

G. District Manager

Mr. Perez spoke on items in the District. Landscaping was mentioned again and the board approved to give a 60 day notice to Landscape Workshop to improve their workmanship and abide to the contractual items.

Mr. Sebestyen also stated his concerns with Inframark Management about previous items such as timelines being missed, budget process concern, and service the last six to nine months declining. Discussion ensued.

FIFTH ORDER OF BUSINESS Business Items

A. Acceptance of Assigning Fund Balance for Fiscal Year 2025

Discussion about the assigning fund balance. Board would like to be able to compare to the previous year.

> On MOTION by Mr. Sebestyen, seconded by Ms. Santana, with all in favor, Assigning Fund Balance for Fiscal Year 2025 was accepted. 4-0

SIXTH ORDER OF BUSINESS Business Administration Items

A. Consideration of the Regular Meeting Minutes from October 2, 2025

> On MOTION by Ms. Daly, seconded by Mr. Badami, with all in favor, the Regular Meeting Minutes from October 2, 2025 were approved. 4-0

SEVENTH ORDER OF BUSINESS Supervisor Requests

There were no supervisor requests at this time.

EIGHTH ORDER OF BUSINESS Adjournment

There being no further business,

> On MOTION by Ms. Daly seconded by Mr. Badami, with all in favor the meeting was adjourned at 11:09 a.m. 4-0

____________________________ ____________________________

Secretary/Assistant Secretary Chair/Vice Chair

VISTA LAKES
Community Development District

Financial Report

October 31, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

VISTA LAKES
Community Development District

Table of Contents

VISTA LAKES
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

Governmental Funds

October 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 A1 & A2 DEBT SERVICE FUND	2024 NOTE DEBT SERVICE FUND	2024 NOTE CAPITAL PROJECT FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 483,376	$ -	$ -	$ -	$ 483,376
Due From Other Funds	-	2,844	-	53,534	56,378
Investments:					
Money Market Account	931,010	-	-	-	931,010
Reserve Fund (A-1)	-	32,077	-	-	32,077
Reserve Fund (A-2)	-	70,426	-	-	70,426
Revenue Fund	-	-	4	-	4
Revenue Fund (A-1)	-	115,742	-	-	115,742
Revenue Fund (A-2)	-	171,822	-	-	171,822
Prepaid Items	14,600	-	-	-	14,600
Deposits	33,929	-	-	-	33,929
TOTAL ASSETS	**$ 1,462,915**	**$ 392,911**	**$ 4**	**$ 53,534**	**$ 1,909,364**
LIABILITIES					
Accounts Payable	$ 27,349	$ -	$ -	$ -	$ 27,349
Accrued Expenses	1,300	-	-	-	1,300
Retainage Payable	-	-	-	53,534	53,534
Due To Other Funds	56,374	-	4	-	56,378
TOTAL LIABILITIES	**85,023**	**-**	**4**	**53,534**	**138,561**
FUND BALANCES					
Nonspendable:					
Prepaid Items	14,600	-	-	-	14,600
Deposits	33,929	-	-	-	33,929
Restricted for:					
Debt Service	-	392,911	-	-	392,911
Assigned to:					
Operating Reserves	176,399	-	-	-	176,399
Reserves - Entry Features	51,612	-	-	-	51,612
Reserves - Fences / Walls	321,437	-	-	-	321,437
Reserves - Other	300,976	-	-	-	300,976
Res-Pav/Concrete/Basin/Curb	288,794	-	-	-	288,794
Reserves - Ponds / Lakes	175,515	-	-	-	175,515
Reserves-Reserve Study	14,514	-	-	-	14,514
Unassigned:	116	-	-	-	116
TOTAL FUND BALANCES	**$ 1,377,892**	**$ 392,911**	**$ -**	**$ -**	**$ 1,770,803**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,462,915**	**$ 392,911**	**$ 4**	**$ 53,534**	**$ 1,909,364**

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 40,000	$ 4,311	$ 3,358	$ (953)	8.40%
Interlocal Agreement	50,000	-	-	-	0.00%
Interest - Tax Collector	8,000	-	-	-	0.00%
Special Assmnts- Tax Collector	2,091,323	-	-	-	0.00%
Special Assmnts- Discounts	(83,653)	-	-	-	0.00%
Other Miscellaneous Revenues	-	32	42	10	0.00%
TOTAL REVENUES	**2,105,670**	**4,343**	**3,400**	**(943)**	**0.16%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	12,000	1,000	800	200	6.67%
FICA Taxes	918	77	61	16	6.64%
ProfServ-Arbitrage Rebate	1,200	-	-	-	0.00%
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%
ProfServ-Engineering	150,000	8,985	-	8,985	0.00%
ProfServ-Legal Services	90,000	-	5,513	(5,513)	6.13%
ProfServ-Mgmt Consulting	68,135	5,408	5,678	(270)	8.33%
ProfServ-Special Assessment	5,330	-	-	-	0.00%
ProfServ-Trustee Fees	7,596	3,259	3,259	-	42.90%
Auditing Services	6,300	-	-	-	0.00%
Website Compliance	1,600	388	-	388	0.00%
Postage and Freight	2,000	50	3	47	0.15%
Insurance - General Liability	16,256	14,255	14,871	(616)	91.48%
Printing and Binding	1,000	-	-	-	0.00%
Legal Advertising	2,000	431	-	431	0.00%
Miscellaneous Services	2,500	180	210	(30)	8.40%
Misc-Assessment Collection Cost	2,500	-	-	-	0.00%
Office Supplies	250	-	-	-	0.00%
Annual District Filing Fee	175	-	175	(175)	100.00%
Bond Issue Expense	100,000	-	-	-	0.00%
Total Administration	470,760	34,033	30,570	3,463	6.49%
Field					
ProfServ-Field Management	105,000	8,333	9,750	(1,417)	9.29%
Contracts-Lake and Wetland	30,600	2,550	2,550	-	8.33%
Contracts-Fountain	1,800	325	325	-	18.06%
Communication - Teleph - Field	11,000	289	155	134	1.41%
Electricity - Streetlights	124,000	9,254	6,939	2,315	5.60%

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	(FY 2025) YEAR TO DATE ACTUAL	(FY 2026) YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water & Sewer	86,520	6,899	4,508	2,391	5.21%
Streetlights Gated	80,000	6,326	6,495	(169)	8.12%
Streetlights Non-Gated	130,000	10,057	10,453	(396)	8.04%
R&M-Common Area	40,000	437	339	98	0.85%
R&M-Fountain	55,000	1,578	2,915	(1,337)	5.30%
R&M-Stormwater System	50,000	-	-	-	0.00%
R&M-Emergency & Disaster Relief	25,000	-	-	-	0.00%
R&M-Invasive Plant Maintenance	25,000	-	2,625	(2,625)	10.50%
Misc-Contingency	40,000	7,439	922	6,517	2.31%
Holiday Lighting & Decorations	26,000	-	-	-	0.00%
Total Field	829,920	53,487	47,976	5,511	5.78%
Landscape Services					
Contracts-Landscape	401,052	32,127	32,448	(321)	8.09%
Contracts-Landscape Consultant	12,000	-	-	-	0.00%
Contracts-Mulch	45,000	-	-	-	0.00%
Contracts-Trees & Trimming	7,500	-	-	-	0.00%
Contracts-Annuals	10,000	-	-	-	0.00%
Lease - Building	8,436	682	891	(209)	10.56%
R&M-Irrigation	60,000	1,973	-	1,973	0.00%
R&M-Trees and Trimming	26,000	-	-	-	0.00%
R&M-Plant&Tree Replacement	80,000	-	-	-	0.00%
Total Landscape Services	649,988	34,782	33,339	1,443	5.13%
Reserves					
Reserve	180,000	-	-	-	0.00%
Total Reserves	180,000	-	-	-	0.00%
TOTAL EXPENDITURES & RESERVES	**2,130,668**	**122,302**	**111,885**	**10,417**	**5.25%**
Excess (deficiency) of revenues Over (under) expenditures	(24,998)	(117,959)	(108,485)	9,474	433.97%
OTHER FINANCING SOURCES (USES)					
Operating Transfers-Out	-	-	(5,647)	(5,647)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**(5,647)**	**(5,647)**	**0.00%**
Net change in fund balance	$ (24,998)	$ (117,959)	$ (114,132)	$ 3,827	456.56%
FUND BALANCE, BEGINNING	**1,492,024**	**1,490,893**	**1,492,024**		
FUND BALANCE, ENDING	**$ 1,467,026**	**$ 1,372,934**	**$ 1,377,892**		

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2017 A1 and A2 Debt Service Fund

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	*(FY 2025)* YEAR TO DATE ACTUAL	*(FY 2026)* YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES				
Interest - Investments	$ 15	$ 1,342	$ 1,250	$ (92)
Interest - Tax Collector	500	-	-	-
Special Assmnts- Tax Collector	743,052	-	-	-
Special Assmnts- Discounts	(29,722)	-	-	-
TOTAL REVENUES	**713,845**	**1,342**	**1,250**	**(92)**
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	1,194	-	-	-
Total Administration	1,194	-	-	-
Debt Service				
Principal Debt Retirement A-1	231,000	-	-	-
Principal Debt Retirement A-2	317,000	-	-	-
Interest Expense Series A-1	55,211	-	-	-
Interest Expense Series A-2	102,281	-	-	-
Total Debt Service	705,492	-	-	-
TOTAL EXPENDITURES	**706,686**	**-**	**-**	**-**
Excess (deficiency) of revenues Over (under) expenditures	7,159	1,342	1,250	(92)
Net change in fund balance	$ 7,159	$ 1,342	$ 1,250	$ (92)
FUND BALANCE, BEGINNING	**391,661**	**357,862**	**391,661**	
FUND BALANCE, ENDING	**$ 398,820**	**$ 359,204**	**$ 392,911**	

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

2024 Note Debt Service Fund

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	*(FY 2025)* YEAR TO DATE ACTUAL	*(FY 2026)* YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
TOTAL REVENUES	**-**	**-**	**-**	**-**	**0.00%**
EXPENDITURES					
Debt Service					
Loan Expense	-	-	2,757	(2,757)	0.00%
Total Debt Service	-	-	2,757	(2,757)	0.00%
TOTAL EXPENDITURES	**-**	**-**	**2,757**	**(2,757)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	(2,757)	(2,757)	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	2,753	2,753	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**2,753**	**2,753**	**0.00%**
Net change in fund balance	$ -	$ -	$ (4)	$ (4)	0.00%
FUND BALANCE, BEGINNING	**-**	**-**	**4**		
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ -**		

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

2024 Note Capital Project Fund

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	*(FY 2025)* YEAR TO DATE ACTUAL	*(FY 2026)* YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ -	$ -	$ -	$ -	0.00%
TOTAL REVENUES	**-**	**-**	**-**	**-**	**0.00%**
EXPENDITURES					
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	-	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	2,894	2,894	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**-**	**2,894**	**2,894**	**0.00%**
Net change in fund balance	$ -	$ -	$ 2,894	$ 2,894	0.00%
FUND BALANCE, BEGINNING	**-**	**(184,084)**	**(2,894)**		
FUND BALANCE, ENDING	**$ -**	**$ (184,084)**	**$ -**		

Notes to the Financial Statements

October 31, 2025

General Fund

Assets

- **Cash and Investments** - The district has one money market and one checking account with Bank United.
- **Prepaid Items** - Lake maintenance and holiday lighting.
- **Deposits** - Duke Energy, OCU utility deposits & Infinity Sign & Graphix (sign & fence deposit 50%).

► **Liabilities**

- **Accounts Payable -** Invoices for current month but not paid in current month.
- **Accrued Expenses -** Fountain maintenance.

► **Fund Balance**

- **Assigned To:** Reserves approved by the board:

Operating Reserves	$	176,399	1st Qtr. Oper Reserves FY25 - adj. for neg fund balance	
Entry Features		51,612	Reserves to be approved by Board:	
Fences, Walls		321,437	"	"
Other		300,976	"	"
Pavement, Concrete, Catch Basins, Curb Inlets		288,794	"	"
Ponds, Lakes		175,515	"	"
Reserve Study		14,514	"	"
Total Reserves	**$**	**1,329,247**		

Revenue & Expenses - All Funds

October 31, 2025

Financial Overview / Highlights

- Interest revenue from the Money Market is approximately 8% of adopted budget.
- Total General Fund expenditures and reserves are approximately 5% of the adopted budget.
- Other miscellaneous revenue - Fedex refund.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
ProfServ-Trustee Fees	$ 7,596	$ 3,259	43%	Fees for 2017A-1 series.
Insurance-General Liability	$ 16,256	$ 14,871	91%	EGIS insurance paid in full.
Annual District Filing Fee	$ 175	$ 175	100%	Annual fee paid in full.
Field				
ProfServ-Field Management	$ 105,000	$ 9,750	9%	Additional charges for field inspections - October.
Contracts-Fountain	$ 1,800	$ 325	18%	Florida Water Feature $325/month.
R&M-Invasive Plant Maintenance	$ 25,000	$ 2,625	11%	Invasive plant maintenance for wetland 7.
Landscape Services				
Lease - Building	$ 8,436	$ 891	11%	Lease fees YTD for on-site storage facility & parking.

VISTA LAKES
Community Development District

Supporting Schedules

October 31, 2025

Cash and Investment Report

October 31, 2025

ACCOUNT NAME	BANK NAME	MATURITY	YIELD		BALANCE	
GENERAL FUND						
Checking Account - Operating	Bank United	N/A	0.00%	$	483,376	**(1)**
Money Market Account	Bank United	N/A	3.60%	$	931,010	
		Subtotal General Fund		**$**	**1,414,386**	
DEBT SERVICE FUND						
Series 2017 A-1 Reserve account	US Bank	N/A	4.25%	$	32,077	
Series 2017 A-2 Reserve account	US Bank	N/A	4.25%	$	70,426	
Series 2017 A-1 Revenue account	US Bank	N/A	4.25%	$	115,742	
Series 2017 A-2 Revenue account	US Bank	N/A	4.25%	$	171,822	
Series 2024 Revenue Fund	US Bank	N/A	4.25%	$	4	
		Subtotal Debt Service Fund		**$**	**390,071**	
			Grand Total	**$**	**1,804,457**	

Note: (1) Transferring $3K to US Bank in November.

Bank Account Statement

Vista Lakes CDD

Bank Account No.	5060		
Statement No.	10-25	**Statement Date**	10/31/2025

G/L Account No. 101002 Balance	483,376.00	**Statement Balance**	489,019.66
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	489,019.66
Subtotal	483,376.00	**Outstanding Checks**	-5,643.66
Negative Adjustments	0.00	**Ending Balance**	483,376.00
Ending G/L Balance	483,376.00		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/17/2025	Payment	1218	CITY OF ORLANDO	Payment of Invoice 014182			-2,728.66
10/29/2025	Payment	1224	ER SERVICE & INVESTMENTS LLC	Payment of Invoice 014225			-2,915.00
Total Outstanding Checks							-5,643.66
Outstanding Deposits							
Total Outstanding Deposits							

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100149							
001	10/06/25	INNERSYNC STUDIO, LTD	INV-SN-859	Quarterly website compliance	Website Compliance	534397-51301	$388.13
						Check Total	*$388.13*
CHECK # 100150							
001	10/06/25	LANDSCAPE WORKSHOP LLC	4488-10570569	October 2025 Monthly landscaping	Contracts-Landscape	534050-53902	$32,447.50
						Check Total	*$32,447.50*
CHECK # 100151							
001	10/07/25	US BANK	7904427	Trustees 2017A 1	ProfServ-Trustee Fees	531045-51301	$3,259.44
						Check Total	*$3,259.44*
CHECK # 100152							
001	10/07/25	FEDEX	9-002-59582	Postage	Postage and Freight	541006-51301	$62.43
						Check Total	*$62.43*
CHECK # 100153							
001	10/07/25	CLARK, ALBAUGH LLP	19285	September 2025 District Counsel Services	ProfServ-Legal Services	531023-51401	$2,531.31
						Check Total	*$2,531.31*
CHECK # 100154							
001	10/15/25	ORLANDO SENTINEL	124771279000	9/18/2025 Legal advertising, public hearing	Legal Advertising	548002-51301	$260.68
						Check Total	*$260.68*
CHECK # 100155							
001	10/15/25	CROSSCREEK ENVIRONMENTAL INC	23074	MONTHLY POND MAINT - OCT'25	October 2025 Monthly pond maintenance	534021-53901	$2,550.00
						Check Total	*$2,550.00*
CHECK # 100156							
001	10/15/25	LANDSCAPE WORKSHOP LLC	4488-3859794	fill in plant beds in center medians	fill in plant bedss in center medians	546170-53902	$9,436.66
						Check Total	*$9,436.66*
CHECK # 100157							
001	10/23/25	INFRAMARK LLC	160864	October 2025 District management services	October 2025 District management	531027-51201	$5,677.92
001	10/23/25	INFRAMARK LLC	160864	October 2025 District management services	October 2025 Field management services	531016-53901	$9,750.00
001	10/23/25	INFRAMARK LLC	160864	October 2025 District management services	October 2025 Record storage fee	549001-51301	$180.00
						Check Total	*$15,607.92*
CHECK # 100158							
001	10/29/25	INFRAMARK LLC	161905	September 2025 Electrical supplies, signs, timer, and breaker	R&M-Common Area	546016-53901	$1,536.01
001	10/29/25	INFRAMARK LLC	161904	September 2025 Postage	Postage and Freight	541006-51301	$2.96
						Check Total	*$1,538.97*
CHECK # 100159							
001	10/29/25	TECHNI-POOLS	61365	October 2025 pool service	Misc-Contingency	549900-53901	$500.00
						Check Total	*$500.00*
CHECK # 1220							
001	10/03/25	CITY OF ORLANDO	OCT 25	LIGHTING AGREEMENT	Electricity - Streetlights	543013-53901	$2,728.66
						Check Total	*$2,728.66*
CHECK # 1221							
001	10/21/25	US BANK	7904050	TRUSTEE FEES - 2017A2 SERIES	TRUSTEE FEES - SERIES 2017A2	531045-51301	$4,336.94

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$4,336.94*
CHECK # 1224							
001	10/29/25	ER SERVICE & INVESTMENTS LLC	INV00259	50% deposit for electrical repairs on fountain	R&M-Fountain	546032-53901	$2,915.00
						Check Total	*$2,915.00*
CHECK # 300055							
001	10/06/25	HOME DEPOT CREDIT SVS	092125-7884-ACH	MASON ITEMS/ BLACKTOP SUPPLIES	MAINT SUPPLIES	546016-53901	$1,006.25
						Check Total	*$1,006.25*
CHECK # 300056							
001	10/14/25	DUKE ENERGY FLORIDA, INC.	092225-ACH	8/21 - 9/19/2025 Electricity	Streetlights Gated	543046-53901	$6,405.58
001	10/14/25	DUKE ENERGY FLORIDA, INC.	092225-ACH	8/21 - 9/19/2025 Electricity	Streetlights Non-Gated	543047-53901	$10,453.34
						Check Total	*$16,858.92*
CHECK # 300057							
001	10/14/25	DUKE ENERGY FLORIDA, INC.	092325-ACH	8/21 - 9/19/2025 Electricity	Streetlights Gated	543046-53901	$95.61
001	10/14/25	DUKE ENERGY FLORIDA, INC.	092325-ACH	8/21 - 9/19/2025 Electricity	Electricity - Streetlights	543013-53901	$3,212.12
						Check Total	*$3,307.73*
CHECK # 300058							
001	10/20/25	ORANGE COUNTY UTILITIES - ACH	101025-5653147700	BILL PRD 9/12-10/2/25	Utility - Water & Sewer	543021-53901	$40.14
						Check Total	*$40.14*
CHECK # 300059							
001	10/21/25	WASTE CONNECTIONS OF FLORIDA ACH	1571479W460-ACH	11/1 - 11/30/2025 REFUSE REMOVAL SVCS	R&M-Common Area	546016-53901	$338.72
						Check Total	*$338.72*
CHECK # 300060							
001	10/23/25	ORANGE COUNTY UTILITIES - ACH	101325-7700-ACH	9/12 - 10/10/2025 Water utilities	Utility - Water & Sewer	543021-53901	$4,507.88
						Check Total	*$4,507.88*
CHECK # 300061							
001	10/24/25	DUKE ENERGY FLORIDA, INC.	100325-ACH	9/3 - 10/1/2025 Electric services	Electricity - Streetlights	543013-53901	$3,787.55
						Check Total	*$3,787.55*
CHECK # 300062							
001	10/28/25	CHARTER COMMUNICATIONS - ACH	1624067101125-ACH	BILL PRD 10/11-11/10/25 Internet	Communication - Teleph - Field	541005-53901	$154.81
						Check Total	*$154.81*
CHECK # DD935							
001	10/07/25	FLORIDA COMMERCE	92646	FY26 Annual filing fee	Annual District Filing Fee	554007-51301	$175.00
						Check Total	*$175.00*
CHECK # DD936							
001	10/01/25	OUTRIG ORLANDO COMMERCE	53C21H	LEASE UNIT 32	Lease - Building	544031-53902	$890.95
						Check Total	*$890.95*
						Fund Total	**$109,631.59**

SERIES 2017 A1 & A2 DEBT SERVICE FUND - 204

CHECK # 1222

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
204	10/23/25	VISTA LAKES C/O US BANK N.A.	101725-3000A2	TRFR FY25 ASSESS SERIES 2017-A2	Due From Other Funds	131000	$1,573.33
						Check Total	*$1,573.33*
CHECK # 1223							
204	10/23/25	VISTA LAKES C/O US BANK N.A.	101725-7000A1	TRFR FY25 ASSESS SERIES 2017-A1	Due From Other Funds	131000	$1,074.93
						Check Total	*$1,074.93*
						Fund Total	**$2,648.26**

Total Checks Paid	**$112,279.85**

SchoolNow

INVOICE

Vista Lakes CDD
313 Campus Street
Celebration FL 34747
United States

Invoice #	INV-SN-859
Invoice Date:	7/14/2025
Due Date:	8/13/2025
PO#:	Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	$153.75
SchoolNow CDD ADA-PDF		$234.38

	Subtotal:	$388.13
Subscription start: 10/1/2024	Tax Total:	
Subscription end: 9/30/2025	Total:	$388.13
	Amount Paid:	$0.00
Direct Deposit Instruction:	**Amount Due:**	**$388.13**

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

Click Here to pay with Credit Card

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Questions? Contact accounts receivable at ar@schoolstatus.com. Please include your invoice number on your payment. Click here to view our W-9.

INVOICE

INVOICE DATE: 10/01/2025
DATE DUE: 10/31/2025
INVOICE #: 4488-10570569
Invoice numbers should be listed on all payments to avoid application errors.

LANDSCAPE WORKSHOP®

REFERENCE: 35-01-28366--Vista Lakes CDD

BILL TO: Inframark
210 North University Drive, Ste 702
Coral Springs, FL 33071

Pay Now- Include Invoice #

DESCRIPTION		AMOUNT
October Contractual Maintenance Installment		$32,447.50
	SUBTOTAL:	$32,447.50
	TOTAL:	$32,447.50
	AMOUNT PAID:	– $0.00
	TOTAL DUE THIS INVOICE:	$32,447.50

Thank you for your business!

PAYMENT REMITTANCE ADDRESS: LANDSCAPE WORKSHOP, LLC • PO BOX 738876 • DALLAS, TX 75373-8876

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7904427

000001322 02 SP 106481541036134 P

Vista Lakes CDD
c/o Inframark
5645 Coral Ridge Drive, no. 407
Coral Springs, FL 33076
United States

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7904427
Account Number:	228797000
Invoice Date:	09/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Vista Lakes CDD
c/o Inframark
5645 Coral Ridge Drive, no. 407
Coral Springs, FL 33076
United States

VISTA LAKES CDD 2017A 1

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$3,259.44

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VISTA LAKES CDD 2017A 1

Invoice Number:	7904427
Account Number:	228797000
Current Due:	$3,259.44
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 228797000
Invoice # 7904427
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

usbank

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7904427
Invoice Date:	09/25/2025
Account Number:	228797000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

VISTA LAKES CDD 2017A 1

Accounts Included In This Relationship: 228797000 228797001 228797002 228797003 228797004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,025.00	100.00%	$3,025.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				**$3,025.00**
Incidental Expenses 09/01/2025 to 08/31/2026	3,025.00	0.0775		$234.44
Subtotal Incidental Expenses				**$234.44**
TOTAL AMOUNT DUE				**$3,259.44**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Invoice Number	Invoice Date	Account Number
9-002-59582	Sep 23, 2025	[redacted]

Billing Address:
VISTA LAKES
OFFICE MANAGER
11555 HERON BAY BLVD STE. 201
CORAL SPRINGS FL 33076

Shipping Address:
VISTA LAKES
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	$20.48
TOTAL THIS INVOICE	**USD**	**$20.48**

You saved $14.66 in discounts this period!

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Sep 23, 2025

Previous Balance	58.28
Payments	-16.33
Adjustments	0.00
New Charges	20.48
New Account Balance	**$62.43**

Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
9-002-59582	USD $20.48	[redacted]	USD $62.43

Remittance Advice

Your payment is due by Oct 08, 2025

[redacted]

0026471 01 AB 0.64 **AUTO T4 0 1264 33076-336151 -C01-P26497-I1

VISTA LAKES
OFFICE MANAGER
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076

63319650011187

FedEx
P.O. Box 660481
DALLAS TX 75266-0481

1264-01-00-0026471-0001-0063180

Invoice Number	Invoice Date	Account Number	Page
9-002-59582	Sep 23, 2025	[redacted]	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 15, 2025 **Cust. Ref.:** VISTA LAKES **Ref.#2:** 8225
Payor: Third Party **Ref.#3:** INV00246

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 3
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**
Tracking ID	884384022206	ANNA CIFELLI	ER SERVICE AND INVESTMENTS LLC
Service Type	FedEx 2Day	Inframark, LLC.	7131 ALTIS WAY
Package Type	FedEx Envelope	11555 HERON BAY BLVD	ORLANDO FL 32836 US
Zone	03	POMPANO BEACH FL 33076 US	
Packages	1		

Rated Weight	N/A	Transportation Charge		26.30
Delivered	Sep 17, 2025 13:51	Discount		-14.66
Svc Area	A1	Fuel Surcharge		3.27
Signed by	see above	Residential Delivery		5.57
FedEx Use	000000000/1109/02	**Total Charge**	USD	$20.48

Third Party Subtotal	**USD**	**$20.48**
Total FedEx Express	**USD**	**$20.48**

Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600 Fax: (407) 647-7622

Vista Lakes Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

October 1, 2025

File # 7185-001

Attention: District Manager

Invoice # 19285

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Aug-29-25	exchange correspondence regarding status of Duke easement; correspondence regarding documents requested by FEMA on Ian claim	0.40	130.00	SDC
Sep-03-25	agenda review and meeting preparation	0.60	195.00	SDC
Sep-04-25	review of documents regarding line of credit draws for projects	0.20	65.00	SDC
	attendance at board meeting	3.40	1,105.00	SDC
Sep-05-25	meeting followup communications	0.20	65.00	SDC
Sep-10-25	multiple correspondence regarding fishing policy, records request, signs and policy publication	0.30	97.50	SDC
Sep-11-25	correspondence with manager and review of loan statement on line of credit	0.20	65.00	SDC
Sep-16-25	followup correspondence regarding audit payment and Duke easement execution; correspondence regarding records request	0.70	227.50	SDC
Sep-18-25	review of and respond to correspondence regarding public records request for letter regarding fishing	0.20	65.00	SDC

Sep-19-25	correspondence regarding draft agenda; correspondence updating status of city pipe agreement	0.30	97.50	SDC
Sep-22-25	update correspondence on agreement and review of storage facility agreement renewal	0.50	162.50	SDC
Sep-24-25	review of and correspondence regarding storage proposal; correspondence regarding status of city pipe agreement	0.50	162.50	SDC
Sep-30-25	multiple correspondence regarding draft pipe agreement and meeting schedule	0.20	65.00	SDC
	Totals	7.70	$2,502.50	

DISBURSEMENTS

Sep-17-25	Postage - FedEx to Trenton Newton	28.81
	Totals	$28.81

Total Fee & Disbursements	**$2,531.31**
Previous Balance	4,487.01
Previous Payments	4,487.01
Balance Now Due	**$2,531.31**

Payment on this invoice is due 20 days from the date of the invoice.

Send PAYMENTS ONLY to:
Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, FL 32746

Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 92-2830590

Orlando Sentinel MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

adbilling@tribpub.com
844-348-2445

Invoice Details

Billed Account Name:	Vista Lakes Cdd
Billed Account Number:	CU00139845
Invoice Number:	124771279000
Invoice Amount:	$260.68
Billing Period:	09/01/25 - 09/30/25
Due Date:	10/30/25

INVOICE

Invoice Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
09/18/25	OSC124771279	Classified Listings, Online Public Hearing Bid Misc Legal 7870327				260.68

Invoice Total: $260.68

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
260.68	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period:	09/01/25 - 09/30/25
Billed Account Name:	Vista Lakes Cdd
Billed Account Number:	CU00139845
Invoice Number:	124771279000

Return Service Requested

VISTA LAKES CDD
210 N UNIVERSITY DR STE 702
POMPANO BEACH FL 33071-7320

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096

All orders for (i) print, digital and/or preprint advertising ("Advertising Services") are subject to Publisher's Advertising Agreement Standard Terms and Conditions ("Ad Publication Terms and Conditions") available at **http://tribpub.com/ad-io-terms** and (ii) services other than or in addition to publication and/or insertion of advertisements (such as sponsored content creation, website development, advertising strategy design, and search engine optimization, collectively "Creation and Digital Services") are subject to Publisher's Terms and Conditions Content Creation and Digital Services ("Digital Services Terms and Conditions" and collectively with the Ad Publication Terms and Conditions, the "Standards Terms and Conditions") available at **http://tribpub.com/ad-io-terms**. The Standard Terms and Conditions may be updated from time to time. Your order will be subject to these invoice terms and conditions and the Standard Terms and Conditions as from time to time in effect on the date you place your order. By placing an order, you accept and agree to the Standard Terms and Conditions as from time to time in effect.

As used in these invoice terms and conditions, tronc, Inc. and any and all of their respective affiliates, as defined in the Ad Publication Terms and Conditions as "Publisher" and in the Digital Services Terms and Conditions as "TI" shall be collectively referred to herein as "Publisher." The Client, as set forth on the face of this invoice, for whose benefit the Advertising Services and/or Creation and Digital Services have been provided, as defined in the Ad Publication Terms and Conditions as "Advertiser" and in the Digital Services Terms and Conditions as "Client," shall be collectively referred to herein as "Advertiser."

FINANCIAL RELATED TERMS
Payments and Disputes
Payment: All invoices shall be paid within 15 days of invoice date or as otherwise stated on the invoice/payment schedule set forth in the Insertion Order or the Statements of Work ("SOWs").

Agency Liability: Any obligation of an Advertiser, pursuant to the terms stated herein and as set forth in the Standard Terms and Conditions, may be satisfied by an advertising agency which has been duly appointed by Advertiser (or its duly appointed agent) to act on Advertiser's behalf or is otherwise authorized to act on behalf of the Advertiser, whether by express, implied, apparent or other authority (the "Agency"). As set forth in Section 11 of the incorporated Ad Publication Terms and Conditions and in Section 24 of the incorporated Digital Services Terms and Conditions, the Agency shall be liable (jointly and severally with the Advertiser) for payment for all Advertising Services and/or Creation and Digital Services provided and invoiced by each Publisher regardless of any contrary language in any past, contemporaneous or future writing, regardless of whether it receives payment from Advertiser and regardless of whether the identity of the Agency's client is known to such Publisher. In addition, Agency agrees: (a) Publisher will not be bound by any terms, conditions or provisions in any document contrary to the terms of this invoice; and (b) represents and warrants that, as agent for the Advertiser, it has all necessary authority to submit or enter into the Insertion Order or SOW and place an order with Publisher on behalf of the Advertiser. Agency will make available to Publisher upon request written confirmation of the relationship between Agency and Advertiser. This confirmation must include, among other representations, Advertiser's acknowledgement that Agency is its agent and is authorized to act on its behalf in connection with the Insertion Order, the SOW, the terms stated in this invoice and the Standard Terms and Conditions. In addition, upon the request of Publisher, Agency will confirm whether Advertiser has paid to Agency in advance funds sufficient to make payments pursuant to the Insertion Order or SOW.

Credit: Credit privileges may be suspended on any Advertiser account that is not paid in accordance with terms or exceeds approved credit limit. For prepaid Advertiser accounts, payment in the form of check, credit card or ACH must be received in advance of space deadline for Advertiser accounts that have not established credit with Publisher. If the Advertiser's account has established credit terms, payments on such accounts may be made by using a credit card; however, such payments must be made by the due date on the invoice. Payments in excess of $2,500.00 cannot be paid using a credit card. It is the Advertiser's and its agent's responsibility to advise the Publisher's credit department immediately, via registered mail, of any change in business structure or status.

Pricing: For advertising inserts distributed via insertion in Publisher's newspaper and/or via Publisher's non-subscriber distribution program(s), quantity billed is based on the delivery quantity requirements provided by Publisher to Advertiser. Delivery quantity requirements are based on an estimate of circulation ordered plus an estimate for non-subscriber distribution, if any, plus provision for unsold copies of the newspapers, and an estimated amount for shipment and machine spoilage. Newspaper circulation is variable, therefore, it is recommended that Advertiser or its agent confirm delivery quantity requirements with their advertising sales representative just prior to ordering a print run. However, Publisher shall not be responsible nor provide rate adjustments for shortages or overages in delivery quantity requirements realized through circulation fluctuations or for circulation missed caused by shortages in the Advertiser's insert quantity provided. The terms and conditions of the Rate Cards that apply to the publications in which Advertiser has requested that Ads be published are expressly incorporated herein. If there is a conflict between your Insertion Order and the Rate Card, the Insertion Order will control.

Invoice Disputes: Advertiser and its agents waive any dispute regarding any item included in an invoice unless notice of such dispute is provided to Publisher within a reasonable period not to exceed 10 days.

Late Payment and Collections: Except for invoiced payments that Advertiser or its agent has successfully disputed, Advertiser and the Agency shall be responsible for all costs incurred by Publisher in connection with the collection of any amounts owing hereunder including, without limitation, collection fees, court costs and reasonable attorneys fees.

No Set-Off
Unless otherwise agreed to by all parties, neither Advertiser nor the Agency may set off against amounts due to Publisher under this invoice any amounts owed by Publisher to Advertiser or the Agency.

Taxes
All prices are exclusive of all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any governmental authority on any amount payable by Advertiser or the Agency. Advertiser and the Agency shall be responsible for all such charges, costs and taxes and all amounts paid and payable by Publisher in discharge of the foregoing taxes. This provision shall survive the termination of any agreement between Publisher and the Advertiser or Agency.

Other Services
Except as stated otherwise, payments by or on behalf of Advertiser to Publisher for services or goods other than advertising space, inserts and color shall not be applied toward any revenue totals set forth in the any agreement between Advertiser and Publisher.

Rate Changes & Postal Changes
Publisher shall have the right to revise the advertising rates for Advertising Services, as set forth in Section 7.3 of the Ad Publication Terms and Conditions, at any time upon notice to Advertiser or the Agency of such rates. Advertiser may terminate its agreement on the date the new rates become effective by giving written notice within 30 days of such termination. In the event of such termination, Advertiser and the Agency shall be liable for Ads published prior to such termination at the "Current Agreement Rate," defined as the billing rate in effect at the time of publication.
If the United States Postal Service implements a postage cost increase at any time, Advertiser and the Agency understand and agree that the advertising rates for Advertising Services shall be adjusted to reflect that increase automatically upon the effective date of the United States Postal Service increase.

Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 10/13/2025
Invoice # 23074

Bill To	Project Info
Vista Lakes CDD Inframark 313 Campus Street Celebration, FL 34747	Current Months Maintenance

P.O. #
Terms Net 30

Due Date 11/12/2025

Description	Amount
Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the fourteen (14) ponds onsite per the attached aerial. Treatments to occur once a month for a total of twelve (12) visits per year. Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Free Retreats * Quarterly Maintenance of all Fountains and Aerators within Vista Lakes CDD * Lifetime warranty on all erosion control work as long as Crosscreek Environmental is the onsite vendor Total maintenance cost = $2,550.00/Month ($30,600.00 Annually) **Maintenance price to be locked at above rate through 2025**	2,550.00

Thank you for your business

Subtotal	$2,550.00
Sales Tax (0.0%)	$0.00
Total	$2,550.00
Payments/Credits	$0.00
Balance Due	$2,550.00

INVOICE

INVOICE DATE: 09/29/2025
DATE DUE: 10/29/2025
INVOICE #: 4488-3859794
Please write invoice number on check, no invoice copies necessary.

LANDSCAPE WORKSHOP®

PROPERTY NAME: Vista Lakes CDD
BILL TO: Inframark
210 North University Drive, Ste 702
Coral Springs, FL 33071

Pay Now-
Include Invoice #

DESCRIPTION		AMOUNT
Scope of work: - Fill in plant beds in center medians on Vista Lakes Blvd. - Arboricola Trinetter 3gal: 175 - Dwarf Fire Bush 3gal: 100 - Viburnum Suspensum 3gal: 50 - Indian Hawthorn 3gal: 75 - St Augustine Flortam 800sqft		$9,436.66
	SUBTOTAL	$9,436.66
	TOTAL	$9,436.66
	AMOUNT PAID:	– $0.00
	TOTAL DUE THIS INVOICE:	$9,436.66

Thank you for your business!

PAYMENT REMITTANCE ADDRESS: LANDSCAPE WORKSHOP, LLC • PO BOX 738876 • DALLAS, TX 75373-8876

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
160864	10/15/2025
CUSTOMER ID	**NET TERMS**
C1615	Due On Receipt
PO#	**DUE DATE**
	10/15/2025

BILL TO
Vista Lakes CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees 001-531027-51201-5000	1	Ea	5,677.92		5,677.92
Field Ops Services 001-531016-53901-5000	1	Ea	8,750.00		8,750.00
Field Ops Services -Field Inspection Services	1	Ea	1,000.00		1,000.00
Record Storage Fee	1	Ea	180.00		180.00
Subtotal					**15,607.92**

Subtotal	$15,607.92
Tax	$0.00
Total Due	$15,607.92

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
161905	10/24/2025

CUSTOMER ID	NET TERMS
C1615	Due On Receipt

PO#	DUE DATE
	10/24/2025

BILL TO
Vista Lakes CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jorge A Baez Pagan- 9-4-25 AMAZON MKTPL: $117.65, 9-3-25 FASTSIGNS KISSIMMEE : $1,000.34, 8-15-25 LESLIES POOLMART WEB : Replace damage timer $172.98, 9-1-25 SP SUPERBREAKERS : $245.04	1	Ea	1,536.01		1,536.01
Subtotal					**1,536.01**

Subtotal	$1,536.01
Tax	$0.00
Total Due	$1,536.01

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
161904	10/24/2025

CUSTOMER ID	NET TERMS
C1615	Due On Receipt

PO#	DUE DATE
	10/24/2025

BILL TO

Vista Lakes CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					**2.96**

Subtotal	$2.96
Tax	$0.00
Total Due	$2.96

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

TECHNI-POOLS
P.O. Box 721122
Orlando, FL 32872-1122
USA
4077661281
info@techni-pools.com

Invoice 61365

BILL TO
Vista Lakes CDD
8340 Lee Vista Blvd
Orlando, Fl 32829

DATE	PLEASE PAY	DUE DATE
10/18/2025	$500.00	11/02/2025

DATE	ACCOUNT SUMMARY	AMOUNT
09/03/2025	Balance Forward	4,239.00
	Other payments and credits after 09/03/2025 through 10/17/2025	-4,239.00
10/18/2025	Other invoices from this date	0.00
	New charges (details below)	500.00
	Total Amount Due	500.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Commercial Monthly Pool Service Monthly pool service as stated per contract	1	500.00	500.00

TOTAL OF NEW CHARGES 500.00

Pay invoice

TOTAL DUE $500.00

THANK YOU.

District	**Vista Lakes**
Vendor	**City of Orlando**
Invoice#	**Oct-25**
Amount	**2728.66**
Account:	**001.543013.53901.5000**
Description:	**Lighting Agreement**

usbank

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7904050
Account Number:	224073000
Invoice Date:	09/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Vista Lakes CDD
c/o Inframark
5645 Coral Ridge Drive, no. 407
Coral Springs, FL 33076
United States

VISTA LAKES CDD 2017A 2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,336.94

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

VISTA LAKES CDD 2017A 2

Invoice Number:	7904050
Account Number:	224073000
Current Due:	$4,336.94
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224073000
Invoice # 7904050
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

usbank

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7904050
Invoice Date:	09/25/2025
Account Number:	224073000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

VISTA LAKES CDD 2017A 2

Accounts Included In This Relationship: 224073000 224073001 224073002 224073003 224073004

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,025.00	100.00%	$4,025.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				**$4,025.00**
Incidental Expenses 09/01/2025 to 08/31/2026	4,025.00	0.0775		$311.94
Subtotal Incidental Expenses				**$311.94**
TOTAL AMOUNT DUE				**$4,336.94**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7904050

000001176 02 SP 106481541035988 P

Vista Lakes CDD
c/o Inframark
5645 Coral Ridge Drive, no. 407
Coral Springs, FL 33076
United States

ER Service and investments Llc

7131 altis way unit 111

Orlando

Zip 32836.   EC 13002723

4079151229

erserviceinvest@hotmail.com

FACTURA

INV00259

FECHA

10/04/2025

VENCIMIENTO

Vence al recibir

DEPÓSITO ADEUDADO

USD $2,915.00

CLIENTE

VISTA LAKES CDD

+1 689-261-3676

ARTÍCULO	TARIFA	CANT.	TOTAL
Scope of Work	$5,830.00	1	$5,830.00

Embed 80 ft of 1/2" PVC conduit (cutting, trenching or wall chase, mounting, bends, and cementing).

Complete wiring for the level probes (~200 ft of #16 AWG in different colors).

Installation of level probes in the two tanks/fountains (mounting, continuity testing, sealing against moisture).

Integration with the existing control system currently managed by a timer (open the panel, re-arrange, add level control relays and test the logic).

Materials

4 Control relays, coil 24 VAC, 10 amps, 8 pins

4 Relay sockets, 8 pins

2 Level control relays, 24 VAC

2 Level relay sockets

ARTÍCULO	TARIFA	CANT.	TOTAL
80 ft of 1/2" conduit 2 Condulet LB type fittings, 1/2" #16 cable DIN rail Payments: 50% deposit required in advance to schedule and begin work. Final balance due upon completion of the work.			

Información De Pago

Scan this code to pay online

TOTAL	$5,830.00
DEPÓSITO ADEUDADO	USD $2,915.00

PRÓXIMOS PAGOS

Depósito	$2,915.00
Depósito	$2,915.00
CRÉDITO RESTANTE	$5,830.00

INSTRUCCIONES DE PAGO

50% in advance

50% when work is done

POR CHEQUE

er service and investments llc

Commercial Account

ACCOUNT ACTIVITY STATEMENT

RETURN MAIL ADDRESS
PO BOX 790420
ST. LOUIS, MO 63179

Commercial Account:	[redacted]
Statement Date	09/21/25
Credit Line	$1,500
Credit Available	$486
Account Balance	**$1,013.44**

VISTA LAKES CDD
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076-3361

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	-$1,041.47
Current Purchases and Debits	$1,013.44
Current Returns, Exchanges and Adjustments	$0.00
Previously Billed Invoices	$0.00

PAST DUE INVOICES

1-29 Days	30-59 Days	60-89 Days	90-119 Days	120-149 Days	150-179 Days	180+ Days
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

CURRENT PAYMENTS AND UNAPPLIED PAYMENTS

Payments received since the last statement period. Please contact us with your instructions on how to apply to specific invoices.

Date	Amount
09/11/25	-$1,041.47
Total	**-$1,041.47**

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
09/10/25	THE HOME DEPOT ORLANDO, FL	8032462			$115.83	11/30/25
09/12/25	THE HOME DEPOT ORLANDO, FL	6032620			$341.52	11/30/25
09/15/25	THE HOME DEPOT ORLANDO, FL	3518231			$196.54	11/30/25
09/18/25	THE HOME DEPOT ORLANDO, FL	33144			$359.55	11/30/25
				TOTAL	$1,013.44	

Questions About Your Account

ACCT MGR	HOME DEPOT CREDIT SERVICES
PHONE	1-800-395-7363 (TTY: 711)
FAX	1-877-969-6751
EMAIL	WWW.HOMEDEPOT.COM/MYCOMMERCIALACCOUNT

Send Billing Inquiries to:
HOME DEPOT CREDIT SERVICES
PO Box 790340
St. Louis, MO 63179-0340

Send a SECURE MESSAGE right now to a customer service professional online at myhomedepotaccount.com

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

8 HP 21

This Account is Issued by Citibank, N.A.

PURCHASE HISTORY	
Year to Date	$5,161.23
Life to Date	$29,046.02

Commercial Account

Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531997884
PO BOX 70293
PHILADELPHIA, PA 19176-0293

PAYMENT PAGE

Commercial Account [redacted]
Statement Date 09/21/25

View, manage and pay your account online at
myhomedepotaccount.com

Invoices to Be Paid IMPORTANT: To ensure accurate posting of your payment, please indicate which invoices you are paying by checking the appropriate box below. To apply a credit to an invoice, write in the invoice number of the debit transaction that you would like to have applied to, in the "Invoice Number" column next to the credit. Please remit entire Payment Page(s) when sending payment.

CURRENT ACTIVITY

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
09/10/25	8032462	$115.83	$115.83	**11/30/25**	☐	$
09/12/25	6032620	$341.52	$341.52	**11/30/25**	☐	$
09/15/25	3518231	$196.54	$196.54	**11/30/25**	☐	$
09/18/25	33144	$359.55	$359.55	**11/30/25**	☐	$

788404

P.O. Box 790420
St. Louis, MO 63179

Statement Enclosed

Your Account Number is [redacted]

For proper credit, please write [redacted] on your check and enclose with this payment coupon.

Statement Date	**09/21/25**
Account Balance	**$1,013.44**
Check here if paying all invoices	☐

Amount Enclosed: $

Please see reverse side to change your address.
Make Checks Payable to

VISTA LAKES CDD
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076-3361

HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531997884
PO BOX 70293
PHILADELPHIA, PA 19176-0293

03409 0000000 0101344 000000[redacted]

Commercial Account

Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531997884
PO BOX 70293
PHILADELPHIA, PA 19176-0293

INVOICE DETAIL

BILL TO:
Acct: [redacted]
VISTA LAKES CDD

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$115.83	09/10/25	11/30/25	8032462
PO:	Store: 6869, ORLANDO, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
60LB SAKRETE CONCRETE MIX	000066624900009000002	15.0000 EA	$4.93	$73.95
SML MRTR TUB	000053544300009000006	1.0000 EA	$7.97	$7.97
1/2"X10' #4 REBAR YELLOW	000042796900009000009	3.0000 EA	$6.98	$20.94
MASONBRUSH	100227739400009000006	1.0000 EA	$12.97	$12.97

Purchased by: BAEZ JORGE
Customer #: 00013

SUBTOTAL	$115.83
TAX	$0.00
TOTAL	$115.83

788405

BILL TO:
Acct: [redacted]
VISTA LAKES CDD

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$341.52	09/12/25	11/30/25	6032620
PO:	Store: 6869, ORLANDO, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
RGD 18V BL 1/2 IN HAMMER DRILL KIT	100593426200009000033	1.0000 EA	$199.00	$199.00
60LB SAKRETE CONCRETE MIX	000066624900009000002	10.0000 EA	$4.93	$49.30
ML RESET COMBO LOCK BOX 2PK	100573362300005000002	1.0000 EA	$70.00	$70.00
HDX MULTI-PURPOSE SPONGE 2PK	100208880300004000020	1.0000 EA	$5.98	$5.98
DEWALT MAXFIT ULTRA 2" PH2 2PC	101107138200007000009	1.0000 EA	$4.27	$4.27
MKE SHOCKWAVE 1/2" X 6" CARBIDE BIT	100535712500007000008	1.0000 EA	$12.97	$12.97

Purchased by: BAEZ JORGE
Customer #: 00013

SUBTOTAL	$341.52
TAX	$0.00
TOTAL	$341.52

BILL TO:
Acct: [redacted]
VISTA [redacted]

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$196.54	09/15/25	11/30/25	3518231
PO:	Store: 6869, ORLANDO, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-6FT VERANDA WHITE VINYL SQ POST	000028334600008000015	1.0000 EA	$21.58	$21.58
4X4-8 #2PT	000025627600020000005	1.0000 EA	$11.08	$11.08
4X4-6FT VERANDA WHITE VINYL SQ POST	000028334600008000015	1.0000 EA	$21.58	$21.58
4X4-6FT VERANDA WHITE VINYL SQ POST	000028334600008000015	1.0000 EA	$21.58	$21.58
4X4-6FT VERANDA WHITE VINYL SQ POST	000028334600008000015	1.0000 EA	$21.58	$21.58
4X4-6FT VERANDA WHITE VINYL SQ POST	000028334600008000015	1.0000 EA	$21.58	$21.58

Purchased by: BAEZ JORGE
Customer #: 00013

SUBTOTAL	$196.54
TAX	$0.00
TOTAL	$196.54

Commercial Account

Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531997884
PO BOX 70293
PHILADELPHIA, PA 19176-0293

INVOICE DETAIL

BILL TO:
Acct: [redacted]
VISTA [redacted]

Amount Due:	Trans Date:	DUE DATE:	Invoice #:
$359.55	09/18/25	11/30/25	33144
PO:	Store: 6869, ORLANDO, FL		

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
60LB SAKRETE BLACKTOP PATCH	00004286320000900002	15.0000 EA	$23.97	$359.55

Purchased by: BAEZ JORGE
Customer #: 00013

SUBTOTAL	$359.55
TAX	$0.00
TOTAL	$359.55

SIGN OFF

(http://www.homedepot.com/)

Make a Payment

The Home Depot® Commercial Account
Ending in 7884

Link Another Card

HELP

Thank You For Your Payment

Your payment is scheduled. Look for a confirmation email in your inbox very soon.

Download Confirmation

CONFIRMATION NUMBER
601821570730907

PAYMENT TO
Account Ending in 7884

PAYMENT DATE
OCT 06, 2025

PAYMENT FROM
VLCDD
Account Ending in 5060

TOTAL PAYMENT AMOUNT
$1,006.25

Feedback

CREDIT AND INVOICE DETAILS

TOTAL INVOICES	$1,006.25
TOTAL CREDITS	$0.00
TOTAL AMOUNT	

$1,006.25

0 Credits

4 Invoices

GO TO PAYMENTS

MAKE ANOTHER PAYMENT

CONTACT

The Home Depot® Commercial Account

Send Secure Message

Send Now

Feedback

(tel:+18668755490) 1-866-875-5490 (tel:+18668755490)

Mon-Fri: 8:00 a.m. - 9:00 p.m. ET
Sat-Sun: Closed

Additional Phone Numbers

Home Depot Credit Services
P.O. Box 790340
St. Louis, MO 63179

Payment Addresses

Privacy (https://online.citibank.com/US/JRS/portal/template.do?ID=Privacy)

Notice at Collection (https://online.citi.com/JRS/portal/template.do?ID=Privacy#notice-at-collection)

Do Not Sell or Share My Personal Information (https://online.citi.com/US/ag/dataprivacyhub/home?crsEnv=PROD)

Accessibility (https://online.citi.com/US/JRS/portal/template.do?ID=Accessibility)

Site Terms (https://online.citi.com/US/JRS/portal/template.do?locale=en_US&ID=TermsDisclaimer)

homedepot.com (http://www.homedepot.com/)

Feedback

VENDOR	**Duke Energy**	**Vista Lakes**	**FY2025**		
INVOICE DATE:	**DATE**	09/22/25	**AUTO PAY**		
INVOICE #:	**INVOICE #**	092225-ACH		10/14/2025	
GL CODING	**ACCOUNT #**	**SERVICE ADDRESS**	**STREETLIGHTS**	**8/21-9/19**	
543046-53901	9100 8689 0485	Leevista Blvd Lite, N-15 Carlisle	GATED	$	939.51
543047-53901	9100 8684 7648	S. Chicksaw Trail Lite, Visat Lks N1-Pembrook	NON-GATED	$	1,297.47
543047-53901	9100 8860 7551	000 Lee Vista Blvd. Lite, Avon@Vista-Lakes	NON-GATED	$	1,310.89
543046-53901	9100 8860 8354	00 Lee Vista Blvd. Lite, Lee Vista Square	GATED	$	1,434.87
543047-53901	9100 8860 8958	Providence Crossing Trl Lite, Vista Lks Vil N-3	NON-GATED	$	673.62
543046-53901	9100 8685 0718	Vista Park Blvd Lte, AKA Vista Lks Blvd	GATED	$	1,066.30
543046-53901	9100 8688 7159	S Chickasaw Trl Lite, N-7 Melrose	GATED	$	643.08
543046-53901	9100 8688 7935	Leevista Blvd. Lite - N-13 Waverly	GATED	$	978.87
543047-53901	9100 8688 8217	S. Chickasaw Trl Lite, Vista Lakes SL N8&N9	NON-GATED	$	2,322.03
543047-53901	9100 8688 8449	S. Chickasaw Trl Lite, Townctr Townhms	NON-GATED	$	908.82
543047-53901	9100 8861 0027	Lee Vista Blvd. Lite	NON-GATED	$	458.02
543047-53901	9100 8861 9101	S. Chicksaw Trail Lite, N-4 & N-5	NON-GATED	$	2,182.93
543047-53901	9100 8689 0708	000 Vista Park Blvd Vista Park Entrance- 7Poles	NON-GATED	$	215.69
543046-53901	9100 8692 3130	000 Lee Vista Blvd. Lite, Warwick N14	GATED	$	1,342.95
543047-53901	9100 8689 0005	S. Chicksaw Trail Lite, N2 Amhurst	NON-GATED	$	1,083.87
		Streetlights Gated	543046-53901	$	6,405.58
		Streetlights Non-Gated	543047-53901	$	10,453.34
		Electricity - Streetlighting	543013-53901	$	-
		Total		$	16,858.92

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 LEE VISTA BLVD
LITE N-15, CARLISLE SL

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8689 0485**

Billing summary

Previous Amount Due	$939.33
Payment Received Sep 11	-939.33
Current Lighting Charges	925.74
Taxes	13.77
Total Amount Due Oct 13	**$939.51**

$

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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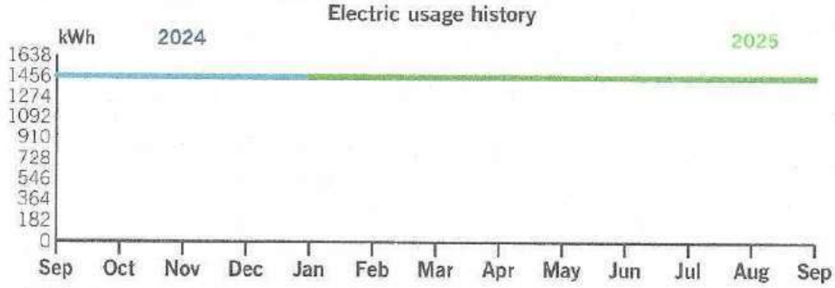
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,456	1,456	17,472	1,456
Avg. Daily (kWh)	49	50	48	
12-month usage based on most recent history				

fb.def.duke.bills.20250919215537.46.aip-1301-000000005

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8689 0485

Amount of automatic draft

$939.51 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000651 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868904850006600000000000000009395100000939519

DUKE ENERGY. duke-energy.com 877.372.8477

Account number 9100 8689 0485

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
50 WATT LED OCAL 3000K TY V BL	1	18 kWh
K118 3K V Multiv UF	1	18 kWh
SV ACR 9500	29	1,421 kWh
Total	**31**	**1,457 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,456.000 kWh @ 6.782c	98.75
Fuel Charge	
1,456.000 kWh @ 3.829c	55.75
Asset Securitization Charge	
1,456.000 kWh @ 0.062c	0.90
Fixture Charge	
SV ACR 9500	314.07
K118 3K V Multiv UF	13.07
50 WATT LED OCAL 3000K TY V BL	8.73
Maintenance Charge	
SV ACR 9500	83.81
K118 3K V Multiv UF	2.04
50 WATT LED OCAL 3000K TY V BL	2.04
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
31 Pole(s) @ $11.120	344.72
Total Current Charges	**$925.74**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.81
Gross Receipts Tax	4.04
Municipal Franchise Fee	8.92
Total Taxes	**$13.77**

fb.def.duke.bills.20250919215537.46.afp-1303-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 S CHICKASAW TRL
LITE VISTA LKS N1-PEMBROO

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

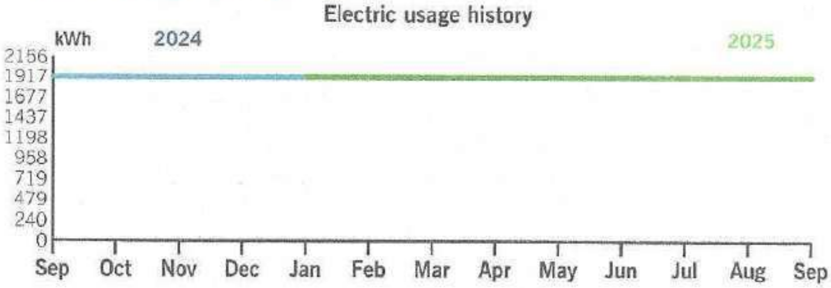
Account number **9100 8684 7648**

Billing summary

Previous Amount Due	$1,297.24
Payment Received Sep 11	-1,297.24
Current Lighting Charges	1,279.35
Taxes	18.12
Total Amount Due Oct 13	**$1,297.47**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,917	1,917	22,998	1,917
Avg. Daily (kWh)	64	66	63	

12-month usage based on most recent history

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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fb.def.duke.bills.20250919215537.46.afp-1329-000000005

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8684 7648

Amount of automatic draft

$1,297.47
by Oct 13

After 90 days from bill date, a late charge will apply.

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000665 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868476480006600000000000000129747000012974 78

DUKE ENERGY. duke-energy.com 877.372.8477

Account number 9100 8684 7648

Your usage snapshot - Continued

Outdoor Lighting

Billing period Aug 21 - Sep 19

Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	1	17 kWh
K118 3K V Multiv UF	3	53 kWh
K118 3K V Multiv UF	2	34 kWh
SV ACR 9500	37	1,813 kWh
Total	**43**	**1,917 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,916.500 kWh @ 6.782c	129.98
Fuel Charge	
1,916.500 kWh @ 3.829c	73.38
Asset Securitization Charge	
1,916.500 kWh @ 0.062c	1.19
Fixture Charge	
50 WATT LED OCAL 3000K TY V BL	8.73
K118 3K V Multiv UF	39.21
K118 3K V Multiv UF	26.96
SV ACR 9500	400.71
Maintenance Charge	
SV ACR 9500	106.93
K118 3K V Multiv UF	4.08
K118 3K V Multiv UF	6.12
50 WATT LED OCAL 3000K TY V BL	2.04
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
43 Pole(s) @ $11.120	478.16
Total Current Charges	**$1,279.35**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.11
Gross Receipts Tax	5.30
Municipal Franchise Fee	11.71
Total Taxes	**$18.12**

fb.def.duke.bills.20250919215537.46.afp-1331-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 LEE VISTA BLVD
LITE AVON@VISTA-LAKES

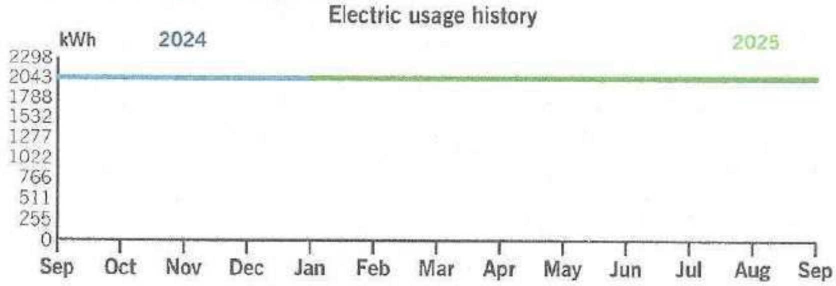
Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 7551**

Billing summary

Previous Amount Due	$1,310.64
Payment Received Sep 11	-1,310.64
Current Lighting Charges	1,291.65
Taxes	19.24
Total Amount Due Oct 13	**$1,310.89**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,043	2,043	24,516	2,043
Avg. Daily (kWh)	68	70	67	
12-month usage based on most recent history				

Thank you for your payment.

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fb.def.duke.bills.20250919215537.46.afp-1321-000000005

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8860 7551

Amount of automatic draft

$1,310.89
by Oct 13

After 90 days from bill date, a late charge will apply.

$____________
Add here, to help others with a contribution to Share the Light

$____________
Amount enclosed

000661 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886075510006600000000000000013108900001310898

DUKE ENERGY®
duke-energy.com
877.372.8477

Account number **9100 8860 7551**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
K118 3K V Multiv UF	2	34 kWh
SV ACR 9500	41	2,009 kWh
Total	**43**	**2,043 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
2,043.000 kWh @ 6.782c	138.57
Fuel Charge	
2,043.000 kWh @ 3.829c	78.23
Asset Securitization Charge	
2,043.000 kWh @ 0.062c	1.27
Fixture Charge	
SV ACR 9500	444.03
K118 3K V Multiv UF	26.96
Maintenance Charge	
SV ACR 9500	118.49
K118 3K V Multiv UF	4.08
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
43 Pole(s) @ $11.120	478.16
Total Current Charges	**$1,291.65**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.13
Gross Receipts Tax	5.64
Municipal Franchise Fee	12.47
Total Taxes	**$19.24**

fb.def.duke.bills.20250919215537.46.afp-1323-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
00 LEE VISTA BLVD
LITE LEE VISTA SQ

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 8354**

Billing summary

Previous Amount Due	$1,434.60
Payment Received Sep 11	-1,434.60
Current Lighting Charges	1,413.53
Taxes	21.34
Total Amount Due Oct 13	**$1,434.87**

Thank you for your payment.

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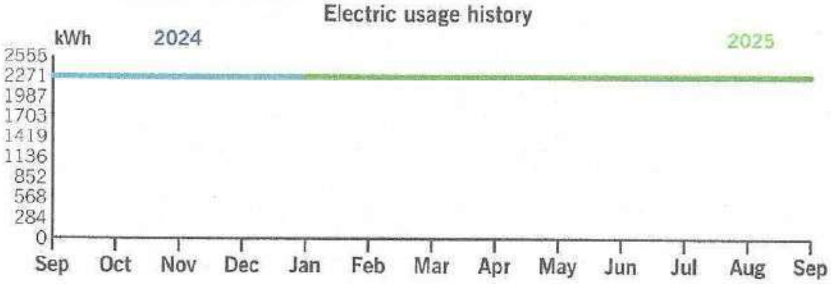
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,271	2,271	27,252	2,271
Avg. Daily (kWh)	76	78	75	
12-month usage based on most recent history				

fb.def.duke.bills.20250919215537.46.afp-1325-000000005

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

DUKE ENERGY

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

Account number
9100 8860 8354

Amount of automatic draft

$1,434.87
by Oct 13

After 90 days from bill date, a late charge will apply.

$______________ Add here, to help others with a contribution to Share the Light

$______________ **Amount enclosed**

000663 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886083540006600000000000000143487000014348720

duke-energy.com
877.372.8477

Account number 9100 8860 8354

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
K118 3K V Multiv UF	1	17 kWh
SV ACR 9500	46	2,254 kWh
Total	**47**	**2,271 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
2,271.000 kWh @ 6.782c	154.02
Fuel Charge	
2,271.000 kWh @ 3.829c	86.96
Asset Securitization Charge	
2,271.000 kWh @ 0.062c	1.41
Fixture Charge	
SV ACR 9500	498.18
K118 3K V Multiv UF	13.48
Maintenance Charge	
SV ACR 9500	132.94
K118 3K V Multiv UF	2.04
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
47 Pole(s) @ $11.120	522.64
Total Current Charges	**$1,413.53**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.23
Gross Receipts Tax	6.27
Municipal Franchise Fee	13.84
Total Taxes	**$21.34**

fb.def.duke.bills.20250919215537.46.afp-1327-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 PROVIDENCE CROSSING TRL
LITE VISTA LAKES VIL N-3

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

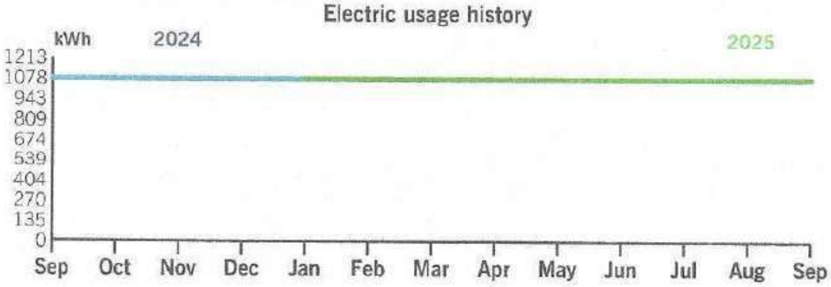
Account number **9100 8860 8958**

Billing summary

Previous Amount Due	$673.49
Payment Received Sep 11	-673.49
Current Lighting Charges	663.41
Taxes	10.21
Total Amount Due Oct 13	**$673.62**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,078	1,078	12,936	1,078
Avg. Daily (kWh)	36	37	35	
12-month usage based on most recent history				

$

Thank you for your payment.

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fb.def.duke_bills.20250919215537.46.afp-1289-000000005

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

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

Account number
9100 8860 8958

Amount of automatic draft

$673.62 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

$____________
Add here, to help others with a contribution to Share the Light

$____________
Amount enclosed

000645 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886089580006600000000000000006736200000673623

DUKE ENERGY. duke-energy.com 877.372.8477

Account number 9100 8860 8958

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	Quantity	Usage
SV ACR 9500	22	1,078 kWh
Total	**22**	**1,078 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,078.000 kWh @ 6.782c	73.12
Fuel Charge	
1,078.000 kWh @ 3.829c	41.28
Asset Securitization Charge	
1,078.000 kWh @ 0.062c	0.67
Fixture Charge	
SV ACR 9500	238.26
Maintenance Charge	
SV ACR 9500	63.58
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
22 Pole(s) @ $11.120	244.64
Total Current Charges	**$663.41**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.58
Gross Receipts Tax	3.00
Municipal Franchise Fee	6.63
Total Taxes	**$10.21**

fb.def.duke.bills.20250919215537.46.afp-1291-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 VISTA PARK BLVD
LITE AKA VISTA LAKES BLVD

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

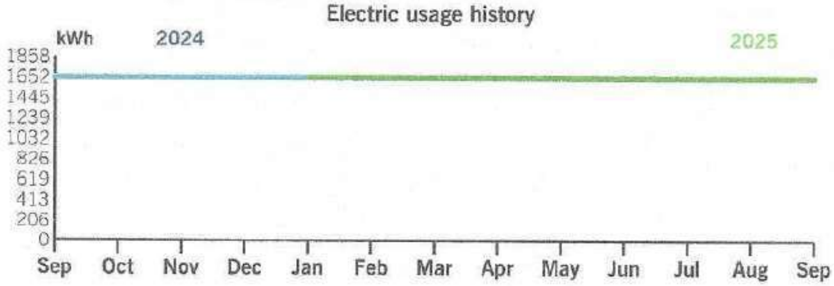
Account number **9100 8685 0718**

Billing summary

Previous Amount Due	$1,066.11
Payment Received Sep 11	-1,066.11
Current Lighting Charges	1,050.72
Taxes	15.58
Total Amount Due Oct 13	**$1,066.30**

Your usage snapshot

Electric usage history



Average temperature in degrees

Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
81°	75°	70°	63°	56°	67°	67°	74°	79°	81°	82°	82°	79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,652	1,652	19,818	1,652
Avg. Daily (kWh)	55	57	54	

12-month usage based on most recent history

$

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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DUKE ENERGY

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

Account number
9100 8685 0718

Amount of automatic draft

$1,066.30
by Oct 13

After 90 days from bill date, a late charge will apply.

$____________
Add here, to help others with a contribution to Share the Light

$____________
Amount enclosed

000653 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

8891008685071800066000000000000000010663000001066301

duke-energy.com
877.372.8477

Account number **9100 8685 0718**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Aug 21 - Sep 19

Description	Quantity	Usage
K118 3K V Multiv UF	1	18 kWh
K118 3K V Multiv UF	1	17 kWh
SV ACR 9500	33	1,617 kWh
Total	**35**	**1,652 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,651.500 kWh @ 6.782c	112.01
Fuel Charge	
1,651.500 kWh @ 3.829c	63.24
Asset Securitization Charge	
1,651.500 kWh @ 0.062c	1.02
Fixture Charge	
SV ACR 9500	357.39
K118 3K V Multiv UF	13.48
K118 3K V Multiv UF	13.07
Maintenance Charge	
SV ACR 9500	95.37
K118 3K V Multiv UF	2.04
K118 3K V Multiv UF	2.04
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
35 Pole(s) @ $11.120	389.20
Total Current Charges	**$1,050.72**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.92
Gross Receipts Tax	4.57
Municipal Franchise Fee	10.09
Total Taxes	**$15.58**

fb.def.duke.bills.20250919215537.46.afp-1307-000000005

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 S CHICKASAW TRL
LITE N-7 MELROSE

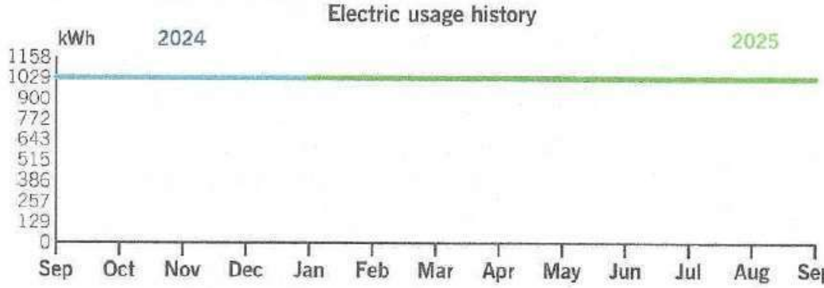
Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 7159**

Billing summary

Previous Amount Due	$642.94
Payment Received Sep 11	-642.94
Current Lighting Charges	633.33
Taxes	9.75
Total Amount Due Oct 13	**$643.08**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,029	1,029	12,348	1,029
Avg. Daily (kWh)	34	35	34	
12-month usage based on most recent history				

$

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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fo.def.duke.bills.20250919215537.46.afp-1309-000000005

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8688 7159

Amount of automatic draft

$643.08 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

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

$\_\_\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

000655 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY duke-energy.com 877.372.8477

Account number **9100 8688 7159**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
SV ACR 9500	21	1,029 kWh
Total	**21**	**1,029 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,029.000 kWh @ 6.782c	69.79
Fuel Charge	
1,029.000 kWh @ 3.829c	39.40
Asset Securitization Charge	
1,029.000 kWh @ 0.062c	0.64
Fixture Charge	
SV ACR 9500	227.43
Maintenance Charge	
SV ACR 9500	60.69
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
21 Pole(s) @ $11.120	233.52
Total Current Charges	**$633.33**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.55
Gross Receipts Tax	2.87
Municipal Franchise Fee	6.33
Total Taxes	**$9.75**

fb.def.duke.bills.20250919215537.46.afp-1311-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 LEE VISTA BLVD
LITE N-13 WAVERLY

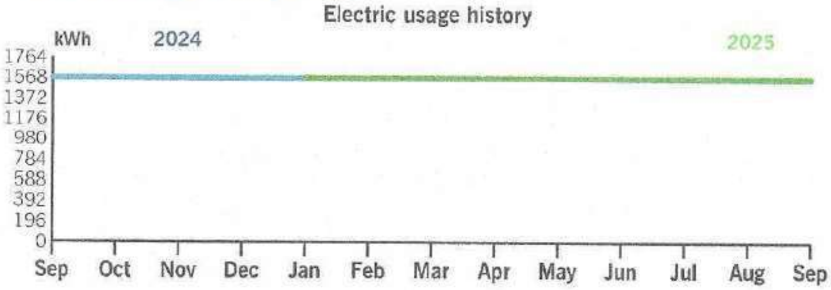
Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 7935**

Billing summary

Previous Amount Due	$978.69
Payment Received Sep 11	-978.69
Current Lighting Charges	964.09
Taxes	14.78
Total Amount Due Oct 13	**$978.87**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,568	1,568	18,816	1,568
Avg. Daily (kWh)	52	54	52	
12-month usage based on most recent history				

$

Thank you for your payment.

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fb.def.duke.bills.20250918215537.46.afp-1293-000000005

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8688 7935

Amount of automatic draft

$978.87 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

$____________________
Add here, to help others with a contribution to Share the Light

$____________________
Amount enclosed

000647 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8688 7935**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
SV ACR 9500	32	1,568 kWh
Total	**32**	**1,568 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,568.000 kWh @ 6.782c	106.34
Fuel Charge	
1,568.000 kWh @ 3.829c	60.04
Asset Securitization Charge	
1,568.000 kWh @ 0.062c	0.97
Fixture Charge	
SV ACR 9500	346.56
Maintenance Charge	
SV ACR 9500	92.48
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
32 Pole(s) @ $11.120	355.84
Total Current Charges	**$964.09**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.84
Gross Receipts Tax	4.34
Municipal Franchise Fee	9.60
Total Taxes	**$14.78**

fb.def.duke.bills.20250919215537.46.afp-1295-000000005

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 S CHICKASAW TRL
LITE VISTA LAKES SL N8&N9

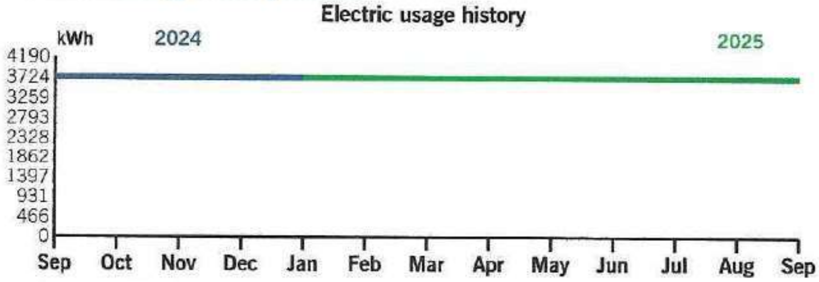
Bill date Sep 24, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 8217**

Billing summary

Previous Amount Due	$2,321.59
Payment Received Sep 15	-2,321.59
Current Lighting Charges	2,287.16
Taxes	34.87
Total Amount Due Oct 15	**$2,322.03**

Your usage snapshot



Average temperature in degrees

Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
81°	75°	70°	63°	56°	67°	67°	74°	79°	81°	82°	82°	79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,724	3,724	44,688	3,724
Avg. Daily (kWh)	124	128	122	
12-month usage based on most recent history				

Thank you for your payment.

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

DUKE ENERGY

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

Account number
9100 8688 8217

Amount of automatic draft

$2,322.03 *by Oct 15*	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

VISTA LAKES COM DEV DISTRICT
ATTN: ACCOUNTS PAYABLE
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7023

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

889100868882170006600000000000000232203000002322032

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8688 8217**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
SV ACR 9500	76	3,724 kWh
Total	**76**	**3,724 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
3,724.000 kWh @ 6.782c	252.56
Fuel Charge	
3,724.000 kWh @ 3.829c	142.59
Asset Securitization Charge	
3,724.000 kWh @ 0.062c	2.31
Fixture Charge	
SV ACR 9500	823.08
Maintenance Charge	
SV ACR 9500	219.64
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
76 Pole(s) @ $11.120	845.12
Total Current Charges	**$2,287.16**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.99
Gross Receipts Tax	10.25
Municipal Franchise Fee	22.63
Total Taxes	**$34.87**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 S CHICKASAW TRL
LITE TOWNCTR TOWNHMS

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

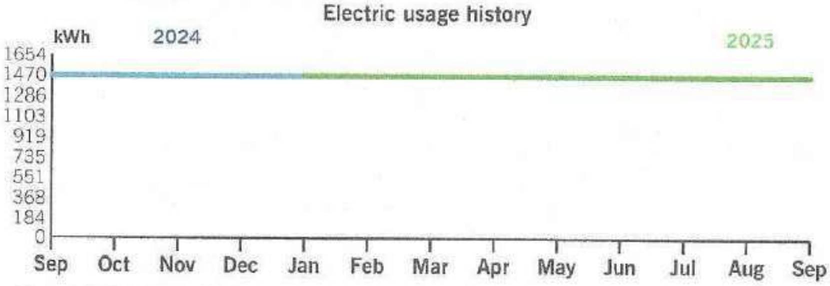
Account number **9100 8688 8449**

Billing summary

Previous Amount Due	$908.66
Payment Received Sep 11	-908.66
Current Lighting Charges	903.96
Taxes	4.86
Total Amount Due Oct 13	**$908.82**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,470	1,470	17,640	1,470
Avg. Daily (kWh)	49	51	48	

12-month usage based on most recent history

Thank you for your payment.

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fb.def.duke.bills.20250919215537.46.afp-1297-000000005

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

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

Account number
9100 8688 8449

Amount of automatic draft

$908.82
by Oct 13

After 90 days from bill date, a late charge will apply.

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

000649 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868884490006600000000000000000908820000090882 1

DUKE ENERGY
duke-energy.com
877.372.8477

Account number 9100 8688 8449

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	Quantity	Usage
SV ACR 9500	30	1,470 kWh
Total	**30**	**1,470 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,470.000 kWh @ 6.782c	99.70
Fuel Charge	
1,470.000 kWh @ 3.829c	56.29
Asset Securitization Charge	
1,470.000 kWh @ 0.062c	0.91
Fixture Charge	
SV ACR 9500	324.90
Maintenance Charge	
SV ACR 9500	86.70
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
30 Pole(s) @ $11.120	333.60
Total Current Charges	**$903.96**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.79
Gross Receipts Tax	4.07
Total Taxes	**$4.86**

fb.def.duke.bills.20250919215537.46.afp-1299-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 LEE VISTA BLVD
LITE

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8861 0027**

Billing summary

Previous Amount Due	$457.93
Payment Received Sep 11	-457.93
Current Lighting Charges	451.29
Taxes	6.73
Total Amount Due Oct 13	**$458.02**

Thank you for your payment.

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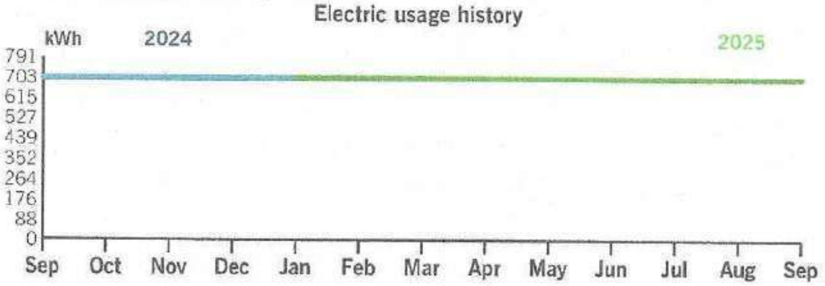
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	703	703	8,436	703
Avg. Daily (kWh)	23	24	23	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

fb.def.duke.bills.20250919215537.46.afp-1317-000000005

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

DUKE ENERGY

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

Account number
9100 8861 0027

Amount of automatic draft

$458.02 by Oct 13	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000659 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886100270006600000000000000004580200000458021

duke-energy.com
877.372.8477

Account number **9100 8861 0027**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Aug 21 - Sep 19

Description	Quantity	Usage
K118 3K V Multiv UF	1	17 kWh
SV ACR 9500	14	686 kWh
Total	**15**	**703 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
703.000 kWh @ 6.782c	47.67
Fuel Charge	
703.000 kWh @ 3.829c	26.92
Asset Securitization Charge	
703.000 kWh @ 0.062c	0.44
Fixture Charge	
SV ACR 9500	151.62
K118 3K V Multiv UF	13.48
Maintenance Charge	
SV ACR 9500	40.46
K118 3K V Multiv UF	2.04
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
15 Pole(s) @ $11.120	166.80
Total Current Charges	**$451.29**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.39
Gross Receipts Tax	1.97
Municipal Franchise Fee	4.37
Total Taxes	**$6.73**

fb.def.duke.bills.20250919215537.46.afp-1319-000000005

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 S CHICKASAW TRL
LITE VISTA LAKES N4 N5 N6

Bill date Sep 24, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 9101**

Billing summary

Previous Amount Due	$2,182.52
Payment Received Sep 15	-2,182.52
Current Lighting Charges	2,151.02
Taxes	31.91
Total Amount Due Oct 15	**$2,182.93**

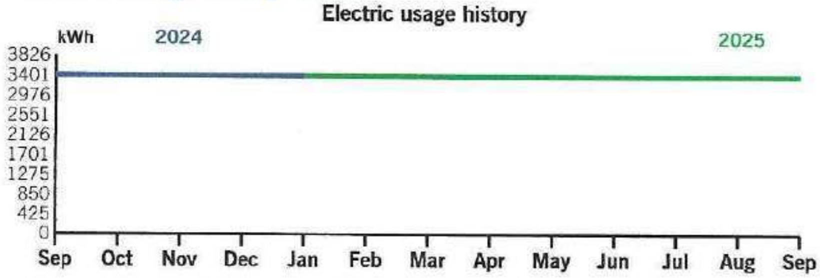
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full 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

Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
81°	75°	70°	63°	56°	67°	67°	74°	79°	81°	82°	82°	79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,401	3,401	40,812	3,401
Avg. Daily (kWh)	113	117	112	
12-month usage based on most recent history				

Find ways to save.
duke-energy.com/FindWays

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8688 9101

Amount of automatic draft

$2,182.93
by Oct 15

After 90 days from bill date, a late charge will apply.

$__________
Add here, to help others with a contribution to Share the Light

$__________
Amount enclosed

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

889100868891010006600000000000000021829300002182936

DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8688 9101**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Aug 21 - Sep 19

Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	2	35 kWh
K118 3K V Multiv UF	2	34 kWh
SV ACR 9500	68	3,332 kWh
Total	**72**	**3,401 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
3,401.000 kWh @ 6.782c	230.65
Fuel Charge	
3,401.000 kWh @ 3.829c	130.22
Asset Securitization Charge	
3,401.000 kWh @ 0.062c	2.11
Fixture Charge	
SV ACR 9500	736.44
K118 3K V Multiv UF	26.96
50 WATT LED OCAL 3000K TY V BL	17.46
Maintenance Charge	
SV ACR 9500	196.52
K118 3K V Multiv UF	4.08
50 WATT LED OCAL 3000K TY V BL	4.08
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
72 Pole(s) @ $11.120	800.64
Total Current Charges	**$2,151.02**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.87
Gross Receipts Tax	9.36
Municipal Franchise Fee	20.68
Total Taxes	**$31.91**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 VISTA PARK BLVD
LITE VISTA PARK ENTRANCE

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8689 0708**

Billing summary

Previous Amount Due	$215.65
Payment Received Sep 11	-215.65
Current Lighting Charges	212.35
Taxes	3.34
Total Amount Due Oct 13	**$215.69**

Thank you for your payment.

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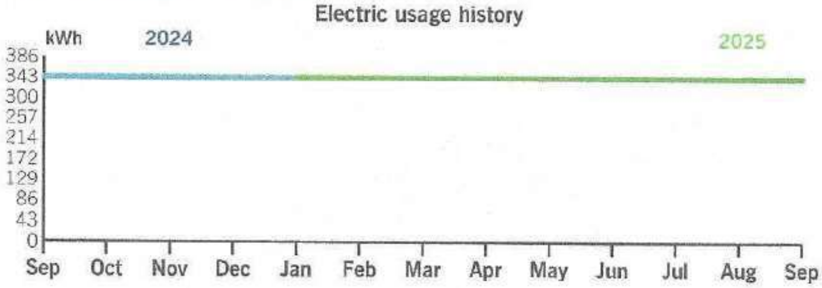
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	343	343	4,116	343
Avg. Daily (kWh)	11	12	11	
12-month usage based on most recent history				

fb.def.duke.bills.20250919215537.46.afp-1337-000000005

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

Account number
9100 8689 0708

Amount of automatic draft

$215.69 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

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

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000669 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868907080000660000000000000002156900000215697

DUKE ENERGY. duke-energy.com 877.372.8477

Account number 9100 8689 0708

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Aug 21 - Sep 19		
Description	**Quantity**	**Usage**
SV ACR 9500	7	343 kWh
Total	**7**	**343 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
343.000 kWh @ 6.782c	23.27
Fuel Charge	
343.000 kWh @ 3.829c	13.13
Asset Securitization Charge	
343.000 kWh @ 0.062c	0.21
Fixture Charge	
SV ACR 9500	75.81
Maintenance Charge	
SV ACR 9500	20.23
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
7 Pole(s) @ $11.120	77.84
Total Current Charges	**$212.35**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.18
Gross Receipts Tax	0.99
Municipal Franchise Fee	2.17
Total Taxes	**$3.34**

fb.def.duke.bills.20250919215537.46.afp-1339-000000005

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
000 LEE VISTA BLVD
LITE WARWICK N14

Bill date Sep 22, 2025
For service Aug 21 - Sep 19
30 days

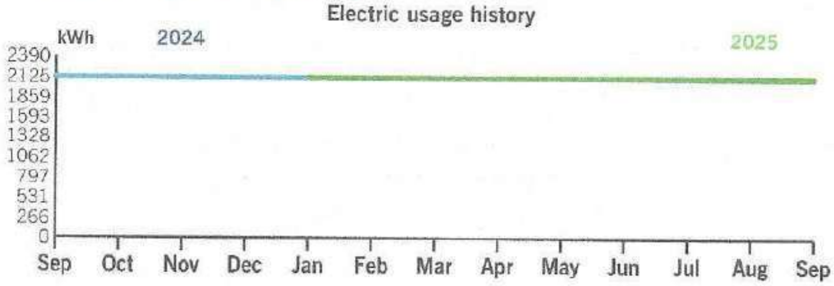
Account number **9100 8692 3130**

Billing summary

Previous Amount Due	$1,342.69
Payment Received Sep 11	-1,342.69
Current Lighting Charges	1,322.97
Taxes	19.98
Total Amount Due Oct 13	**$1,342.95**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,125	2,125	25,494	2,125
Avg. Daily (kWh)	71	73	70	
12-month usage based on most recent history				

Thank you for your payment.

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

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

Account number
9100 8692 3130

Amount of automatic draft

$1,342.95 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000667 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100869231300006600000000000000134295000013429555

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8692 3130**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Aug 21 - Sep 19

Description	Quantity	Usage
K118 3K V Multiv UF	1	18 kWh
SV ACR 9500	43	2,107 kWh
Total	**44**	**2,125 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
2,124.500 kWh @ 6.782c	144.09
Fuel Charge	
2,124.500 kWh @ 3.829c	81.35
Asset Securitization Charge	
2,124.500 kWh @ 0.062c	1.32
Fixture Charge	
SV ACR 9500	465.69
K118 3K V Multiv UF	13.07
Maintenance Charge	
SV ACR 9500	124.27
K118 3K V Multiv UF	2.04
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
44 Pole(s) @ $11.120	489.28
Total Current Charges	**$1,322.97**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.15
Gross Receipts Tax	5.87
Municipal Franchise Fee	12.96
Total Taxes	**$19.98**

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DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address	
VISTA LAKES COM DEV DISTRICT	Bill date Sep 22, 2025
000 S CHICKASAW TRL	For service Aug 21 - Sep 19
LITE VISTA LKS N2-AMHURST	30 days

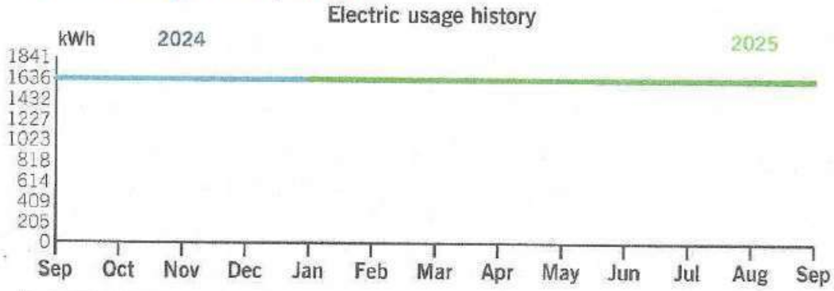
Account number **9100 8689 0005**

Billing summary

Previous Amount Due	$1,083.67
Payment Received Sep 11	-1,083.67
Current Lighting Charges	1,068.40
Taxes	15.47
Total Amount Due Oct 13	**$1,083.87**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,636	1,636	19,632	1,636
Avg. Daily (kWh)	55	56	54	
12-month usage based on most recent history				

$

Thank you for your payment.

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fb.def.duke.bills.20250919215537.46.afp-1313-000000005

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

DUKE ENERGY

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

Account number
9100 8689 0005

Amount of automatic draft

$1,083.87 *by Oct 13*	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

000657 000000005

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868900050006600000000000000010838700001083872

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8689 0005**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Aug 21 - Sep 19

Description	Quantity	Usage
50 WATT LED OCAL 3000K TY V BL	2	34 kWh
K118 3K V Multiv UF	2	34 kWh
SV ACR 9500	32	1,568 kWh
Total	**36**	**1,636 kWh**

Billing details - Lighting

Billing Period - Aug 21 25 to Sep 19 25	
Customer Charge	$1.86
Energy Charge	
1,636.000 kWh @ 6.782c	110.95
Fuel Charge	
1,636.000 kWh @ 3.829c	62.64
Asset Securitization Charge	
1,636.000 kWh @ 0.062c	1.01
Fixture Charge	
SV ACR 9500	346.56
K118 3K V Multiv UF	26.96
50 WATT LED OCAL 3000K TY V BL	17.46
Maintenance Charge	
SV ACR 9500	92.48
K118 3K V Multiv UF	4.08
50 WATT LED OCAL 3000K TY V BL	4.08
Pole Charge	
16 DECORATIVE CONCRETE-VIC II	
36 Pole(s) @ $11.120	400.32
Total Current Charges	**$1,068.40**

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

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.93
Gross Receipts Tax	4.53
Municipal Franchise Fee	10.01
Total Taxes	**$15.47**

fb.def.duke.bills.20250919215537.46.afp-1315-000000005

VENDOR	Duke Energy	Vista Lakes	FY2025		
INVOICE DATE:	DATE	09/23/25	AUTO PAY		
INVOICE #:	INVOICE #	092325-ACH		10/14/2025	
GL CODING	ACCOUNT #	SERVICE ADDRESS	STREETLIGHTS	8/21-9/19	
543013-53901	9100 8860 8148	5615 Lake Champlain dr	OTHER	$	32.49
543013-53901	9100 8860 8578	8843 LeeVista Blvd, Irrig #2	OTHER	$	32.49
543013-53901	9100 8685 0940	8674 Hemingway Ter, Entrance Lighting	OTHER	$	32.49
543013-53901	9100 8861 0358	6010 Winchester Isle Rd Irrig/Entr Wall	OTHER	$	32.49
543013-53901	9100 8689 0253	8566 LeeVista Blvd, Sign Lighting	OTHER	$	32.50
543013-53901	9100 8860 7147	9289 Lee Vista Blvd. Irrigation Clock	OTHER	$	32.49
543013-53901	9100 8681 8940	6651 Vista Park Blvd Gate	OTHER	$	52.79
543013-53901	9100 8860 7345	6011 Winchester Isle Rd., Irrig/Entr Wall	OTHER	$	32.49
543013-53901	9100 8684 7870	6306 FOUNTAIN VISTA LANE	OTHER	$	38.35
543013-53901	9100 8684 8144	5984 Lake Champlain Dr, Irrig/Lighting	OTHER	$	32.50
543013-53901	9100 8684 8350	Lake Pembroke Pl Sign, Entrance	OTHER	$	32.50
543013-53901	9100 8684 8607	9192 LAKE AVON DR	OTHER	$	32.50
543013-53901	9100 8684 8847	8632 Sommerville Pointe Pl. Entrance Lt.	OTHER	$	32.49
543013-53901	9100 8684 9070	5673 Covington Cove Way Entrance Lgts	OTHER	$	32.49
543013-53901	9100 8684 9301	6580 Vista Park Blvd, Irrigation	OTHER	$	32.49
543013-53901	9100 8684 9533	8579 Lee Vista Blvd., sign Lighting	OTHER	$	32.48
543046-53901	9100 8860 7949	6581 Leevista Blvd. Lite - N-13	GATED	$	32.49
543013-53901	9100 8684 9765	6305 S Chickasaw Trail - Irrig	OTHER	$	32.49
543013-53901	9100 8684 9997	8676 Saratoga Inlet Dr, Fountain (New)	OTHER	$	48.94
543013-53901	9100 8685 0221	6204 S. Chickasaw Trl, Sign Lighting	OTHER	$	32.49
543013-53901	9100 8685 0461	6098 Lake Melrose Dr, Gate Entrance	OTHER	$	40.10
543013-53901	9100 8860 9165	5719 Covington Cove Way, Irrigation	GATED	$	53.51
543013-53901	9100 8860 9420	5392 Florence Harbor Dr —Pond	OTHER	$	52.09
543013-53901	9100 8688 7456	6645 Lake Pembroke Pl Pond Aerator	OTHER	$	152.67
543046-53901	9100 8688 7703	6839 NARCOOSSEE RD STE 32 (NEW ACCT)	OTHER	$	63.12
543013-53901	9100 8860 9602	9242 Lee Vista Blvd, Fountain	GATED	$	77.32
543013-53901	9100 8860 9818	9059 Lee Vista Blvd— Pump	OTHER	$	1,582.03
543013-53901	9100 8688 8861	8841 Lee Vista Blvd, Fountain/Lights	OTHER	$	399.51
543013-53901	9100 8688 9341	8580 Lee Vista Blvd., Sign Lighting	OTHER	$	32.49
543013-53901	9100 8688 9606	5901 Winchester Isle Rd Irrig	OTHER	$	32.49
543013-53901	9100 8861 0720	5748 S Chickasaw Trail	OTHER	$	32.49
543013-53901	9100 8863 5167	6102 Lake Champlain Dr., Lighting	OTHER	$	32.48
543013-53901	9100 8689 0881	7207 Vista Park Blvd Irrig & or Lighting	OTHER	$	32.50
543013-53901	9100 8692 3354	Lake Amhurst Trail Sign.Lighting	OTHER	$	32.49
		Streetlights Gated	543046-53901	$	95.61
		Streetlights Non-Gated	543047-53901	$	-
		Electricity - Streetlighting	543013-53901	$	3,212.12
		Total		$	3,307.73

DUKE ENERGY. duke-energy.com 800.700.8744

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5615 LAKE CHAMPLAIN DR
ORLANDO FL 32829

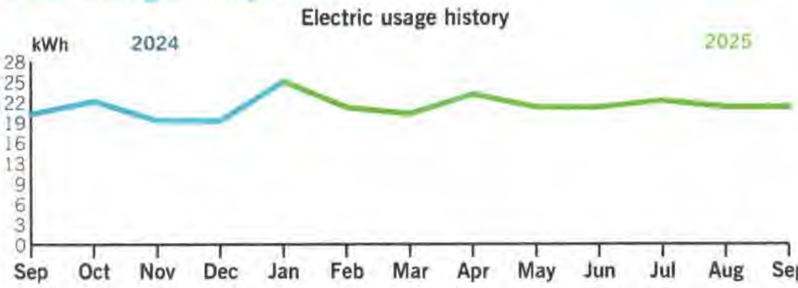
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 8148**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° [illegible] 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	21	20	255	21
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Thank you for your payment.

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Duke Energy offers energy efficiency programs to help you save money and energy, including a Free Home Energy Check available online, via phone, or in-your home by an energy expert from Duke Energy. An optional Energy Analysis/Rating including payback estimates can be conducted for a small fee, if desired. For more information, visit us at duke-energy.com/HEC.

fb.def.duke.bills.20250922231028.84.afp-62003-000000922

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

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

Account number
9100 8860 8148

Amount of automatic draft

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

$____________________ Add here, to help others with a contribution to Share the Light

$____________________ **Amount enclosed**

031002 000000922

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

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

3456

889100886081480006600000000000000000324900000032497

DUKE ENERGY duke-energy.com 800.700.8744

Account number **9100 8860 8148**

Your usage snapshot - Continued

Current electric usage for meter number 3992536		
Actual reading on Sep 19		1021
Previous reading on Aug 21		- 1000
Energy Used		21 kWh
Billed kWh	21.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3992536	
Customer Charge	$13.83
Energy Charge	
21.000 kWh @ 12.219c	2.58
Fuel Charge	
21.000 kWh @ 3.630c	0.76
Asset Securitization Charge	
21.000 kWh @ 0.234c	0.05
Minimum Bill Adjustment	12.78
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is Residential Service (RS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

fb.def.duke.bills.20250922231028.84.afp-62005-000000922

3456

DUKE ENERGY. duke-energy.com 877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8843 LEE VISTA BLVD
IRRIG #2

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 8578**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Thank you for your payment.

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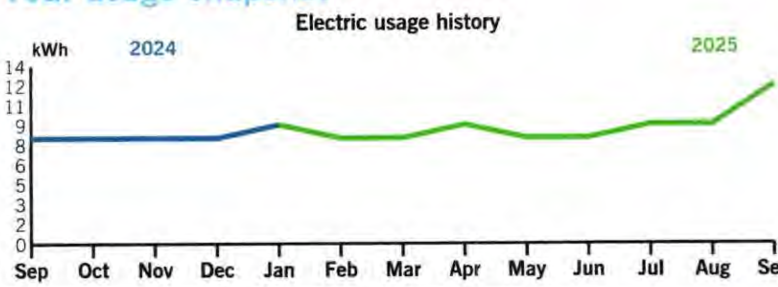
Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	8	104	9
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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DUKE ENERGY.

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

Account number
9100 8860 8578

Amount of automatic draft

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$ ____________ Add here, to help others with a contribution to Share the Light

$ ____________ **Amount enclosed**

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

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DUKE ENERGY® duke-energy.com 877.372.8477

Account number **9100 8860 8578**

Your usage snapshot - Continued

Current electric usage for meter number 3976430		
Actual reading on Sep 19		277
Previous reading on Aug 21		- 265
Energy Used		12 kWh
Billed kWh	12.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3976430	
Customer Charge	$17.32
Energy Charge	
12.000 kWh @ 12.173c	1.45
Fuel Charge	
12.000 kWh @ 3.925c	0.47
Asset Securitization Charge	
12.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	10.74
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8674 HEMINGWAY TER
ENTRANCE LIGHTING

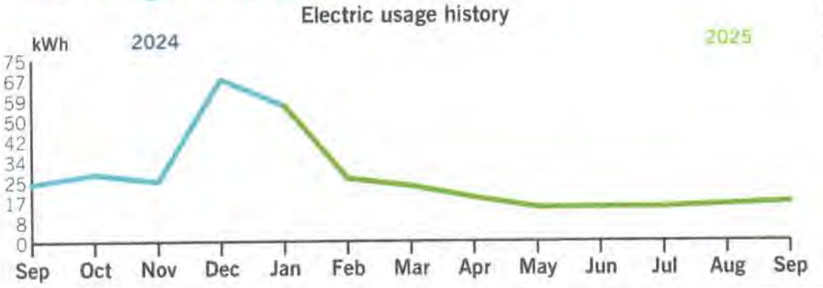
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8685 0940**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	24	316	26
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full 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.

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

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

Account number
9100 8685 0940

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

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

$\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

000827 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868509400006600000000000000000324900000032492

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8685 0940**

Your usage snapshot - Continued

Current electric usage for meter number 916094		
Actual reading on Sep 19	1074	
Previous reading on Aug 21	- 1058	
Energy Used		16 kWh
Billed kWh	16.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 916094		
Customer Charge	$17.32	
Energy Charge		
16.000 kWh @ 12.173c	1.95	
Fuel Charge		
16.000 kWh @ 3.925c	0.63	
Asset Securitization Charge		
16.000 kWh @ 0.194c	0.03	
Minimum Bill Adjustment	10.07	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.69	
Total Taxes		**$2.49**

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DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6010 WINCHESTER ISLE RD
IRRIG/ENTR WALL

Bill date	Sep 23, 2025
For service	Aug 21 - Sep 19
	30 days

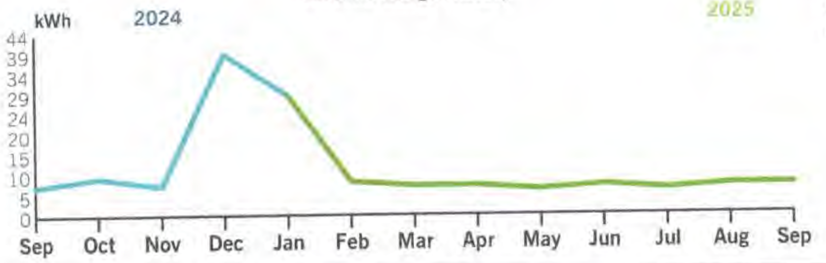
Account number **9100 8861 0358**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7	7	139	12
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

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

Account number
9100 8861 0358

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

$__________
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Amount enclosed

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VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8861 0358**

Your usage snapshot - Continued

Current electric usage for meter number 3989799		
Actual reading on Sep 19		1451
Previous reading on Aug 21		- 1444
Energy Used		7 kWh
Billed kWh	7.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3989799	
Customer Charge	$17.32
Energy Charge	
7.000 kWh @ 12.173c	0.85
Fuel Charge	
7.000 kWh @ 3.925c	0.27
Asset Securitization Charge	
7.000 kWh @ 0.194c	0.01
Minimum Bill Adjustment	11.55
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

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DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8566 LEE VISTA BLVD
SIGN LIGHTING

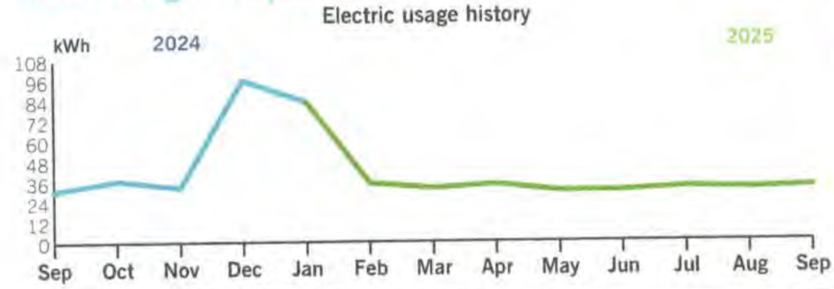
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8689 0253**

Billing summary

Previous Amount Due	$32.51
Payment Received Sep 12	-32.51
Current Electric Charges	30.00
Taxes	2.50
Total Amount Due Oct 14	**$32.50**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	32	31	505	42
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Thank you for your payment.

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

Account number
9100 8689 0253

$32.50 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

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000821 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8689 0253**

Your usage snapshot - Continued

Current electric usage for meter number 910783		
Actual reading on Sep 19		3300
Previous reading on Aug 21		- 3268
Energy Used		32 kWh
Billed kWh	32.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 910783	
Customer Charge	$17.32
Energy Charge	
32.000 kWh @ 12.173c	3.88
Fuel Charge	
32.000 kWh @ 3.925c	1.26
Asset Securitization Charge	
32.000 kWh @ 0.194c	0.06
Minimum Bill Adjustment	7.48
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.70
Total Taxes	**$2.50**

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DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
9289 LEE VISTA BLVD
IRRIGATION CLOCK

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

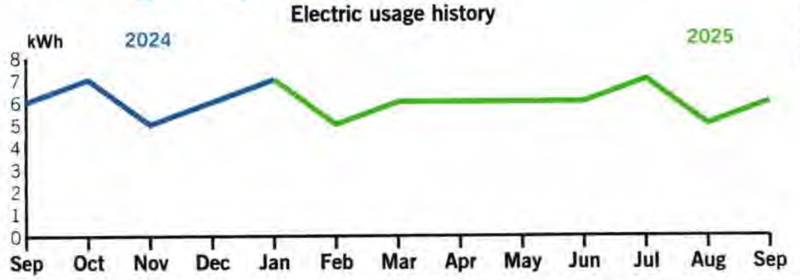
Account number **9100 8860 7147**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6	6	72	6
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

$

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DUKE ENERGY.

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

Account number
9100 8860 7147

Amount of automatic draft

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$__________________
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Amount enclosed

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8860 7147**

Your usage snapshot - Continued

Current electric usage for meter number 910314		
Actual reading on Sep 19		453
Previous reading on Aug 21		- 447
Energy Used		6 kWh
Billed kWh	6.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 910314		
Customer Charge	$17.32	
Energy Charge		
6.000 kWh @ 12.173c	0.73	
Fuel Charge		
6.000 kWh @ 3.925c	0.24	
Asset Securitization Charge		
6.000 kWh @ 0.194c	0.01	
Minimum Bill Adjustment	11.70	
Total Current Charges		**$30.00**

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.69	
Total Taxes		**$2.49**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6551 VISTA PARK BLVD
GATE

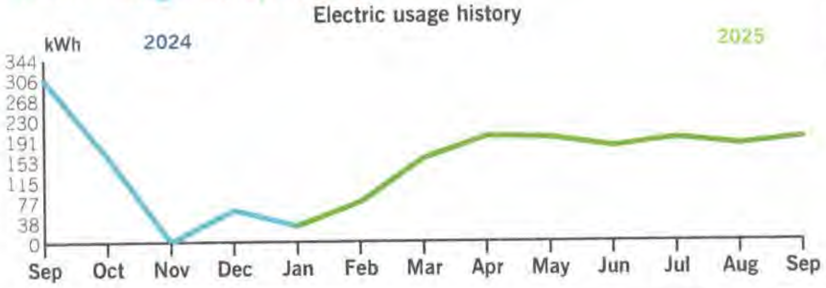
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8681 8940**

Billing summary

Previous Amount Due	$50.68
Payment Received Sep 12	-50.68
Current Electric Charges	48.76
Taxes	4.03
Total Amount Due Oct 14	**$52.79**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	193	306	1,619	135
Avg. Daily (kWh)	6	11	4	
12-month usage based on most recent history				

Thank you for your payment.

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

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

Account number
9100 8681 8940

$52.79 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

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

$\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

000829 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY

duke-energy.com
877.372.8477

Account number **9100 8681 8940**

Your usage snapshot - Continued

Current electric usage for meter number 3948973		
Actual reading on Sep 19		22049
Previous reading on Aug 21		- 21856
Energy Used		193 kWh
Billed kWh	193.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3948973	
Customer Charge	$17.32
Energy Charge	
193.000 kWh @ 12.173c	23.49
Fuel Charge	
193.000 kWh @ 3.925c	7.58
Asset Securitization Charge	
193.000 kWh @ 0.194c	0.37
Total Current Charges	**$48.76**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.04
Gross Receipts Tax	1.25
Municipal Franchise Fee	2.74
Total Taxes	**$4.03**

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DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6011 WINCHESTER ISLE RD
IRRIG/ENTR WALL

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 7345**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Thank you for your payment.

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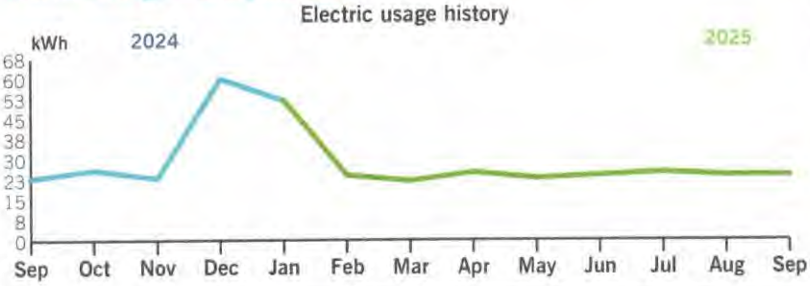
Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	24	23	352	29
Avg. Daily (kWh)	1	1	1	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

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

Account number
9100 8860 7345

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

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$________________ **Amount enclosed**

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VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 3836718		
Actual reading on Sep 19		1363
Previous reading on Aug 21		- 1339
Energy Used		24 kWh
Billed kWh	24.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3836718	
Customer Charge	$17.32
Energy Charge	
24.000 kWh @ 12.173c	2.94
Fuel Charge	
24.000 kWh @ 3.925c	0.94
Asset Securitization Charge	
24.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.75
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

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DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6306 FOUNTAIN VISTA LN
ENTRY GATE

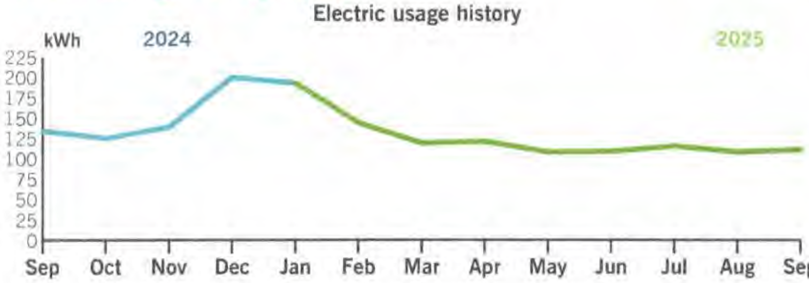
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 7870**

Billing summary

Previous Amount Due	$37.80
Payment Received Sep 12	-37.80
Current Electric Charges	35.42
Taxes	2.93
Total Amount Due Oct 14	**$38.35**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	111	134	1,592	133
Avg. Daily (kWh)	4	5	4	

12-month usage based on most recent history

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full 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.

fb.def.duke.bills.20250922231028.84.afp-1601-000000018

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

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

Account number
9100 8684 7870

$38.35 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$______________ Add here, to help others with a contribution to Share the Light

$______________ **Amount enclosed**

000801 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868478700006600000000000000000383500000038355

DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8684 7870**

Your usage snapshot - Continued

Current electric usage for meter number 3991561		
Actual reading on Sep 19		10442
Previous reading on Aug 21		- 10331
Energy Used		111 kWh
Billed kWh	111.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3991561		
Customer Charge	$17.32	
Energy Charge		
111.000 kWh @ 12.173c	13.52	
Fuel Charge		
111.000 kWh @ 3.925c	4.36	
Asset Securitization Charge		
111.000 kWh @ 0.194c	0.22	
Total Current Charges		**$35.42**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.91	
Municipal Franchise Fee	1.99	
Total Taxes		**$2.93**

fb.def.duke.bills.20250922231028.84.afp-1603-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5984 LAKE CHAMPLAIN DR
IRRIG &/OR LIGHTING

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

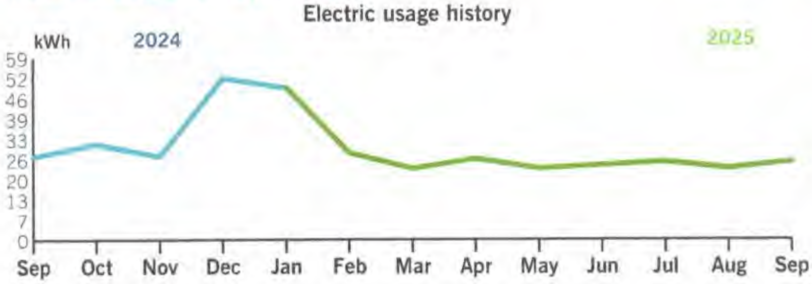
Account number **9100 8684 8144**

Billing summary

Previous Amount Due	$32.48
Payment Received Sep 12	-32.48
Current Electric Charges	30.00
Taxes	2.50
Total Amount Due Oct 14	**$32.50**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	25	27	356	30
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

$

Thank you for your payment.

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fb.def.duke.bills.20250922231028.84.afp-1625-000000018

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

DUKE ENERGY

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

Account number
9100 8684 8144

$32.50
by Oct 14

After 90 days from bill date, a late charge will apply.

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000813 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868481440006600000000000000000325000000032509

DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8684 8144**

Your usage snapshot - Continued

Current electric usage for meter number 910907		
Actual reading on Sep 19		1603
Previous reading on Aug 21		- 1578
Energy Used		25 kWh
Billed kWh	25.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 910907	
Customer Charge	$17.32
Energy Charge	
25.000 kWh @ 12.173c	3.05
Fuel Charge	
25.000 kWh @ 3.925c	0.98
Asset Securitization Charge	
25.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.60
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.70
Total Taxes	**$2.50**

fb.def.duke.bills.20250922231028.84.afp-1627-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
00001 LAKE PEMBROKE PL
SIGN ENTRANCE

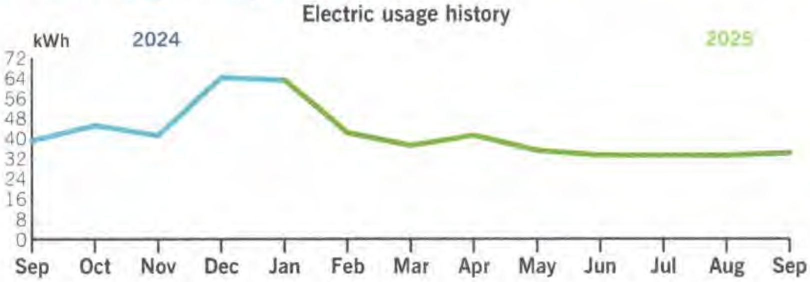
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 8350**

Billing summary

Previous Amount Due	$32.50
Payment Received Sep 12	-32.50
Current Electric Charges	30.00
Taxes	2.50
Total Amount Due Oct 14	**$32.50**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	34	39	501	42
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

$

Thank you for your payment.

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

DUKE ENERGY

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

Account number
9100 8684 8350

$32.50
by Oct 14

After 90 days from bill date, a late charge will apply.

$________________
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$________________
Amount enclosed

000815 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868483500006600000000000000000325000000032509

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8684 8350**

Your usage snapshot - Continued

Current electric usage for meter number 3980337		
Actual reading on Sep 19		2821
Previous reading on Aug 21		- 2787
Energy Used		34 kWh
Billed kWh	34.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3980337		
Customer Charge	$17.32	
Energy Charge		
34.000 kWh @ 12.173c	4.14	
Fuel Charge		
34.000 kWh @ 3.925c	1.33	
Asset Securitization Charge		
34.000 kWh @ 0.194c	0.07	
Minimum Bill Adjustment	7.14	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.70	
Total Taxes		**$2.50**

fb.def.duke.bills.20250922231028.84.afp-1631-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
9192 LAKE AVON DR
ENTRY & FOUNTAIN

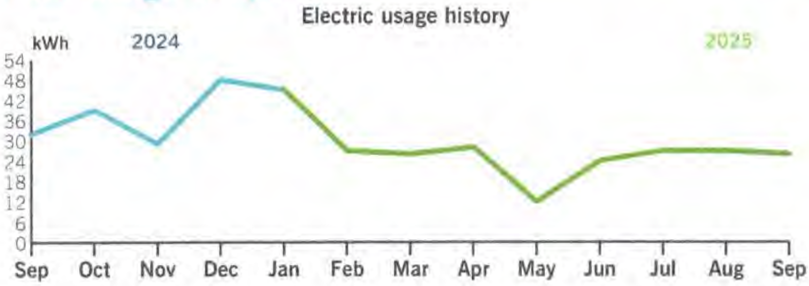
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 8607**

Billing summary

Previous Amount Due	$32.50
Payment Received Sep 12	-32.50
Current Electric Charges	30.00
Taxes	2.50
Total Amount Due Oct 14	**$32.50**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	26	32	358	30
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

$

Thank you for your payment.

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fb.def.duke.bills.20250922231028.84.afp-1649-000000018

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8684 8607

$32.50 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$____________
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$____________
Amount enclosed

000825 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8684 8607**

Your usage snapshot - Continued

Current electric usage for meter number 3833634		
Actual reading on Sep 19		2043
Previous reading on Aug 21		- 2017
Energy Used		26 kWh
Billed kWh	26.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3833634	
Customer Charge	$17.32
Energy Charge	
26.000 kWh @ 12.173c	3.16
Fuel Charge	
26.000 kWh @ 3.925c	1.02
Asset Securitization Charge	
26.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.45
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.70
Total Taxes	**$2.50**

fb.def.duke.bills.20250922231028.84.afp-1651-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8632 SOMMERVILLE POINTE PL
ENTRANCE LIGHTING

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

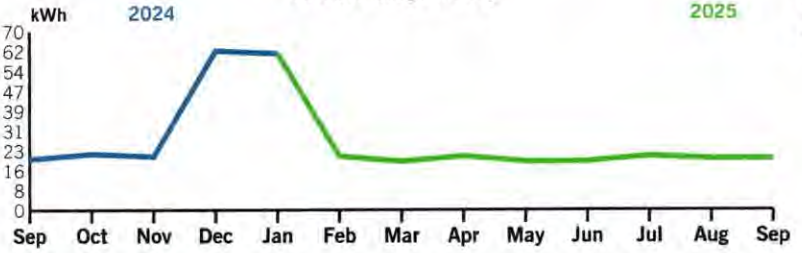
Account number **9100 8684 8847**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	20	20	326	27
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Thank you for your payment.

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

DUKE ENERGY

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

Account number
9100 8684 8847

Amount of automatic draft

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

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DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8684 8847**

Your usage snapshot - Continued

Current electric usage for meter number 910561		
Actual reading on Sep 19		1871
Previous reading on Aug 21		- 1851
Energy Used		20 kWh
Billed kWh	20.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 910561		
Customer Charge	$17.32	
Energy Charge		
20.000 kWh @ 12.173c	2.45	
Fuel Charge		
20.000 kWh @ 3.925c	0.79	
Asset Securitization Charge		
20.000 kWh @ 0.194c	0.04	
Minimum Bill Adjustment	9.40	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.69	
Total Taxes		**$2.49**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5673 COVINGTON COVE WAY
ENTRANCE LIGHTS

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 9070**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Thank you for your payment.

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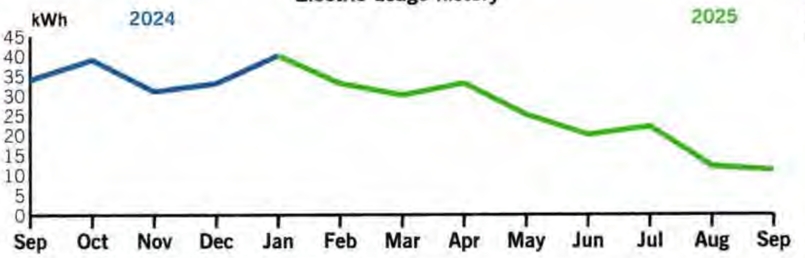
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	11	34	329	27
Avg. Daily (kWh)	0	1	1	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

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

Account number
9100 8684 9070

Amount of automatic draft

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

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

$\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

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DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8684 9070**

Your usage snapshot - Continued

Current electric usage for meter number 3839349		
Actual reading on Sep 19		1905
Previous reading on Aug 21		- 1894
Energy Used		11 kWh
Billed kWh	11.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3839349	
Customer Charge	$17.32
Energy Charge	
11.000 kWh @ 12.173c	1.34
Fuel Charge	
11.000 kWh @ 3.925c	0.43
Asset Securitization Charge	
11.000 kWh @ 0.194c	0.02
Minimum Bill Adjustment	10.89
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6580 VISTA PARK BLVD
IRRIGATION

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 9301**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Thank you for your payment.

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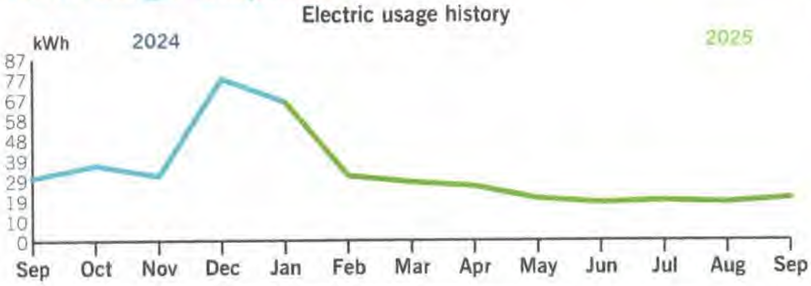
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	20	30	390	33
Avg. Daily (kWh)	1	1	1	

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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8684 9301

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

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

$\_\_\_\_\_\_\_\_\_\_$
Amount enclosed

000819 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8684 9301**

Your usage snapshot - Continued

Current electric usage for meter number 3948975		
Actual reading on Sep 19		2678
Previous reading on Aug 21		- 2658
Energy Used		20 kWh
Billed kWh	20.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3948975	
Customer Charge	$17.32
Energy Charge	
20.000 kWh @ 12.173c	2.45
Fuel Charge	
20.000 kWh @ 3.925c	0.79
Asset Securitization Charge	
20.000 kWh @ 0.194c	0.04
Minimum Bill Adjustment	9.40
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

fb.def.duke.bills.20250922231026.84.afp-1639-000000018

DUKE ENERGY.
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8579 LEE VISTA BLVD
SIGN LIGHTING

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 9533**

Billing summary

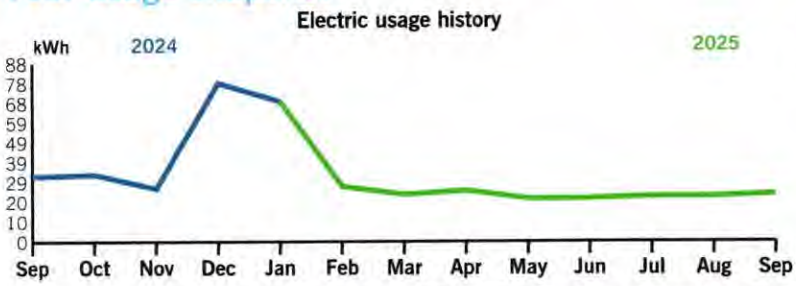
Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.48
Total Amount Due Oct 14	**$32.48**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full 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



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	23	32	390	33
Avg. Daily (kWh)	1	1	1	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY.

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

Account number
9100 8684 9533

Amount of automatic draft

$32.48 by Oct 14	*After 90 days from bill date, a late charge will apply.*

$__________
Add here, to help others with a contribution to Share the Light

$__________
Amount enclosed

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

889100868495330006600000000000000000324800000032483

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8684 9533**

Your usage snapshot - Continued

Current electric usage for meter number 910323		
Actual reading on Sep 19	2625	
Previous reading on Aug 21	- 2602	
Energy Used		23 kWh
Billed kWh	23.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 910323		
Customer Charge	$17.32	
Energy Charge		
23.000 kWh @ 12.173c	2.81	
Fuel Charge		
23.000 kWh @ 3.925c	0.90	
Asset Securitization Charge		
23.000 kWh @ 0.194c	0.04	
Minimum Bill Adjustment	8.93	
Total Current Charges		**$30.00**

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.68	
Total Taxes		**$2.48**

DUKE ENERGY.
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6581 VISTA PARK BLVD
OUTLET IN PARK

Bill date	Sep 23, 2025
For service	Aug 21 - Sep 19
	30 days

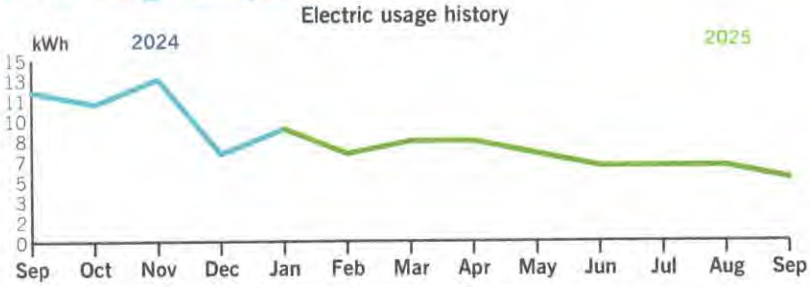
Account number **9100 8860 7949**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5	12	93	8
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

$

Thank you for your payment.

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

DUKE ENERGY.

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

Account number
9100 8860 7949

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$______________ Add here, to help others with a contribution to Share the Light

$______________ **Amount enclosed**

000833 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886079490006600000000000000000324900000032490

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8860 7949**

Your usage snapshot - Continued

Current electric usage for meter number 3948972		
Actual reading on Sep 19		719
Previous reading on Aug 21		- 714
Energy Used		5 kWh
Billed kWh	5.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3948972		
Customer Charge	$17.32	
Energy Charge		
5.000 kWh @ 12.173c	0.60	
Fuel Charge		
5.000 kWh @ 3.925c	0.20	
Asset Securitization Charge		
5.000 kWh @ 0.194c	0.01	
Minimum Bill Adjustment	11.87	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

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For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.69	
Total Taxes		**$2.49**

fb.def.duke.bills.20250922231028.84.afp-1667-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6305 S CHICKASAW TRL
IRRIG

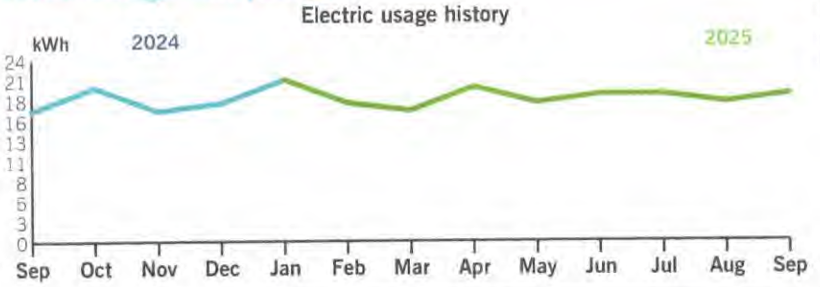
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8684 9765**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] [illegible] 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	19	17	224	19
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Thank you for your payment.

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

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

Account number
9100 8684 9765

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

000835 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868497650006600000000000000000324900000032498

duke-energy.com
877.372.8477

Account number **9100 8684 9765**

Your usage snapshot - Continued

Current electric usage for meter number 3848422		
Actual reading on Sep 19		1340
Previous reading on Aug 21		- 1321
Energy Used		19 kWh
Billed kWh	19.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3848422		
Customer Charge	$17.32	
Energy Charge		
19.000 kWh @ 12.173c	2.32	
Fuel Charge		
19.000 kWh @ 3.925c	0.75	
Asset Securitization Charge		
19.000 kWh @ 0.194c	0.04	
Minimum Bill Adjustment	9.57	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.69	
Total Taxes		**$2.49**

fb.def.duke.bills.20250922231028.84.afp-1671-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8676 SARATOGA INLET DR
FOUNTAIN

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

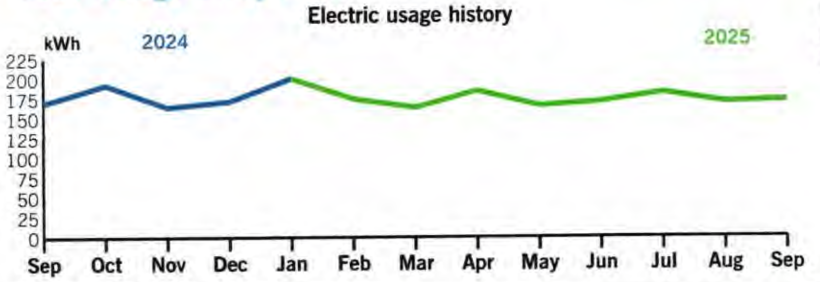
Account number **9100 8684 9997**

Billing summary

Previous Amount Due	$48.56
Payment Received Sep 12	-48.56
Current Electric Charges	45.19
Taxes	3.75
Total Amount Due Oct 14	**$48.94**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	171	169	2,104	175
Avg. Daily (kWh)	6	6	6	
12-month usage based on most recent history				

$

Thank you for your payment.

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

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

Account number
9100 8684 9997

Amount of automatic draft

$48.94 by Oct 14	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8684 9997**

Your usage snapshot - Continued

Current electric usage for meter number 3837206		
Actual reading on Sep 19		13298
Previous reading on Aug 21		- 13127
Energy Used		171 kWh
Billed kWh	171.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3837206	
Customer Charge	$17.32
Energy Charge	
171.000 kWh @ 12.173c	20.83
Fuel Charge	
171.000 kWh @ 3.925c	6.71
Asset Securitization Charge	
171.000 kWh @ 0.194c	0.33
Total Current Charges	**$45.19**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.04
Gross Receipts Tax	1.16
Municipal Franchise Fee	2.55
Total Taxes	**$3.75**

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6204 S CHICKASAW TRL
SIGN LIGHTING

Bill date	Sep 23, 2025
For service	Aug 21 - Sep 19
	30 days

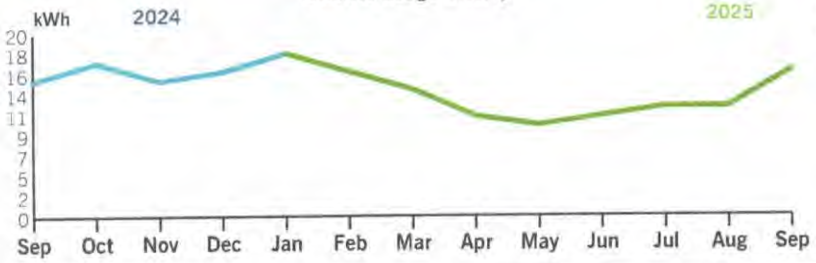
Account number **9100 8685 0221**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	16	15	168	14
Avg. Daily (kWh)	1	1	0	

12-month usage based on most recent history

$

Thank you for your payment.

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

DUKE ENERGY

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

Account number
9100 8685 0221

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

000837 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8685 0221**

Your usage snapshot - Continued

Current electric usage for meter number 910445		
Actual reading on Sep 19		986
Previous reading on Aug 21		- 970
Energy Used		16 kWh
Billed kWh	16.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 910445	
Customer Charge	$17.32
Energy Charge	
16.000 kWh @ 12.173c	1.95
Fuel Charge	
16.000 kWh @ 3.925c	0.63
Asset Securitization Charge	
16.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	10.07
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

fb.def.duke.bills.20250922231028.84.afp-1675-000000018

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6098 LAKE MELROSE DR
GATE ENTRANCE

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8685 0461**

Billing summary

Previous Amount Due	$47.88
Payment Received Sep 12	-47.88
Current Electric Charges	37.03
Taxes	3.07
Total Amount Due Oct 14	**$40.10**

Thank you for your payment.

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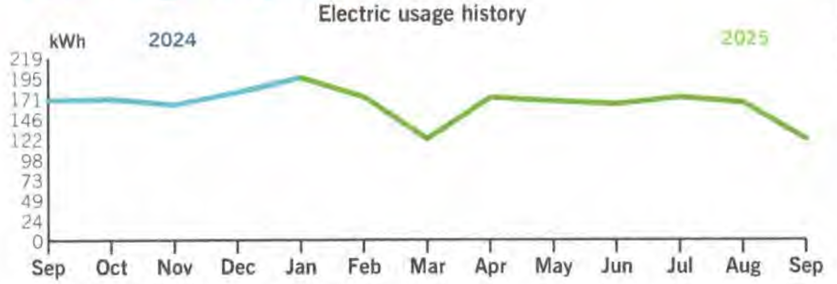
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	121	169	1,958	163
Avg. Daily (kWh)	4	6	5	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

fb.def.duke.bills.20250922231028.84.afp-1693-000000018

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

DUKE ENERGY.

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

Account number
9100 8685 0461

$40.10
by Oct 14

After 90 days from bill date, a late charge will apply.

$________________ Add here, to help others with a contribution to Share the Light

$________________ **Amount enclosed**

000847 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY.
duke-energy.com
877.372.8477

Account number **9100 8685 0461**

Your usage snapshot - Continued

Current electric usage for meter number 8312515		
Actual reading on Sep 19		6298
Previous reading on Aug 21		- 6177
Energy Used		121 kWh
Billed kWh	121.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 8312515	
Customer Charge	$17.32
Energy Charge	
121.000 kWh @ 12.173c	14.73
Fuel Charge	
121.000 kWh @ 3.925c	4.75
Asset Securitization Charge	
121.000 kWh @ 0.194c	0.23
Total Current Charges	**$37.03**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.95
Municipal Franchise Fee	2.09
Total Taxes	**$3.07**

fb.def.duke.bills.20250922231028.84.afp-1695-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5719 COVINGTON COVE WAY
IRRIGATION

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 9165**

Billing summary

Previous Amount Due	$52.95
Payment Received Sep 12	-52.95
Current Electric Charges	49.41
Taxes	4.10
Total Amount Due Oct 14	**$53.51**

Thank you for your payment.

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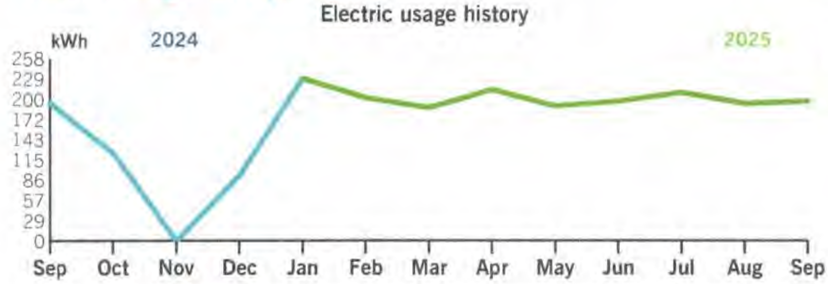
Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	197	195	2,035	170
Avg. Daily (kWh)	7	7	6	

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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8860 9165

$53.51
by Oct 14

After 90 days from bill date, a late charge will apply.

$______________ Add here, to help others with a contribution to Share the Light

$______________ **Amount enclosed**

000817 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

fb.def.duke.bills.20250922231028.84.afp-1633-000000018

889100886091650006600000000000000000535100000053510

DUKE ENERGY duke-energy.com 877.372.8477

Account number **9100 8860 9165**

Your usage snapshot - Continued

Current electric usage for meter number 3980050		
Actual reading on Sep 19		12404
Previous reading on Aug 21		- 12207
Energy Used		197 kWh
Billed kWh	197.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3980050		
Customer Charge	$17.32	
Energy Charge		
197.000 kWh @ 12.173c	23.98	
Fuel Charge		
197.000 kWh @ 3.925c	7.73	
Asset Securitization Charge		
197.000 kWh @ 0.194c	0.38	
Total Current Charges		**$49.41**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.04	
Gross Receipts Tax	1.27	
Municipal Franchise Fee	2.79	
Total Taxes		**$4.10**

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DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5392 FLORENCE HARBOR DR
POND

Bill date	Sep 23, 2025
For service	Aug 21 - Sep 19
	30 days

Account number **9100 8860 9420**

Billing summary

Previous Amount Due	$51.73
Payment Received Sep 12	-51.73
Current Electric Charges	48.10
Taxes	3.99
Total Amount Due Oct 14	**$52.09**

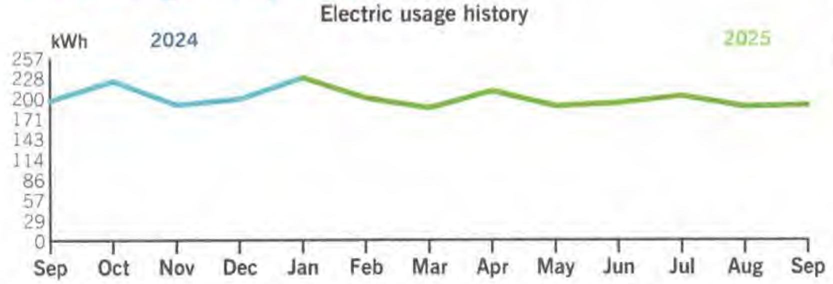
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full 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

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	189	196	2,390	199
Avg. Daily (kWh)	6	7	7	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8860 9420

$52.09
by Oct 14

After 90 days from bill date, a late charge will apply.

$________________
Add here, to help others with a contribution to Share the Light

$________________
Amount enclosed

000841 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886094200006600000000000000000520900000052094

fb.def.duke.bills.20250922231028.84.afp-1681-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Account number **9100 8860 9420**

Your usage snapshot - Continued

Current electric usage for meter number 3840532		
Actual reading on Sep 19		11075
Previous reading on Aug 21		- 10886
Energy Used		189 kWh
Billed kWh	189.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3840532		
Customer Charge	$17.32	
Energy Charge		
189.000 kWh @ 12.173c	22.99	
Fuel Charge		
189.000 kWh @ 3.925c	7.42	
Asset Securitization Charge		
189.000 kWh @ 0.194c	0.37	
Total Current Charges		**$48.10**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.04	
Gross Receipts Tax	1.23	
Municipal Franchise Fee	2.72	
Total Taxes		**$3.99**

fb.def.duke.bills.20250922231028.84.afp-1683-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6645 LAKE PEMBROKE PL
POND AERATOR

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 7456**

Billing summary

Previous Amount Due	$153.32
Payment Received Sep 12	-153.32
Current Electric Charges	140.97
Taxes	11.70
Total Amount Due Oct 14	**$152.67**

$

Thank you for your payment.

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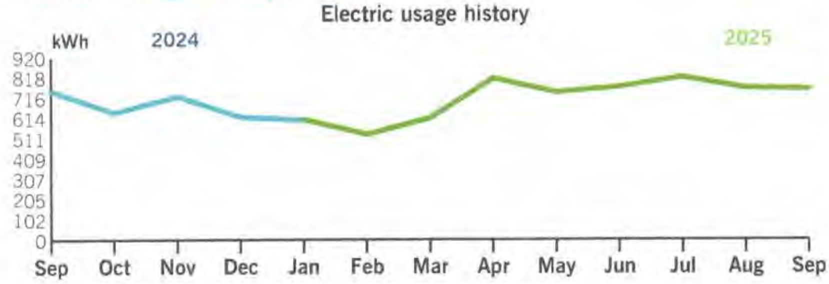
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	759	751	8,403	700
Avg. Daily (kWh)	25	26	23	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8688 7456

$152.67 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

000849 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

88910086887456000660000000000000001526700000152673

DUKE ENERGY duke-energy.com 877.372.8477

Account number **9100 8688 7456**

Your usage snapshot - Continued

Current electric usage for meter number 8304547		
Actual reading on Sep 19		22492
Previous reading on Aug 21		- 21733
Energy Used		759 kWh
Billed kWh	759.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 8304547	
Customer Charge	$17.32
Energy Charge	
759.000 kWh @ 12.173c	92.39
Fuel Charge	
759.000 kWh @ 3.925c	29.79
Asset Securitization Charge	
759.000 kWh @ 0.194c	1.47
Total Current Charges	**$140.97**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.12
Gross Receipts Tax	3.62
Municipal Franchise Fee	7.96
Total Taxes	**$11.70**

fb.def.duke.bills.20250922231028.84.afp-1699-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6839 NARCOOSSEE RD STE 32
ORLANDO FL 32822

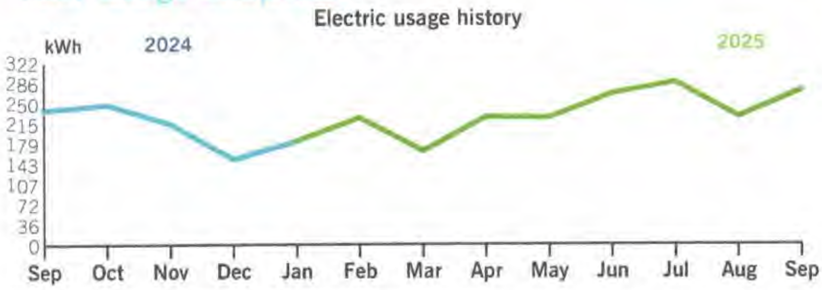
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 7703**

Billing summary

Previous Amount Due	$55.38
Payment Received Sep 12	-55.38
Current Electric Charges	61.49
Taxes	1.63
Total Amount Due Oct 14	**$63.12**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	271	238	2,682	224
Avg. Daily (kWh)	9	8	7	
12-month usage based on most recent history				

Thank you for your payment.

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

DUKE ENERGY

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

Account number
9100 8688 7703

$63.12
by Oct 14

After 90 days from bill date, a late charge will apply.

$________________ Add here, to help others with a contribution to Share the Light

$________________ **Amount enclosed**

000831 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

Duke Energy Payment Processing
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Charlotte, NC 28201-1094

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DUKE ENERGY duke-energy.com 877.372.8477

Account number **9100 8688 7703**

Your usage snapshot - Continued

Current electric usage for meter number 3837377	
Actual reading on Sep 19	14759
Previous reading on Aug 21	- 14488
Energy Used	271 kWh
Billed kWh 271.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3837377	
Customer Charge	$17.32
Energy Charge	
271.000 kWh @ 12.173c	33.00
Fuel Charge	
271.000 kWh @ 3.925c	10.64
Asset Securitization Charge	
271.000 kWh @ 0.194c	0.53
Total Current Charges	**$61.49**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.05
Gross Receipts Tax	1.58
Total Taxes	**$1.63**

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DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
9242 LEE VISTA BLVD
FOUNTAIN

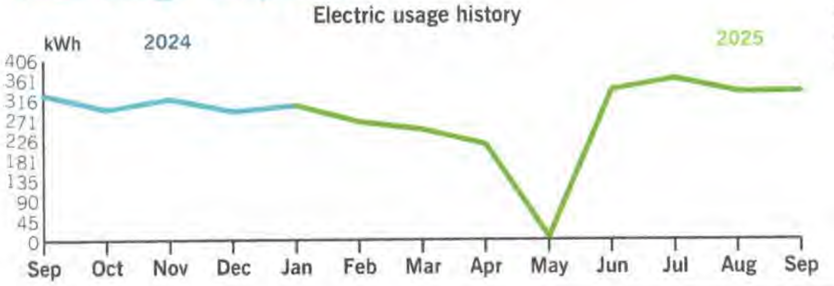
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8860 9602**

Billing summary

Previous Amount Due	$77.14
Payment Received Sep 12	-77.14
Current Electric Charges	71.40
Taxes	5.92
Total Amount Due Oct 14	**$77.32**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	332	327	3,294	275
Avg. Daily (kWh)	11	11	9	
12-month usage based on most recent history				

$

Thank you for your payment.

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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.

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

DUKE ENERGY

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

Account number
9100 8860 9602

$77.32 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$__________
Add here, to help others with a contribution to Share the Light

$__________
Amount enclosed

000839 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY.
duke-energy.com
877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 4324101		
Actual reading on Sep 19		18417
Previous reading on Aug 21		- 18085
Energy Used		332 kWh
Billed kWh	332.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 4324101	
Customer Charge	$17.32
Energy Charge	
332.000 kWh @ 12.173c	40.41
Fuel Charge	
332.000 kWh @ 3.925c	13.03
Asset Securitization Charge	
332.000 kWh @ 0.194c	0.64
Total Current Charges	**$71.40**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.06
Gross Receipts Tax	1.83
Municipal Franchise Fee	4.03
Total Taxes	**$5.92**

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DUKE ENERGY duke-energy.com 877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
9059 LEE VISTA BLVD
PUMP 1 MI N ON CHICKASAW

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

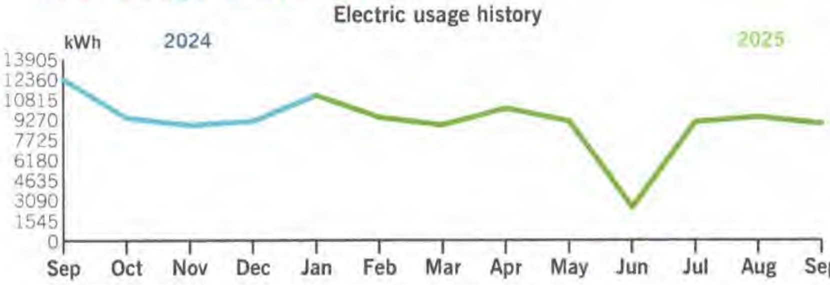
Account number **9100 8860 9818**

Billing summary

Previous Amount Due	$1,672.72
Payment Received Sep 12	-1,672.72
Current Electric Charges	1,460.80
Taxes	121.23
Total Amount Due Oct 14	**$1,582.03**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,860	12,360	105,265	8,772
Avg. Daily (kWh)	295	426	288	
12-month usage based on most recent history				

$

Thank you for your payment.

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

DUKE ENERGY

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

Account number
9100 8860 9818

$1,582.03
by Oct 14

After 90 days from bill date, a late charge will apply.

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

$\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

000823 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8860 9818**

Your usage snapshot - Continued

Current electric usage for meter number 1049073		
Actual reading on Sep 19		444054
Previous reading on Aug 21		- 435194
Energy Used		8,860 kWh
Billed kWh	8,860.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 1049073	
Customer Charge	$17.32
Energy Charge	
8,860.000 kWh @ 12.173c	1,078.53
Fuel Charge	
8,860.000 kWh @ 3.925c	347.76
Asset Securitization Charge	
8,860.000 kWh @ 0.194c	17.19
Total Current Charges	**$1,460.80**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$1.27
Gross Receipts Tax	37.49
Municipal Franchise Fee	82.47
Total Taxes	**$121.23**

fb.def.duke.bills.20250922231028.84.afp-1647-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8841 LEE VISTA BLVD
FOUNTAIN/LIGHTS

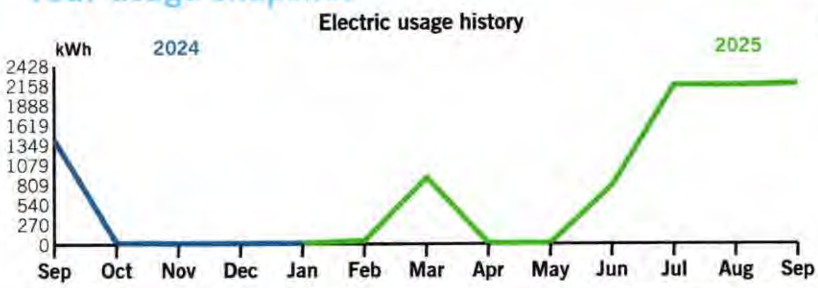
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 8861**

Billing summary

Previous Amount Due	$396.69
Payment Received Sep 12	-396.69
Current Electric Charges	368.90
Taxes	30.61
Total Amount Due Oct 14	**$399.51**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,158	1,421	8,237	686
Avg. Daily (kWh)	72	49	23	
12-month usage based on most recent history				

$

Thank you for your payment.

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

Amount of automatic draft

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

Account number
9100 8688 8861

$399.51 by Oct 14	*After 90 days from bill date, a late charge will apply.*

$________________ Add here, to help others with a contribution to Share the Light

$________________ **Amount enclosed**

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

889100868888610000660000000000000000399510000039951 2

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8688 8861**

Your usage snapshot - Continued

Current electric usage for meter number 3839348		
Actual reading on Sep 19		84699
Previous reading on Aug 21		- 82541
Energy Used		2,158 kWh
Billed kWh	2,158.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3839348	
Customer Charge	$17.32
Energy Charge	
2,158.000 kWh @ 12.173c	262.69
Fuel Charge	
2,158.000 kWh @ 3.925c	84.70
Asset Securitization Charge	
2,158.000 kWh @ 0.194c	4.19
Total Current Charges	**$368.90**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.32
Gross Receipts Tax	9.47
Municipal Franchise Fee	20.82
Total Taxes	**$30.61**

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8580 LEE VISTA BLVD
SIGN LIGHTING

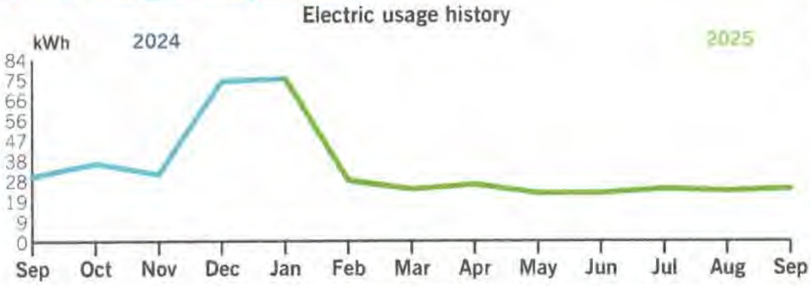
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8688 9341**

Billing summary

Previous Amount Due	$32.48
Payment Received Sep 12	-32.48
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	24	30	409	34
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

Thank you for your payment.

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

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

Account number
9100 8688 9341

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

000845 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8688 9341**

Your usage snapshot - Continued

Current electric usage for meter number 915724		
Actual reading on Sep 19		1979
Previous reading on Aug 21		- 1955
Energy Used		24 kWh
Billed kWh	24.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 915724	
Customer Charge	$17.32
Energy Charge	
24.000 kWh @ 12.173c	2.94
Fuel Charge	
24.000 kWh @ 3.925c	0.94
Asset Securitization Charge	
24.000 kWh @ 0.194c	0.05
Minimum Bill Adjustment	8.75
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

fb.def.duke.bills.20250922231028.84.afp-1691-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5901 WINCHESTER ISLE RD
IRRIGATION

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

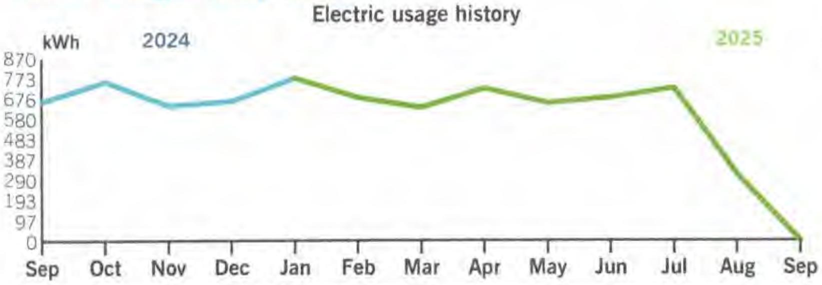
Account number **9100 8688 9606**

Billing summary

Previous Amount Due	$73.61
Payment Received Sep 12	-73.61
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	661	7,231	603
Avg. Daily (kWh)	0	23	20	
12-month usage based on most recent history				

$

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full 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.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

fb.def.duke.bills.20250922231028.84.afp-1685-000000018

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

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

Account number
9100 8688 9606

$32.49 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$____________
Add here, to help others with a contribution to Share the Light

$____________
Amount enclosed

000843 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868896060000660000000000000000324900000032496

DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8688 9606**

Your usage snapshot - Continued

Current electric usage for meter number 8304570		
Actual reading on Sep 19		17791
Previous reading on Aug 21		- 17791
Energy Used		0 kWh
Billed kWh	0.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 8304570	
Customer Charge	$17.32
Minimum Bill Adjustment	12.68
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

fb.def.duke.bills.20250922231026.84.afp-1687-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
5748 S CHICKASAW TRL
IRRIGATION

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8861 0720**

Billing summary

Previous Amount Due	$32.50
Payment Received Sep 12	-32.50
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Thank you for your payment.

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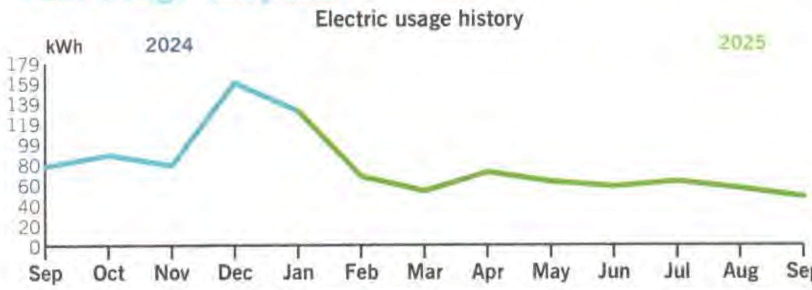
To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	47	77	930	78
Avg. Daily (kWh)	2	3	3	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8861 0720

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

$____________
Add here, to help others with a contribution to Share the Light

$____________
Amount enclosed

000807 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100886107200000660000000000000000032490000003249 2

fb.def.duke.bills.20250922231028.84.afp-1613-000000018

duke-energy.com
877.372.8477

Account number **9100 8861 0720**

Your usage snapshot - Continued

Current electric usage for meter number 910888		
Actual reading on Sep 19		5245
Previous reading on Aug 21		- 5198
Energy Used		47 kWh
Billed kWh	47.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 910888	
Customer Charge	$17.32
Energy Charge	
47.000 kWh @ 12.173c	5.72
Fuel Charge	
47.000 kWh @ 3.925c	1.84
Asset Securitization Charge	
47.000 kWh @ 0.194c	0.09
Minimum Bill Adjustment	5.03
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.69
Total Taxes	**$2.49**

fb.def.duke.bills.20250922231028.84.afp-1615-000000018

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6102 LAKE CHAMPLAIN DR
LIGHTING

Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8863 5167**

Billing summary

Previous Amount Due	$32.48
Payment Received Sep 12	-32.48
Current Electric Charges	30.00
Taxes	2.48
Total Amount Due Oct 14	**$32.48**

Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit Call811.com.

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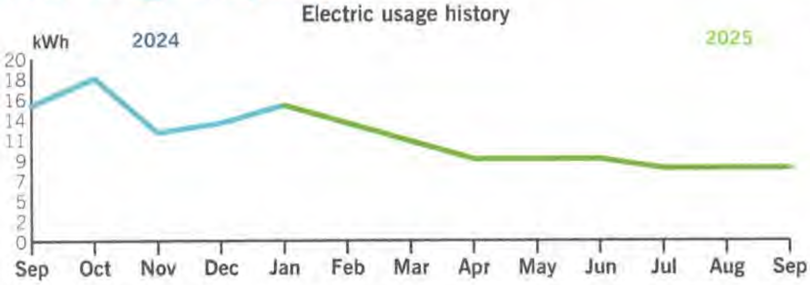
Your usage snapshot

Electric usage history



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8	15	133	11
Avg. Daily (kWh)	0	1	0	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY.

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

Account number
9100 8863 5167

$32.48
by Oct 14

After 90 days from bill date, a late charge will apply.

$____________________
Add here, to help others with a contribution to Share the Light

$____________________
Amount enclosed

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VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8863 5167**

Your usage snapshot - Continued

Current electric usage for meter number 910049		
Actual reading on Sep 19		984
Previous reading on Aug 21		- 976
Energy Used		8 kWh
Billed kWh	8.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 910049		
Customer Charge	$17.32	
Energy Charge		
8.000 kWh @ 12.173c	0.98	
Fuel Charge		
8.000 kWh @ 3.925c	0.31	
Asset Securitization Charge		
8.000 kWh @ 0.194c	0.02	
Minimum Bill Adjustment	11.37	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.68	
Total Taxes		**$2.48**

fb.def.duke.bills.20250922231028.84.afp-1607-000000018

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
7207 VISTA PARK BLVD
IRRIG &/OR LIGHTING

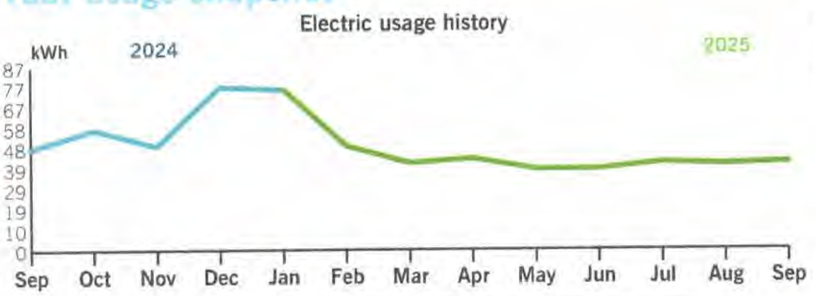
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8689 0881**

Billing summary

Previous Amount Due	$32.50
Payment Received Sep 12	-32.50
Current Electric Charges	30.00
Taxes	2.50
Total Amount Due Oct 14	**$32.50**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	41	48	590	49
Avg. Daily (kWh)	1	2	2	
12-month usage based on most recent history				

$

Thank you for your payment.

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fb.def.duke.bills.20250922231028.84.afp-1621-000000018

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8689 0881

$32.50 *by Oct 14*	*After 90 days from bill date, a late charge will apply.*

$________________
Add here, to help others with a contribution to Share the Light

$________________
Amount enclosed

000811 000000018

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8689 0881**

Your usage snapshot - Continued

Current electric usage for meter number 3972098		
Actual reading on Sep 19		3943
Previous reading on Aug 21		- 3902
Energy Used		41 kWh
Billed kWh	41.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25	
Meter - 3972098	
Customer Charge	$17.32
Energy Charge	
41.000 kWh @ 12.173c	4.99
Fuel Charge	
41.000 kWh @ 3.925c	1.61
Asset Securitization Charge	
41.000 kWh @ 0.194c	0.08
Minimum Bill Adjustment	6.00
Total Current Charges	**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.70
Total Taxes	**$2.50**

fb.def.duke.bills.20250922231028.84.afp-1623-000000018

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
00001 LAKE AMHURST TRL
SIGN LIGHTING

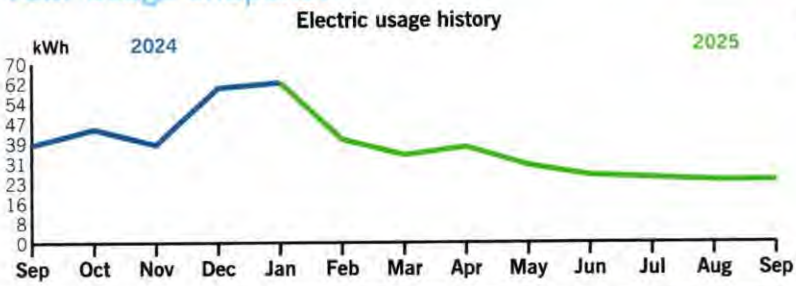
Bill date Sep 23, 2025
For service Aug 21 - Sep 19
30 days

Account number **9100 8692 3354**

Billing summary

Previous Amount Due	$32.49
Payment Received Sep 12	-32.49
Current Electric Charges	30.00
Taxes	2.49
Total Amount Due Oct 14	**$32.49**

Your usage snapshot



Average temperature in degrees

81° 75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 79°

	Current Month	Sep 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	24	38	444	37
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

$

Thank you for your payment.

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

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

Account number
9100 8692 3354

Amount of automatic draft

$32.49
by Oct 14

After 90 days from bill date, a late charge will apply.

$__________
Add here, to help others with a contribution to Share the Light

$__________
Amount enclosed

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076

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

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8692 3354**

Your usage snapshot - Continued

Current electric usage for meter number 3836839		
Actual reading on Sep 19		2176
Previous reading on Aug 21		- 2152
Energy Used		24 kWh
Billed kWh	24.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Aug 21 25 to Sep 19 25		
Meter - 3836839		
Customer Charge	$17.32	
Energy Charge		
24.000 kWh @ 12.173c	2.94	
Fuel Charge		
24.000 kWh @ 3.925c	0.94	
Asset Securitization Charge		
24.000 kWh @ 0.194c	0.05	
Minimum Bill Adjustment	8.75	
Total Current Charges		**$30.00**

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Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.69	
Total Taxes		**$2.49**

ORANGE COUNTY UTILITIES
9150 CURRY FORD ROAD
ORLANDO, FLORIDA 32825-7600

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Account Number: 5653147700
Billing Date: 10/10/25
Due Date: 11/03/25

www.ocfl.net/PayUtilities/

The U.S. Post Office has been experiencing delays for first-class mail delivery, impacting mailed payments. Now is a great time to explore our free and convenient payment methods. Visit www.ocfl.net/PayUtilities.

Account Summary as of October 10, 2025	
Previous Balance	$37.28
Payments Received	-37.28
Credit Adjustments	-0.51
Balance Forward	-0.51
Current Charges	40.65
Total Amount Due	$40.14
AUTOPAY CUSTOMER	

Deposit Interest Refund

Adjustments

10/08/2025 Deposit interest -0.51

Service Address: 5620 FLORENCE HARBOR DR, ORLANDO, FL 32829-8801

UTILITY BILL
PO BOX 312
ORLANDO, FL 32802-0312
www.ocfl.net/PayUtilities/

AutoPay Notice

Account Number	Total Due	Total Due Drafted On or About
5653147700	$40.14 Do Not Pay	10/20/25

ORF1010B 4663 1 MB 0.672
7000005727 00.0017.0051 4663/1

Do Not Send Payment

Your Bill is Scheduled for Electronic Payment

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
21058091	199	188	+11 KGAL

Reclaim Commercial
Service from 10/01/25 - 10/10/25

Meter Fixed Charge $3.02 (for 19 of 29 days)	3.02
5.49 kgal at $1.25 per kgal	6.86
Public Service Tax	0.99
Meter Fixed Charge $1.18 (for 10 of 29 days)	1.18
First 1.38 kgal at $0.29 per kgal	0.40
Next 1.51 kgal at $1.30 per kgal	1.96
Public Service Tax	0.35
Subtotal	**$3.89**

Total Charge for All Services at This Address ***$14.76***

Service Address: 6651 LAKE PEMBROKE PL, ORLANDO, FL 32829-7631

Irrigation Small Commercial

Meter Number	Curr Read	Prev Read	Water Usage
21235634	86	86	+0 KGAL

Irrigation Small Commercial
Service from 09/12/25 - 10/10/25

Meter Fixed Charge $5.74 (for 19 of 29 days)	5.74
Meter Fixed Charge $3.11 (for 10 of 29 days)	3.11
Public Service Tax	0.89
Subtotal	**$9.74**

Total Charge for All Services at This Address ***$9.74***

Service Address: 9065 HASTINGS BEACH BLVD, ORLANDO, FL 32829-8811

Orange County Utilities is not responsible for undelivered or late mail. In the event you fail to receive a utility bill, please call our office (numbers shown below). Acceptable forms of payment: cash, check, money order, debit card, Visa®, MasterCard®, Discover®, and American Express®.

Payment locations: 9150 Curry Ford Road, Amscot Financial® locations, and any Walmart®, Walmart Supercenter®, or Walmart Neighborhood Market®. For your convenience a drop box is located at 9150 Curry Ford Road. Drop box payments are processed the following business day. Acceptable drop box payments are checks and money orders.

ANY AMOUNT NOT PAID BY THE DUE DATE IS SUBJECT TO A LATE FEE OF 1.5%

9150 Curry Ford Road Lobby and Drive Through Hours: 8:00 a.m. - 5:00 p.m. Monday - Friday

Telephone Numbers:

General Inquiries:	407-836-5515	Relay Services (Hearing Impaired):	Dial 711
24-HOUR EMERGENCY:	407-836-2777	Toll Free (Outside Orange County):	800-626-1140

Mail All Correspondence To: PO Box 312 Orlando, FL 32802-0312

Para más información, por favor llame al Departamento de Servicios Públicos del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-5515.

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
20155015	197	185	+12 KGAL

Reclaim Commercial
Service from 10/01/25 - 10/10/25

Meter Fixed Charge $3.02 (for 19 of 29 days)	3.02
6.15 kgal at $1.25 per kgal	7.68
Public Service Tax	1.07
Meter Fixed Charge $1.18 (for 10 of 29 days)	1.18
First 1.38 kgal at $0.29 per kgal	0.40
Next 1.85 kgal at $1.30 per kgal	2.40
Public Service Tax	0.40
Subtotal	**$4.38**

Total Charge for All Services at This Address ***$16.15***

UTILITY DEPOSIT **$147.22**

ORF1010B 4663 1 MB 0.672 7000005728 00.0017.0051 4663/2

	6460-131722
	1571479W460
	10/15/25
	10/21/25
	//-//
	(407) 261-5000
	(800) 457-1379

INVOICE STATEMENT

Date	Description		Amount
	Contract No: 1531322		
	Service Location	**VISTA LAKES CDD**	
	Acct #131722-0001	**6839 NARCOOSSEE RD UNIT#32 ORLAN**	
	Invoice Total		**$ 338.72**
	Account Balance		**$ 338.72**

*****To avoid late fees, payment must be posted to your account within 30 days of your invoice date.**** Bank returned checks will be electronically re-presented to your bank and you may be responsible for a resulting processing fee.*

	6460-131722
	1571479W460
	10/15/25
	10/21/25
PAY THIS AMOUNT	**338.72**

WRITE AMOUNT PAID $

MAIL PAYMENT TO:

6460 0000000000000000000X1317220 00000033872000000000000001571479 7

ORANGE COUNTY UTILITIES
9150 CURRY FORD ROAD
ORLANDO, FLORIDA 32825-7600

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT

Account Number: 8082147700
Billing Date: 10/13/25
Due Date: 11/05/25

www.ocfl.net/PayUtilities/

The U.S. Post Office has been experiencing delays for first-class mail delivery, impacting mailed payments. Now is a great time to explore our free and convenient payment methods. Visit www.ocfl.net/PayUtilities.

Account Summary as of October 13, 2025	
Previous Balance	$4,979.12
Payments Received	-4,979.12
Credit Adjustments	-41.97
Balance Forward	-41.97
Current Charges	4,549.85
Total Amount Due	$4,507.88
AUTOPAY CUSTOMER	

Deposit Interest Refund

Adjustments

10/08/2025 Deposit Interest -41.97

Service Address: 5615 LAKE CHAMPLAIN DR, ORLANDO, FL 32829-8300

UTILITY BILL
PO BOX 312
ORLANDO, FL 32802-0312
www.ocfl.net/PayUtilities/

AutoPay Notice

Account Number	Total Due	Total Due Drafted On or About
8082147700	$4,507.88 Do Not Pay	10/23/25

ORF1014A
9000001193 00.0000.0585 587/1

VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Do Not Send Payment

Your Bill is Scheduled for Electronic Payment

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
03100256	4922	4922	+0 KGAL

Reclaim Commercial
Service from 09/12/25 - 10/10/25

Meter Fixed Charge $10.22 (for 19 of 29 days)	10.22
Meter Fixed Charge $5.54 (for 10 of 29 days)	5.54
Public Service Tax	1.58
Subtotal	**$17.34**

Total Charge for All Services at This Address ***$17.34***

Service Address: 7196 VISTA PARK BLVD, ORLANDO, FL 32829-7662

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
22066638	230347	227083	+3264 KGAL

Reclaim Commercial
Service from 10/01/25 - 10/10/25

Meter Fixed Charge $524.25 (for 19 of 29 days)		524.25
1,803.67 kgal at $1.02 per kgal		1,839.74
Public Service Tax Full 10%	236.40	
Public Service Tax		236.40
Meter Fixed Charge $174.71 (for 10 of 29 days)		174.71
949.3 kgal at $1.57 per kgal		1,490.40
Public Service Tax Full 10%	166.51	
Public Service Tax		166.51
Subtotal		**$1,831.62**

Total Charge for All Services at This Address ***$4,432.01***

Service Address: 8340 LEEVISTA BLVD, ORLANDO, FL 32829-8017

Orange County Utilities is not responsible for undelivered or late mail. In the event you fail to receive a utility bill, please call our office (numbers shown below). Acceptable forms of payment: cash, check, money order, debit card, Visa®, MasterCard®, Discover®, and American Express®.

Payment locations: 9150 Curry Ford Road, Amscot Financial® locations, and any Walmart®, Walmart Supercenter®, or Walmart Neighborhood Market®. For your convenience a drop box is located at 9150 Curry Ford Road. Drop box payments are processed the following business day. Acceptable drop box payments are checks and money orders.

ANY AMOUNT NOT PAID BY THE DUE DATE IS SUBJECT TO A LATE FEE OF 1.5%

9150 Curry Ford Road Lobby and Drive Through Hours: 8:00 a.m. - 5:00 p.m. Monday - Friday

Telephone Numbers:

General Inquiries:	407-836-5515	Relay Services (Hearing Impaired):	Dial 711
24-HOUR EMERGENCY:	407-836-2777	Toll Free (Outside Orange County):	800-626-1140

Mail All Correspondence To: PO Box 312 Orlando, FL 32802-0312

Para más información, por favor llame al Departamento de Servicios Públicos del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-5515.

Water Small Commercial

Meter Number	Curr Read	Prev Read	Water Usage
16035349	4206	4188	+18 KGAL

Water Small Commercial
Service from 09/12/25 - 10/10/25

Meter Fixed Charge $5.75 (for 19 of 29 days)		5.75
Meter Fixed Charge $3.11 (for 10 of 29 days)		3.11
First 6.55 kgal at $1.92 per kgal	12.57	
First 3.45 kgal at $1.98 per kgal	6.83	
Next 5.24 kgal at $3.83 per kgal	20.06	
Next 2.76 kgal at $3.94 per kgal	10.87	
Consumption Summary Charge		50.33
Public Service Tax		5.92
Subtotal		**$65.11**

Total Charge for All Services at This Address ***$65.11***

Service Address: 9363 LEE VISTA BLVD, ORLANDO, FL 32829-8308

Water Small Commercial

Meter Number	Curr Read	Prev Read	Water Usage
21097258	1101	1090	+11 KGAL

Water Small Commercial
Service from 09/12/25 - 10/13/25

Meter Fixed Charge $5.21 (for 19 of 32 days)		5.21
Meter Fixed Charge $3.67 (for 13 of 32 days)		3.67
First 5.94 kgal at $1.92 per kgal	11.40	
First 4.06 kgal at $1.98 per kgal	8.03	
Next 0.59 kgal at $3.83 per kgal	2.25	
Next 0.41 kgal at $3.94 per kgal	1.61	
Consumption Summary Charge		23.29
Public Service Tax		3.22
Subtotal		**$35.39**

Total Charge for All Services at This Address ***$35.39***

UTILITY DEPOSIT **$12,186.30**

OEF1014A 9000001194 00.0000.0585 587/2

VENDOR	Duke Energy	Vista Lakes	FY2025-26	
INVOICE DATE:	DATE	10/03/25	AUTO PAY	
INVOICE #:	INVOICE #	100325-ACH		ACH 10/24
GL CODING	ACCOUNT #	SERVICE ADDRESS	STREETLIGHTS	5/12
543013-53901	9100 8688 9820	8381 Lee Vista Blvd, Irrigation	OTHER	$ 523.39
543013-53901	9100 8684 7169	8340 Lee Vista Blvd	OTHER	$ 889.94
543013-53901	9100 8860 7767	6301 Bristol Channel Way, Gentry Park Lighting	OTHER	$ 470.82
543013-53901	9100 8860 8776	9101 Lee Vista Blvd, Fountain & Ent Lites	OTHER	$ 613.43
543013-53901	9100 8861 0530	8611 Warwick Shores Xing,Fountain & Irrigation	OTHER	$ 941.78
543013-53901	9100 8861 0936	6810 Lake Carlisle Blvd-Fountain	OTHER	$ 315.71
543013-53901	9100 8684 7416	8567 Lee Vista Blvd., Sign Lighting	OTHER	$ 32.48
		Streetlights Gated	543046-53901	$ -
		Streetlights Non-Gated	543047-53901	$ -
		Electricity - Streetlighting	543013-53901	$3,787.55
		Total		$3,787.55

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6301 BRISTOL CHANNEL WAY
FOUNTAIN & LIGHTING

Bill date	Oct 3, 2025
For service	Sep 3 - Oct 1
	29 days

Account number **9100 8860 7767**

Billing summary

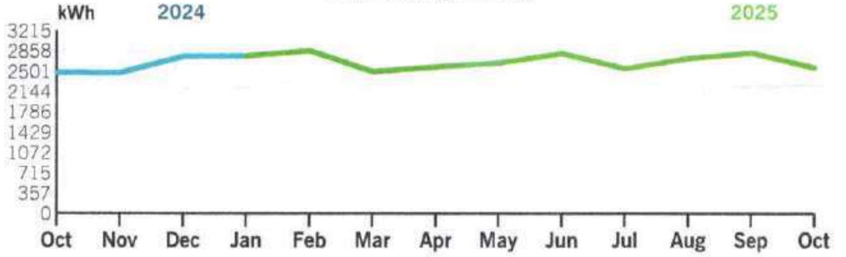
Previous Amount Due	$515.79
Payment Received Sep 26	-515.79
Current Electric Charges	434.73
Taxes	36.09
Total Amount Due Oct 24	**$470.82**

Thank you for your payment.

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

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,562	2,476	32,010	2,668
Avg. Daily (kWh)	88	88	88	
12-month usage based on most recent history				

fb.def.duke.bills.20251002204711.19.afp-59555-000000804

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8860 7767

Amount of automatic draft

$470.82 *by Oct 24*	*After 90 days from bill date, a late charge will apply.*

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

$\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

029778 000000804

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY
duke-energy.com
877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 5409137		
Actual reading on Oct 1		186729
Previous reading on Sep 3		- 184167
Energy Used		2,562 kWh
Billed kWh	2,562.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 5409137	
Customer Charge	$17.32
Energy Charge	
2,562.000 kWh @ 12.173c	311.88
Fuel Charge	
2,562.000 kWh @ 3.925c	100.56
Asset Securitization Charge	
2,562.000 kWh @ 0.194c	4.97
Total Current Charges	**$434.73**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.38
Gross Receipts Tax	11.16
Municipal Franchise Fee	24.55
Total Taxes	**$36.09**

fb.def.duke.bills.20251002204711.19.afp-59557-000000804

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address		Bill date	Oct 3, 2025
VISTA LAKES COM DEV DISTRICT		For service	Sep 3 - Oct 1
9101 LEE VISTA BLVD			29 days
*FOUNTAIN &ENT LITES			

Account number **9100 8860 8776**

Billing summary

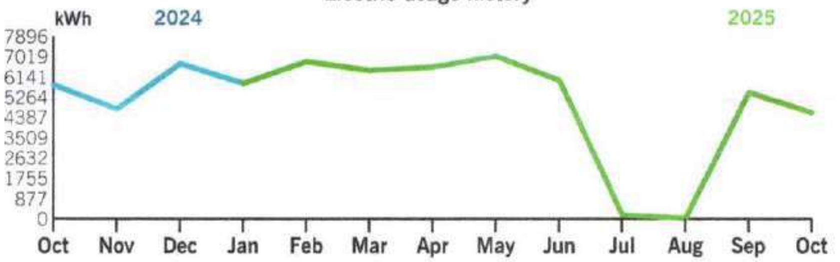
Previous Amount Due	$229.08
Payment Received Sep 25	-229.08
Current Electric Charges	566.43
Taxes	47.00
Total Amount Due Oct 24	**$613.43**

Thank you for your payment.

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

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,585	5,766	60,296	5,025
Avg. Daily (kWh)	158	206	165	
12-month usage based on most recent history				

Find ways to save.
duke-energy.com/FindWays

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

fb.def.duke.bills.20251002204711.19.afp-59559-000000804

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

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

Account number
9100 8860 8776

Amount of automatic draft

$613.43 *by Oct 24*	*After 90 days from bill date, a late charge will apply.*

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

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_$ **Amount enclosed**

029780 000000804

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8860 8776**

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
1041052	Actual	Sep 3 - Oct 1

Usage Values

Billed kWh	4,584.800 kWh
Billed Demand kW	9.796 kW
Load Factor	67.25 %

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 1041052	
Customer Charge	$17.85
Energy Charge	
4,584.800 kWh @ 5.370c	246.21
Fuel Charge	
4,584.800 kWh @ 3.925c	179.95
Demand Charge	
9.796 kW @ $11.65	114.12
Asset Securitization Charge	
4,584.800 kWh @ 0.181c	8.30
Total Current Charges	**$566.43**

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.49
Gross Receipts Tax	14.54
Municipal Franchise Fee	31.97
Total Taxes	**$47.00**

fb.def.duke.bills.20251002204711.19.afp-59561-000000804

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8567 LEE VISTA BLVD
SIGN LIGHTING

Bill date	Oct 3, 2025
For service	Sep 3 - Oct 1
	29 days

Account number **9100 8684 7416**

Billing summary

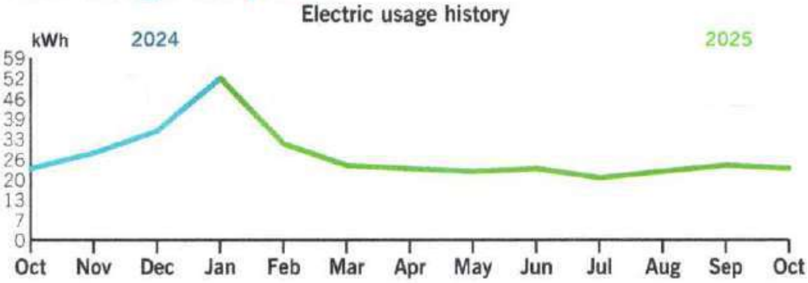
Previous Amount Due	$32.49
Payment Received Sep 26	-32.49
Current Electric Charges	30.00
Taxes	2.48
Total Amount Due Oct 24	**$32.48**

$

Thank you for your payment.

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



Average temperature in degrees

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	23	23	327	27
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

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Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8684 7416

Amount of automatic draft

$32.48 by Oct 24	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

029782 000000803

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868474160006600000000000000000324800000032483

Your usage snapshot - Continued

Current electric usage for meter number 913847		
Actual reading on Oct 1		1156
Previous reading on Sep 3		- 1133
Energy Used		23 kWh
Billed kWh	23.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25		
Meter - 913847		
Customer Charge	$17.32	
Energy Charge		
23.000 kWh @ 12.173c	2.81	
Fuel Charge		
23.000 kWh @ 3.925c	0.90	
Asset Securitization Charge		
23.000 kWh @ 0.194c	0.04	
Minimum Bill Adjustment	8.93	
Total Current Charges		**$30.00**

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a $30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke- energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.03	
Gross Receipts Tax	0.77	
Municipal Franchise Fee	1.68	
Total Taxes		**$2.48**

fb.def.duke.bills.20251002204711.19.afp-59565-000000803

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8738 WARWICK SHORE XING
FOUNTAIN & IRRIG

Bill date	Oct 3, 2025
For service	Sep 3 - Oct 1
	29 days

Account number **9100 8861 0530**

Billing summary

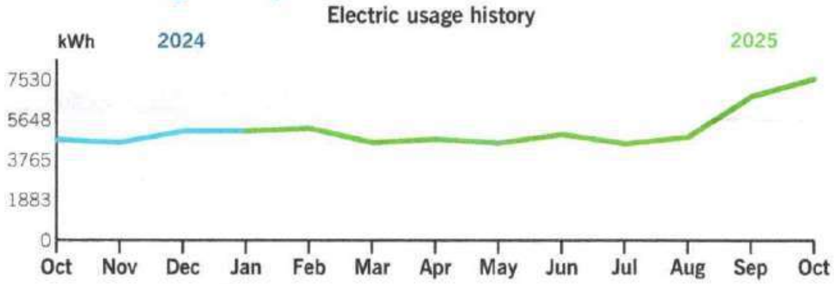
Previous Amount Due	$858.53
Payment Received Sep 25	-858.53
Current Electric Charges	869.60
Taxes	72.18
Total Amount Due Oct 24	**$941.78**

$

Thank you for your payment.

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



Average temperature in degrees

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,530	4,691	62,300	5,192
Avg. Daily (kWh)	260	168	171	
12-month usage based on most recent history				

fb.def.duke.bills.20251002204711.19.afp-59567-000000803

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8861 0530

Amount of automatic draft

$941.78 *by Oct 24*	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

029784 000000803

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

88910088610530000660000000000000000094178000000941786

DUKE ENERGY duke-energy.com 877.372.8477

Account number **9100 8861 0530**

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
178066	Actual	Sep 3 - Oct 1

Usage Values

Billed kWh	7,530.320 kWh
Billed Demand kW	11.860 kW
Load Factor	91.23 %

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25

Meter - 178066

Customer Charge	$17.85	
Energy Charge		
7,530.320 kWh @ 5.370c	404.38	
Fuel Charge		
7,530.320 kWh @ 3.925c	295.57	
Demand Charge		
11.860 kW @ $11.65	138.17	
Asset Securitization Charge		
7,530.320 kWh @ 0.181c	13.63	
Total Current Charges		**$869.60**

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.76	
Gross Receipts Tax	22.32	
Municipal Franchise Fee	49.10	
Total Taxes		**$72.18**

fb.def.duke.bills.20251002204711.19.afp-59569-000000803

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
6810 LAKE CARLISLE BLVD
FOUNTAIN

Bill date	Oct 3, 2025
For service	Sep 3 - Oct 1
	29 days

Account number **9100 8861 0936**

Billing summary

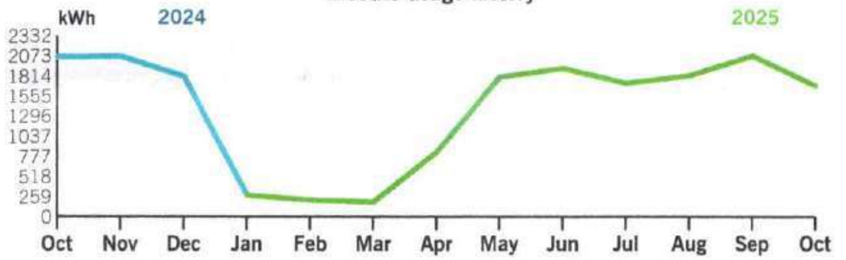
Previous Amount Due	$384.52
Payment Received Sep 26	-384.52
Current Electric Charges	291.52
Taxes	24.19
Total Amount Due Oct 24	**$315.71**

Thank you for your payment.

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

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,683	2,055	16,364	1,364
Avg. Daily (kWh)	58	73	45	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8861 0936

Amount of automatic draft

$315.71 by Oct 24	*After 90 days from bill date, a late charge will apply.*

$__________ Add here, to help others with a contribution to Share the Light

$__________ **Amount enclosed**

029786 000000802

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

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Your usage snapshot - Continued

Current electric usage for meter number 1027423		
Actual reading on Oct 1		150228
Previous reading on Sep 3		- 148545
Energy Used		1,683 kWh
Billed kWh	1,683.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 1027423	
Customer Charge	$17.32
Energy Charge	
1,683.000 kWh @ 12.173c	204.87
Fuel Charge	
1,683.000 kWh @ 3.925c	66.06
Asset Securitization Charge	
1,683.000 kWh @ 0.194c	3.27
Total Current Charges	**$291.52**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.25
Gross Receipts Tax	7.48
Municipal Franchise Fee	16.46
Total Taxes	**$24.19**

fb.def.duke.bills.20251002204711.19.afp-59573-000000802

DUKE ENERGY. duke-energy.com 877.372.8477

Your Energy Bill

Service address	
VISTA LAKES COM DEV DISTRICT	Bill date Oct 3, 2025
8381 LEE VISTA BLVD IRRIG	For service Sep 3 - Oct 1
IRRIG	29 days

Account number **9100 8688 9820**

Billing summary

Previous Amount Due	$575.95
Payment Received Sep 26	-575.95
Current Electric Charges	483.28
Taxes	40.11
Total Amount Due Oct 24	**$523.39**

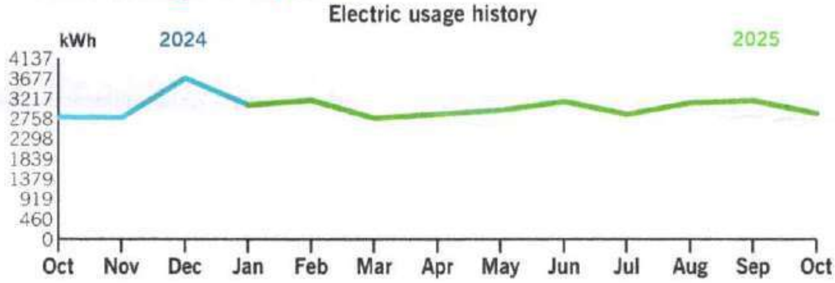
$

Thank you for your payment.

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

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,860	2,784	36,329	3,027
Avg. Daily (kWh)	99	99	100	
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. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

fb.def.duke.bills.20251002204711.19.afp-59575-000000802

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

DUKE ENERGY.

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

Account number
9100 8688 9820

Amount of automatic draft

$523.39 *by Oct 24*	*After 90 days from bill date, a late charge will apply.*

$____________ Add here, to help others with a contribution to Share the Light

$____________ **Amount enclosed**

029788 000000802

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868898200006600000000000000052339000005233999

DUKE ENERGY
duke-energy.com
877.372.8477

Account number **9100 8688 9820**

Your usage snapshot - Continued

Current electric usage for meter number 1027114		
Actual reading on Oct 1		210267
Previous reading on Sep 3		- 207407
Energy Used		2,860 kWh
Billed kWh	2,860.000 kWh	

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 1027114	
Customer Charge	$17.32
Energy Charge	
2,860.000 kWh @ 12.173c	348.15
Fuel Charge	
2,860.000 kWh @ 3.925c	112.26
Asset Securitization Charge	
2,860.000 kWh @ 0.194c	5.55
Total Current Charges	**$483.28**

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.42
Gross Receipts Tax	12.40
Municipal Franchise Fee	27.29
Total Taxes	**$40.11**

fb.def.duke.bills.20251002204711.19.afp-59577-000000802

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

Service address
VISTA LAKES COM DEV DISTRICT
8340 LEE VISTA BLVD
ORLANDO FL 32829

Bill date Oct 3, 2025
For service Sep 3 - Oct 1
29 days

Account number **9100 8684 7169**

Billing summary

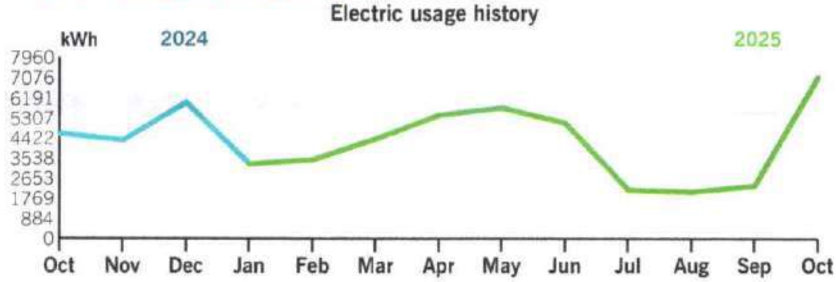
Previous Amount Due	$339.80
Payment Received Sep 25	-339.80
Current Electric Charges	821.74
Taxes	68.20
Total Amount Due Oct 24	**$889.94**

$

Thank you for your payment.

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



Average temperature in degrees

75° 70° 63° 56° 67° 67° 74° 79° 81° 82° 82° 80° 78°

	Current Month	Oct 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,076	4,612	51,324	4,277
Avg. Daily (kWh)	244	165	141	
12-month usage based on most recent history				

fb.def.duke.bills.20251002204711.19.afp-59579-000000801

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

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

DUKE ENERGY

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

Account number
9100 8684 7169

Amount of automatic draft

$889.94 *by Oct 24*	*After 90 days from bill date, a late charge will apply.*

$______________ Add here, to help others with a contribution to Share the Light

$______________ **Amount enclosed**

029790 000000801

VISTA LAKES COM DEV DISTRICT
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

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

889100868471690006600000000000000008899400000889943

DUKE ENERGY
duke-energy.com
877.372.8477

Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
1108227	Actual	Sep 3 - Oct 1

Usage Values

Billed kWh	7,075.888 kWh
Billed Demand kW	11.448 kW
Load Factor	88.81 %

A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Sep 03 25 to Oct 01 25	
Meter - 1108227	
Customer Charge	$17.85
Energy Charge	
7,075.888 kWh @ 5.370c	379.98
Fuel Charge	
7,075.888 kWh @ 3.925c	277.73
Demand Charge	
11.448 kW @ $11.65	133.37
Asset Securitization Charge	
7,075.888 kWh @ 0.181c	12.81
Total Current Charges	**$821.74**

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	$0.72
Gross Receipts Tax	21.09
Municipal Franchise Fee	46.39
Total Taxes	**$68.20**

fb.def.duke.bills.20251002204711.19.afp-59581-000000801

October 11, 2025

Invoice Number: 1624067101125
Account Number: **8337 10 029 1624067**
Security Code: **4619**
Service At: 6839 NARCOOSSEE RD STE 32
ORLANDO FL 32822-5581

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary
Service from 10/11/25 through 11/10/25
details on following pages

Previous Balance	154.63
Payments Received -Thank You!	-154.63
Remaining Balance	**$0.00**
Spectrum Business™ Internet	103.99
Spectrum Business™ Voice	46.00
Other Charges	0.00
Taxes, Fees and Charges	4.82
Current Charges	$154.81
YOUR AUTO PAY WILL BE PROCESSED 10/28/25	
Total Due by Auto Pay	**$154.81**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 11 10122025 NNNNNNNN 01 001460 0005

VISTA LAKES COMMUNITY
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

October 11, 2025

VISTA LAKES COMMUNITY

Invoice Number: 1624067101125
Account Number: 8337 10 029 1624067
Service At: 6839 NARCOOSSEE RD STE 32
ORLANDO FL 32822-5581

Total Due by Auto Pay **$154.81**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833710029162406700154815

 October 11, 2025

VISTA LAKES COMMUNITY

Invoice Number: 1624067101125
Account Number: 8337 10 029 1624067
Security Code: **4619**

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 11 10122025 NNNNNNNN 01 001460 0005

Charge Details

Previous Balance		154.63
EFT Payment	09/28	-154.63
Remaining Balance		**$0.00**

Payments received after 10/11/25 will appear on your next bill.

Service from 10/11/25 through 11/10/25

Spectrum Business™ Internet

Modem	4.00
Business Internet 100Mx10M	99.99
TWC 1 Dynamic IP	0.00
	$103.99
Spectrum Business™ Internet Total	$103.99

Spectrum Business™ Voice

Modem	4.00
	$4.00

Phone number (407) 930-5265

Spectrum Business Voice	42.00
	$42.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$46.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.07
Federal Universal Service Fund	3.27
State TRS Surcharge	0.08
E911 Fee	0.40
Taxes, Fees and Charges Total	$4.82
Current Charges	**$154.81**
Total Due by Auto Pay	**$154.81**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Local Spectrum Store: 1981 Aloma Avenue, Winter Park FL 32792 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call **1-866-519-1263**.

VISTA LAKES COMMUNITY
Invoice Number: 1624067101125
Account Number: 8337 10 029 1624067
Security Code: **4619**

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 11 10122025 NNNNNNNN 01 001460 0005

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.

 October 11, 2025

VISTA LAKES COMMUNITY
Invoice Number: 1624067101125
Account Number:: 8337 10 029 1624067
Security Code: **4619**

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 11 10122025 NNNNNNNN 01 001460 0005

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92846
Annual Fee: $175.00	1st Late Fee: $0.00	2nd Late Fee: $0.00	Received: $0.00	Total Due, Postmarked by 12/02/2025: $175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Vista Lakes Community Development District
Mr. Scott D. Clark
Clark & Albaugh, PLLC
1800 Town Plaza Court
Winter Springs, Florida 32708

FLORIDA COMMERCE

2. Telephone:	407-472-0326 Ext:
3. Fax:	
4. Email:	sclark@winterparklawyers.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	Vistalakescdd.org
8. County(ies):	Orange
9. Special Purpose(s):	Community Development
10. Boundary Map on File:	10/03/2000
11. Creation Document on File:	02/23/2000
12. Date Established:	02/07/2000
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	City of Orlando
15. Creation Document(s):	City Ordinance Dated 2/7/2000
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments

STEP 2: Sign and date to certify accuracy and completeness.
By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [signature] Date 10-9-2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects $3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying $3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved:____ Denied: ____ Reason:______________________________

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Invoice

BILL FROM

Outrig – Orlando Commerce Park
orlandocommerce@outrig.com
6923 Narcoossee Rd.
Orlando FL 32822
USA

BILL TO

Vista Lakes CDD | Jennifer Goldyn
inframarkcms@payableslockbox.com
6839 Narcoossee Road
Orlando FL 32822
United States

PROPERTY

Building 02-6839

UNIT

Unit 32

INVOICE NUMBER	53C2IH
ISSUE DATE	11/11/2025
DUE DATE	10/01/2025
AMOUNT DUE	$0.00

DESCRIPTION	AMOUNT
Monthly Rent	$791.28
Monthly Impositions	$99.67
Total	**$890.95**

CHECK REQUEST FORM

District Name:	Vista Lakes
Date:	17-Oct-25
Invoice Number:	101725 - 3000A2
Please issue a check to:	
Vendor Name:	Vista Lakes c/o US Bank N.A.
Vendor No.:	50
Check amount:	$1,573.33
Please cut check from Acct. #:	Bank United # 5060
Please code to:	204 - 131000 - 1000
Check Description/Reason:	Transfer FY25 - Assessements series 2017-A2
Mailing instructions:	Send to US Bank via FedEx and include letter.
Due Date for Check:	ASAP
Requestor:	John Khatiblou
Manager's Approval:	
Date:	17-Oct-25

Vista Lakes CDD

Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 603-0033 / fax (954) 345-1292

October 17, 2025

U.S. Bank National Association
C/O Vista Lakes CDD
Lockbox Services-12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Assessment Collections

To whom it may concern,

Enclosed please find a check in the amount of $ 1,573.33
representing Assessments receipts collected for Vista Lakes CDD.

Please deposit these funds into the 2017 A-2 **Revenue Fund (224073000).**

Should you have any questions, please contact the District's Accountant, John Khatiblou @ John.Khatiblou@Inframark.com

Sincerely,

Vista Lakes CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

VISTA LAKES CDD
SERIES 2017 A1 & A2 DEBT SERVICE FUND
TRIAL BALANCE BY FUND
For the Period ending Sep 30,2025

Fund No.	Org Unit	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance
204		121000		ASSESSMENTS RECEIVABLE	(0.01)	2,811.43	-	2,811.42
204		131000		DUE FROM OTHER FUNDS	(0.01)	748,661.79	748,661.79	(0.01)
204		131014		DUE TO/FROM 001/204	32,108.97	2,950,856.34	2,980,317.02	1 2,648.29
204		151000	1092	INVESTMENTS-INTEREST FUND (A-1)	-	31,077.50	31,077.50	-

1 $ 2,648.29
(1,074.93) A-1
(1,573.33) A-2
.03

CHECK REQUEST FORM

District Name:	Vista Lakes
Date:	17-Oct-25
Invoice Number:	101725 - 7000A1
Please issue a check to:	
Vendor Name:	Vista Lakes c/o US Bank N.A.
Vendor No.:	50
Check amount:	$1,074.93
Please cut check from Acct. #:	Bank United # 5060
Please code to:	204 - 131000 - 1000
Check Description/Reason:	Transfer FY25 - Assessements series 2017-A1
Mailing instructions:	Send to US Bank via FedEx and include letter.
Due Date for Check:	ASAP
Requestor:	John Khatiblou
Manager's Approval:	
Date:	17-Oct-25

Vista Lakes CDD

Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 603-0033 / fax (954) 345-1292

October 17, 2025

U.S. Bank National Association
C/O Vista Lakes CDD
Lockbox Services-12-2657
EP-MN-01LB
1200 Energy Park Drive
St. Paul, MN 55108

Re: Assessment Collections

To whom it may concern:

Enclosed please find a check in the amount of **$ 1,074.93**
representing Assessments receipts collected for Vista Lakes CDD.

Please deposit these funds into the 2017 A-1 **Revenue Fund (228797000).**

Should you have any questions, please contact the District's Accountant, John Khatiblou @ John.Khatiblou@Inframark.com

Sincerely,

Vista Lakes CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

VISTA LAKES CDD
SERIES 2017 A1 & A2 DEBT SERVICE FUND
TRIAL BALANCE BY FUND
For the Period ending Sep 30,2025

Fund No.	Org Unit	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance
204		121000		ASSESSMENTS RECEIVABLE	(0.01)	2,811.43	-	2,811.42
204		131000		DUE FROM OTHER FUNDS	(0.01)	748,661.79	748,661.79	(0.01)
204		131014		DUE TO/FROM 001/204	32,108.97	2,950,856.34	2,980,317.02	1 2,648.29
204		151000	1092	INVESTMENTS-INTEREST FUND (A-1)	-	31,077.50	31,077.50	-

1 $2,648.29
(1,074.93) A-1
(1,573.33) A-2

.03

LEASE AGREEMENT

(Small Bay Industrial)

THIS LEASE AGREEMENT (this "**Lease**") is made and entered into as of the Effective Date by and between Landlord and Tenant and joined by Guarantor. "**Effective Date**" shall mean the date on which the last of Landlord and Tenant has signed this Lease.

WITNESSETH:

Subject to and on the terms and conditions of this Lease, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, the Premises.

1. <u>**BASIC LEASE INFORMATION AND DEFINED TERMS**</u>. The following terms are hereby defined as set forth below for purposes of this Lease and shall be given such meaning wherever said terms appear in this Lease unless the context requires otherwise, and subject to such adjustments, restrictions and qualifications as are expressly set forth herein:

"Landlord"	**Orlando FL Small Bay, LLC**
"Tenant"	**Vista Lakes Community Development** **EIN#:**
"Guarantor" (including any spouse)	Joseph Gonzalez / Jennifer Goldyn
"Project"	That certain land, consisting of buildings, other premise, parking, landscaping and also containing the Premises located at: **6839 Narcoossee Rd.**
"Premises"	**Unit No. 32**, located in the Project.
Gross Rentable Area of the Premises	**+/- 900 square feet**
Gross Rentable Area of the Project	**+/- 235,762 square feet**
"Tenant's Proportionate Share"	**.38%**
"Permitted Purpose"	Storage (garden tools & supplies)
"Rules and Regulations"	Those rules and regulations promulgated by Landlord attached hereto as <u>Exhibit A</u> and incorporated herein by reference.
"Commencement Date"	**November 1, 2025**

"Initial Term"	**Sixty** (**36**) months from the Commencement Date

"Initial Term Base Rent & Additional Rent"

Period	PSF	Monthly Base Rent*	Annual Rent
11/01/25 – 10/31/26	$20.50	$1,537.50	$18,450.00
11/01/26 – 10/31/27	$21.53	$1,614.75	$19,377.00
11/01/27 – 10/31/28	$22.61	$1,695.75	$20,349.00

This is a Modified Gross Lease. The premises is net of electric, janitorial and water. Trash dumpsters and sewer (if applicable) are included.

The operating expenses are included in the rent schedule above. Below is breakout of the estimated pro rata share for property taxes, insurance and common area maintenance.

Property Taxes - $165.00 per month ($2.20/sf)
Insurance - $91.50 per month ($1.22/sf)
Common Area Maintenance – $33.75 per month ($0.45/sf)

"Security Deposit" Tenant has on account with the Landlord a security deposit in the amount of $950.00 As part of the Renewal of Lease, Tenant will provide an additional security deposit of $745.75 which equates to one month of rent ($1,695.75) for the last year of the lease term.

"Construction Management Fee" **5.0%** of the sum of all direct and indirect construction and maintenance costs incurred by Landlord in connection with the Premises.

"Late Charge" 5% of the Rent

"Default Interest Rate" 18% of the Rent

Payment Method All payments shall be made through Automated Clearing House ("**ACH**"). Cash, check and credit card payments are not permitted.

Tenant's Notice Address 6839 Narcoossee Road, Suite 32, Orlando, FL 32822
Email: joseph.gonzalez@inframark.com
Jennifer.goldyn@inframark.com

Landlord's Notice Address ORLANDO FL SMALL BAY, LLC, 6923 Narcoossee Rd., Orlando, FL 32822, Suite 603 Attention: Regional Property Manager

Guarantor's Notice Address 6839 Narcoossee Road, Suite 32, Orlando, FL 32822

2. **INITIAL TERM**: Subject to and upon the conditions set forth herein, and in any exhibit or addendum hereto, the Term of this Lease shall commence on the Commencement Date and shall continue

3. **USE AND POSSESSION**:

(a) Prior to taking possession of the Premises, Tenant shall provide Landlord with copies of Tenant's Business Tax Receipt and a currently effective Certificate of Insurance, naming Landlord as an additional insured, in a form acceptable to Landlord as to any insurance required to be maintained by Tenant under this Lease.

(b) Tenant shall have the right prior to taking possession to inspect the Premises; provided, however, that the taking of possession of the Premises by the Tenant shall be conclusive non-rebuttable evidence that the Tenant accepts the Premises without warranty or representation by Landlord (express or implied) in "as-is" condition and that the Premises and the Facility were in good and satisfactory condition at the time such possession was taken.

(c) Tenant shall not occupy or use or permit any portion of the Premises to be occupied or used for any business or purpose which is unlawful, disreputable or deemed by the Landlord to be extra hazardous, or permit anything to be done which in any way will increase the rate of insurance coverage of the Premises, and in the event that, by reason of such acts of Tenant, there shall be any increase in the insurance rates of the Project or its contents above established rates, Tenant agrees to pay Landlord upon receipt of notice, as Additional Rent, an amount determined in the manner provided for in Section 7 of this Lease to account for such increases during the year in which they occur and during all Renewal Terms until the event or circumstances which caused such increase cease to exist. Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create any nuisance, or interfere with, annoy or disturb any other tenant or adjoining property owner to the Project.

(d) Tenant shall at the end of the lease surrender and deliver up possession of the Premises, without demand, in as good order and condition as when entered upon, loss by fire, inevitable accident, ordinary wear and tear only excepted, clean and ready for new occupancy. Notwithstanding any provision herein to the contrary, the Premises shall be used for the Permitted Purpose and for no other purpose without prior written consent of Landlord.

4. **RENT**:

(a) Tenant agrees to pay in advance to Landlord during the Term hereof, without deduction, set-off, prior notice or demand, Initial Term Base Rent (during the Initial Term), Renewal Term Base Rent (during the Renewal Term), and Additional Rent.

(b) Base Rent is due in advance for each lease year during the Term hereof and, for the convenience of Tenant, shall be paid by Tenant in twelve (12) equal consecutive monthly installments, which amount shall by payable in advance on the first day of each month of the Term.

(c) Additional Rent for the Operating Expense Reimbursements shall be due with the monthly installments of Base Rent described in subsection (b) of this Section and Additional Rent for the use of equipment and other items or any other charges imposed hereunder (other than the Late Charge) shall be due within fifteen (15) days of receipt of an invoice.

(d) Payment of Base Rent and Additional Rent shall be accompanied by Florida use, rental, sales, privilege, franchise, excise taxes, if any, as stated on any applicable invoice and shall be payable in lawful money of the United States of America to Landlord at the address set forth herein.

(e) In addition to all other remedies herein, if the payment of Base Rent, Additional Rent, or any other charge due hereunder is not received in its entirety by Landlord on or before ten (10) days after such Rent is due, Tenant shall pay the Late Charge plus interest at the Default Interest Rate as remuneration for the additional expense for handling late payment.

(f) If the Commencement Date is on a date other than the first day of the month, Tenant shall pay the pro rata portion of the Base Rent for the said month to Landlord in advance.

(g) Forklift and other equipment rental charges are imposed on a consumption or as used basis. The charges for forklift and other equipment rentals are set forth in a schedule that is updated from time to time and will be provided to Tenant prior to rental of such items. Any rental fees incurred by Tenant shall be invoiced to Tenant and included as Additional Rent.

5. **SECURITY DEPOSIT**: Tenant has deposited with Landlord a security deposit. The security deposit shall be held by Landlord as security for the faithful performance by Tenant of all the terms and obligations of this Lease to be observed and performed by Tenant. This deposit shall not accrue interest and may be comingled with other deposits and operating funds of Landlord. In the event of a sale by Landlord of the Project, Landlord shall have the right to transfer the security deposit to the purchasers and Landlord shall upon such transfer be released by Tenant from all liability with respect to such security deposit and Tenant shall look solely to the new Landlord for the return of said security deposit. If any of the Rent herein reserved or any other sum payable by Tenant to Landlord, including, but not limited to, forklift charges, equipment rental, cleaning fees or other service, product or rental fees due from Tenant to Landlord ("**Charges**") whether or not invoiced as "Additional Rent" shall be overdue or unpaid, or should Landlord make payments on behalf of Tenant, or Tenant should fail to perform any of the terms of this Lease, then Landlord may, at its sole option and without prejudice to any other remedy which Landlord may have, appropriate and apply the entire deposit or so much thereof as may be necessary to compensate Landlord toward the payment of the Base Rent, Additional Rent hereunder or Tenant expenses, Charges and loss or damage sustained by Landlord due to the breach of Tenant. Landlord's claim against the security deposit includes any damage expense, or deficiencies including the releasing of the Premises due to Tenant's default, whether such damage, expense of deficiencies occur before or after summary proceedings or other reentry by Landlord. In the event Landlord shall exercise a part or all of its claims against the security deposits, Tenant shall forthwith upon demand restore the security to the original sum deposited. Should Tenant comply with all the terms and conditions of the lease and promptly pay all of the Rent as they fall due and all other sums and Charges payable by Tenant to Landlord, the security deposit shall be returned in full to Tenant at the end of the Term. Provided, however, Landlord may hold the security deposit for a period of thirty (30) days following the surrender of the Premises, and may deduct from the amount refunded any Rent due and payable, the costs of repairing any damage or replacing any damaged portion of the Premises, and the costs of cleaning the Premises if Tenant fails to do so prior to surrender of the Premises. In the event of bankruptcy of Tenant, or other debtor-creditor proceedings against Tenant, all security shall be deemed to be applied first to the payment of Rent or other charges due to Landlord for all periods prior to the filing of such proceedings.

6. **Operating Expense Reimbursements**: In addition to the Base Rent, Tenant shall be responsible for Tenant's Proportionate Share of the following:

(a) Real Estate Taxes and Assessments. Tenant shall pay Tenant's Proportionate Share of all real estate taxes and assessments in equal monthly installments together with the monthly installments of Base Rent due hereunder. Within 60 days of receipt of its tax bill from the county tax collector, Landlord shall reconcile the amounts paid against the amounts actually due for the applicable period of this Lease and in the event of (x) a shortfall, Tenant shall pay the shortage to Landlord within thirty (30) days of Landlord's invoice of the same, or (y) an overage, Landlord shall notify Tenant and the overage shall be deducted from the succeeding month's Rent until the overage is discharged.

(b) Insurance Premiums. Tenant shall Tenant's Proportionate Share of insurance premiums for the Project in equal monthly installments together with the monthly installments of Base Rent due hereunder. Within 60 days of final determination of any renewal premium from the insurer, Landlord shall reconcile the amounts paid against the amounts actually due for the applicable period of this Lease and in the event of (x) a shortfall, Tenant shall pay the shortage to Landlord within thirty (30) days of Landlord's invoice of the same, or (y) an overage, Landlord shall notify Tenant and the overage shall be deducted from the succeeding month's Rent until the overage is discharged.

(c) Utilities. Water and other utilities shall be due and payable monthly, in arrears based on a consumption or as used basis.

(d) Common Area Maintenance. Except as otherwise set forth herein, Tenant will pay Tenant's Proportionate Share of all costs incurred by Landlord in connection with the maintenance and repair of the roof, exterior walls or common areas (including exterior common areas serving the Project) (collectively, "**Common Area Maintenance**"). Additionally, Tenant will be responsible for the payment of all costs associated with Landlord's maintenance if the need therefore arises due to the fault or negligence of Tenant or any of its respective agents, employees, licensees, or invitees. Except as otherwise expressly provided in this Lease, Landlord will not at any time be required to make any improvements, repairs, replacements or alterations to the Premises.

7. **SALES AND USE TAX**: Tenant hereby covenants and agrees to pay monthly, as Additional Rent, any use, rental, sales, privilege, franchise, excise taxes, as applicable but excluding State and/or Federal Income Tax, now or hereafter imposed upon the Rent hereunder by the United States of America, State of Florida, or any political subdivisions thereof, to the Landlord, notwithstanding the fact that such statute, ordinance or enactment imposing the same may endeavor to impose the tax on Landlord.

8. **NOTICES**: All notices required or permitted to be given hereunder shall be in writing. Any notice by Tenant to Landlord must be served by certified mail or guaranteed overnight carrier, postage prepaid, addressed to Landlord at Landlord's Notice Address or at such other address as Landlord may designate by written notice to Tenant, with a required copy sent by electronic mail. After the Commencement Date, any notice by Landlord to Tenant shall be delivered to Tenant at the Premises, sent via electronic mail or served by certified mail or guaranteed overnight delivery, postage prepaid, addressed to Tenant at the Premises, Landlord's Notice Address or at such other address as Tenant shall designate by written notice to Landlord. Prior to the Commencement Date, any such notice may be given by Landlord to Tenant in the aforesaid manner, including by electronic mail, at the address designated for the same by Tenant. Notice shall be deemed to be properly given to Tenant if addressed to Tenant at the

Premises or at the last addressed provided by Tenant to Landlord in writing, regardless of when Tenant receives (or refuses delivery of) same.

9. **LANDLORD RULES AND REGULATIONS**. Tenant and its employees, agents, licensees and guests shall comply with the Rules and Regulations. Landlord may amend the Rules and Regulations from time to time, provided that Tenant is provided notice of such amendment. A breach of the Rules and Regulations shall constitute a default under this Lease.

10. **ORDINANCES AND REGULATIONS**: Tenant hereby covenants and agrees to comply with all the rules and regulations of the Board of Fire Underwriters, Officers or Boards of the City, County or State having jurisdiction over the Premises, and with all ordinances and regulations of governmental authorities wherein the Premises are located, at Tenant's sole cost and expense.

11. **SIGNS**: Tenant shall not place any signs or other advertising matter or material on the exterior or on the interior of the Premises or on the Project unless the sketch therefore is submitted and approved by Landlord and, if required, the applicable municipality, in advance and in writing. At no time will any sign be attached to the doors or walls by screws or bolts. Except for the signs which advertise the Project in general, the cost of constructing and placing any exterior sign or signs, and the cost of electrical power service such signs require, shall be at Tenant's expense.

12. **REPAIRS AND MAINTENANCE**: Landlord and Tenant shall maintain the Project and the Premises in good repair and condition according to the following schedule:

(a) Services: Landlord shall furnish the Premises with trash removal and basic sewer service. Dumpster services are for the trash generated by the office/warehouse only. No offsite trash is to be put into the dumpster. Please check dumpster rules for charges that apply.

(b) Electrical Services: Tenant shall pay for electrical service for the Premises, except Landlord shall pay for electrical service to the common areas and to the sign or sign advertising the Project in general (not including electrical service to Tenant's signs).

(c) Exterior Building: Landlord shall maintain the foundation and structural soundness of all exterior walls. Landlord shall repair and maintain all paintings, caulking, glass and doors on the exterior of the building in which the Premises is located (the "**Building**"), as Landlord determines to be reasonably required in Landlord's sole discretion.

(d) Landscaping: Landlord shall maintain, repair and replace as reasonably necessary, in Landlord's sole opinion, landscaping, lawn shrubbery, and trees, etc.

(e) Parking: The Landlord shall provide reasonable non-exclusive parking spaces for the Tenant, its employees, customers, and visitors, in compliance with applicable municipal requirements. Each tenant in the Project shall be allotted one (1) parking space per one thousand (1,000) square feet of leased premises. These parking spaces are non-exclusive and are shared by all tenants and their respective employees, customers, and visitors. The Landlord shall maintain, repair, and replace the parking areas and parking area lighting as deemed necessary in the Landlord's sole discretion.

(f) Trash Removal and Basic Sewer: Tenant shall be responsible for trash or debris left or caused by the activities or Tenant's business of Tenant's customers.

(g) Roof: Landlord shall maintain the roof, gutters and exterior trim of the Building. Notwithstanding anything in this Lease to the contrary, Tenant may not install equipment of any kind or store any items on the roof of the Building without the express written consent of Landlord, in Landlord's sole and absolute discretion.

(h) Plumbing and Electrical: Landlord shall be responsible for repairs and maintenance of the plumbing and electrical systems. Tenant shall replace all fluorescent tubes and ballasts within the Premises if needed. If Tenant shall require electrical current or install electrical equipment including, but not limited to, electrical heating, refrigeration equipment, electronic data processing machines, punch card machines, or machines or equipment using current which will in any way increase the amount of electricity usually furnished for use in general retail space, Tenant shall obtain from Landlord in writing Landlord's prior written approval of such use, and pay for any direct expense involved with the installation or maintenance thereof.

(i) Interior Maintenance: Tenant shall clean and maintain the Premises in a clean, sanitary condition and in good repair and condition and shall make all needed repairs and replacements to the Premises, except for those responsibilities expressly accepted by Landlord hereinabove. Tenant shall pay Landlord for any damage to the Premises, the Project, the Building containing the Premises, the lands upon which the Premises are located, and any other improvements located on such lands, which is caused by the negligent or willful act or omission or Tenant or Tenant's sub-Tenant, licensees, employees, agents, invitees, guests and customers. Tenant shall give immediate written notice to Landlord of the need for any repairs to be undertaken by Landlord in accordance with the terms hereof, and Landlord shall proceed promptly to make such repairs after having had reasonable opportunity to determine the nature of the repairs needed. Landlord's liability hereunder shall be limited to the cost of such repairs. Landlord shall maintain or cause to be maintained in good repair and condition all un-leased common areas of the Building and the Project. Tenant shall take care of all the Premises and its fixtures, including all interior glass and glass doors, and shall suffer no waste upon the Premises. Should Tenant neglect to keep and maintain the Premises, Landlord shall have the right, but not the duty, to have said maintenance work performed and any reasonable costs therefor charged to Tenant as Additional Rent hereunder.

(j) Property Management Fee: Landlord shall be responsible for payment of all property management fees.

(k) Construction and Maintenance Management Fee: Tenant shall be responsible for payment of the Construction Management Fee to compensate Landlord for its time, effort, costs and expenses incurred in connection with the oversight of construction and maintenance of the Premises.

13. **ALTERATIONS**: Tenant, by occupancy hereunder, accepts the Premises as being in good repair and condition. Tenant shall not make or suffer to be made any alteration, additions or improvements to or of the Premises or any part thereof without the prior written consent of Landlord, which consent shall not be unreasonably withheld for alterations that do not modify or affect the structural components or roof of the Building. Notwithstanding the foregoing, any alteration, additions or improvements to or of the Premises which modified or affects the structural components or the roof of the Building may only be undertaken with the prior written consent of Landlord, and the decision to grant such consent shall be in Landlord's sole and absolute discretion. In the event Landlord consents to the proposed alterations, additions or improvements, the same shall be at Tenant's sole expense, and Tenant shall hold Landlord harmless and indemnify Landlord for any expense or cost hereof. Any such alterations, additions or improvements shall be made at such times and in such a manner so as not to unreasonably

interfere with the occupation, use and enjoyment of the remainder of the Building by Landlord or the other tenants thereof. At Landlord's sole option, any improvements, alterations or additions made to the Premises shall become property of the Landlord at the time of termination of the lease, or if required by Landlord, such alterations shall be removed by Tenant upon termination or sooner expiration of the Term of this Lease and Tenant shall repair damage to the premises caused by such removal, all at the Tenant's sole cost and expense.

14. **QUIET ENJOYMENT**: Landlord covenants and agrees that Tenant upon paying Rent and performing the covenants herein shall and may peaceably and quietly enjoy and hold the Premises and common areas, including, but not limited to, parking areas, sidewalks, entrances, exits, lobbies, restrooms and lounges for the Term of the Lease.

15. **LANDLORD'S RIGHT TO INSPECT AND DISPLAY**: Landlord shall have the right at reasonable times during the Term of this Lease to enter the Premises for the purpose of examining or inspecting same and of making such repairs or alterations therein as the Landlord shall deem necessary. Landlord shall also have the right to enter the Premises at all reasonable hours for the purpose of displaying said premises to prospective Tenants within sixty (60) days prior to termination of this Lease.

16. **DESTRUCTION OF PREMISES**:

(a) If the Premises are totally destroyed by fire or other casualties, both Landlord and Tenant shall have the right at any time within thirty (30) days from the date of such destruction, to terminate the Lease and if the lease be so terminated, all Rent shall cease as of the date of such destruction and any prepaid Rent shall be refunded.

(b) If such Premises are partially damaged by fire or other casualty, or totally destroyed thereby and neither party elects to terminate this Lease within the provisions of subsection (a) above or (c) below, then Landlord may, at Tenant's sole cost and expense, restore the Premises to a kind and quality substantially similar to that immediately prior to such destruction or damage. Tenant's insurance shall be primary and Landlord shall look first to Tenant's insurance to cover the cost of such repairs and restoration. Said restoration shall be commenced within a reasonable time and completed without delay on the part of the Landlord and in any event shall be accomplished within one hundred eighty (180) days from the date of such fire or casualty. In such case, all Rent paid in advance shall be prorated as of the date of damage or destruction and all Rent thereafter accruing shall be equitably and proportionately suspended and adjusted according to the nature and extent of the destruction or damage, pending completion of rebuilding, restoration or repair, except that in the event the destruction or damage is so extensive as to make it unfeasible for Tenant to conduct Tenant's business on the Premises, the Rent shall be completely abated until the Premises are restored by Landlord or until Tenant resumes use and occupancy of the Premises, whichever shall occur first. Landlord shall not be liable for any inconvenience or interruption of business of Tenant occasioned by fire or other casualty.

(c) If Landlord undertakes to restore, rebuild, or repair the premises, and such restoration, rebuilding or repair is not accomplished within one hundred eighty (180) days, and such failure does not result from causes beyond the control of Landlord, Tenant shall have the right to terminate this Lease by written notice to the Landlord within thirty (30) days after expiration of said one hundred eighty (180) day period.

(d) Landlord shall not be liable to carry fire, casualty or extended damage insurance on the person or property of Tenant or any person or property which may now or hereafter be placed in the Premises.

17. **CONDEMNATION**: If during the Term of this Lease, including any Renewal Term, the whole of the Premises, or such portion thereof as will make the Premises unusable for the Permitted Purpose, be condemned by public authority for public use, then, in either event, the Term hereby granted shall cease and come to an end as of the date of the vesting of title in such public authority. Upon such occurrence, the Rent shall be prorated as of such date and any prepaid Rent shall be returned to the Tenant. Landlord shall be entitled to the entire award for such taking except for any statutory claim of Tenant for injury, damage or destruction of Tenant's business accomplished by such taking. If a portion of the Premises is taken or condemned by public authority for public use so as not to make the remaining portion of the Premises unusable for the Permitted Purpose, this Lease will not be terminated but shall continue. In such case, the Rent shall be equitably and fairly reduced or abated for the remainder of the Term in proportion to the amount of the Premises taken. In no event shall Landlord be liable to the TENANT for any business interruption, diminution in use or for the value of any expired Term of the lease.

18. **ASSIGNMENT AND SUBLEASE**: Tenant covenants and agrees not to encumber or assign this Lease or sublet all or part of the Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld by Landlord, provided that any assignee of Tenant mush have the net value and financial condition equal to or greater than that of Tenant as of the Effective Date. Such assignment shall in no way relieve Tenant or Guarantor from any obligations hereunder for the payment of Rent or the performance of the conditions, covenants and provisions of the lease. In no event shall Tenant assign or sublet the Premises for any terms, conditions and covenants other than those required by operation of law or by voluntary or involuntary bankruptcy proceedings or otherwise, and in no event shall this Lease or any rights or privileges hereunder be an asset of Tenant under any bankruptcy, insolvency or reorganization proceedings.

19. **HOLDING OVER**: In the event of holding over by Tenant after the expiration or termination of this Lease, such hold over shall be as a Tenant at will and all of the terms and provisions of this Lease shall be applicable during such period of such hold over, and an amount equal to twice the Rent which would have been payable by Tenant shall be payable by Tenant to Landlord as if the hold over period had been a part of the original Term of the lease. Under such circumstances, Tenant shall vacate the Premises and deliver the same to Landlord upon Tenant's receipt of notice from Landlord to vacate said premises. The Rent payment during such hold over period shall be payable to Landlord on demand. No holding over by Tenant shall operate to extend this Lease except as herein provided. During any period of holdover as described herein, the guaranty provided by Guarantor, shall be deemed to be extended and Guarantor shall continue to guaranty payment and performance of all obligations hereunder.

20. **SUBORDINATION**: This Lease shall be, and hereby is, subject to, and subordinated at all times to the liens of any mortgages or deeds of trust in any amount or amounts whatsoever existing or hereinafter encumbering the Premises, without the necessity of having further instruments executed by Tenant to affect such subordination. Notwithstanding the foregoing, Tenant covenants and agrees to execute and deliver within fifteen (15) days of demand, such further instruments, inclusive of any commercially reasonable Subordination, Non disturbance and Attornment Agreement required by mortgagee, evidencing such subordination of the lease to such liens of any such mortgages or deeds of trust as may be requested by Landlord. In the event Tenant does not provide such further instruments,

Tenant hereby grants a limited power of attorney to Landlord for the purpose of executing such further instruments on behalf of Tenant.

21. **WAIVER AND INDEMNIFICATION**: To the fullest extent permitted by law, Tenant shall defend, indemnify and save harmless Landlord, its agents, officers, directors, shareholders, partners, members, managers and employees (utilizing legal counsel reasonably approved by Landlord), for, from and against any and all liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions and causes of action of any and every kind and nature arising out of or in any way connected with Tenant's use, occupancy, management or control of the Premises, Tenant's operations or activities in the Project or any breach of this Lease. Landlord's right to indemnification from Tenant shall not be limited by the amount of insurance maintained by Tenant. This obligation to indemnify shall include legal and investigation costs and all other reasonable costs, expenses and liabilities from the first notice that any claim or demand is to be made or may be made, and shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefit payable under applicable workers' compensation acts, disability benefit acts or other employee benefit acts. The provisions of this Section shall survive the expiration or sooner termination of this Lease or Tenant's right to possession hereunder with respect to any claim accruing before such expiration or termination. The foregoing notwithstanding, the indemnification by Tenant in this Section shall not apply to the extent of damages arising out of the reckless or intentionally wrongful conduct of Landlord, its employees, agents or contractors.

22. **CONSTRUCTION OF LANGUAGE**: The terms "lease", "lease agreement" or "agreement" shall be inclusive of each other, also to include renewals, extensions or modifications of the lease. Words of any gender used in this Lease shall be held to include any other gender, and words in the singular, when the sense requires, shall include the plural, and the plural the singular. The paragraph headings and titles are not a part of the lease and shall have no effect upon, the construction or interpretation of the terms thereof. This Lease is the result of negotiation between the parties hereto and has been typed/printed by one party for the convenience of both parties, and the parties covenant that this Lease shall not be construed in favor of or against any of the parties hereto.

23. **DEFAULT**:

(a) Events of Default. The following events shall constitute a default and material breach of this Lease by Tenant (each, concurrently and individually, an "**Event of Default**"):

(i) Tenant fails to pay any Rent or other payments when due, and such failure shall continue for three (3) days after written notice thereof from Landlord; or

(ii) Tenant fails to comply with any other terms, covenants or obligations of this Lease on Tenant's part to be performed hereunder, and such failure has not been cured within fifteen (15) days after written notice thereof from Landlord, however, if the nature of Tenant's obligation is such that more than fifteen (15) days are required for performance, then Tenant shall not be in default if Tenant commences performance within such fifteen (15) day period and thereafter diligently prosecutes the same to completion and completes the same in sixty (60) days or less; or

(iii) At any time during the Term hereof should there be filed by or against Tenant or against any successor Tenant then in possession, in any court, pursuant to any statute, either of the United States or any state, a petition in bankruptcy alleging insolvency, for reorganization, for the appointment of a receiver or trustee, for an arrangement under the Bankruptcy Acts, or if a similar type of proceeding shall be filed and any such petition or filing against Tenant has not been dismissed within a period of twenty (20) days; or

(iv) Tenant makes or proposes to make an assignment for the benefit of creditors; or

(v) Tenant does, or permits to be done, any act which creates a mechanics lien or claim which is not removed within ten (10) days from the date of filing of such lien or claim; or

(vi) Tenant fails to furnish Landlord with a copy of any insurance policy or certificate thereof required to be furnished by Tenant to Landlord when due and such failure shall continue for ten (10) days after written notice from Landlord; or

(vii) Tenant or Guarantor experiences an adverse and material change in financial circumstances as determined by Tenant in the exercise of its sole discretion; or

(viii) Tenant fails to pay, when due, any sales taxes or other governmental obligations which result in a lien against the premises or prevent or limit access to the Premises by Landlord.

(b) LANDLORD'S Rights. In the event of one or more Events of Default, the Landlord, at its election, may exercise any one or more of the following options, the exercise of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law at the same time or in subsequent times or actions:

(i) Terminate Tenant's right to possession of the Premises under the Lease and reenter and retake possession of the Premises and relet or attempt to relet the Premises on behalf of Tenant at such Rent and under such terms and conditions as Landlord may deem best under the circumstances for the purpose of reducing Tenant's liability. Landlord shall not be deemed to have thereby accepted a surrender of the Premises, and Tenant shall remain liable for all Rent, Additional Rent, other sums due under this Lease and for all damages suffered by Landlord because of Tenant's breach of any of the covenants of this Lease;

(ii) Declare this Lease terminated, ended and null void, and reenter upon and take possession of the Premises whereupon all right, title and interest of the Tenant in the Premises shall end;

(iii) Accelerate and declare the entire remaining unpaid Rent and Additional Rent for the balance of this Lease to be immediately due and payable forthwith, and may at once, take legal action to recover and collect the same; or

(iv) All other remedies available at law or in equity.

(c) No reentry or retaking possession of the Premises by Landlord shall be construed as an election on its part to terminate this Lease, unless a written notice of such intention be given to Tenant.

(d) Should Landlord elect to re-enter or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, it may make such alterations and repairs as may be necessary in order to relet the Premises or any part thereof, for such Term or Terms (which may be for a term extending beyond the Term of this Lease) and at such rentals and upon such other terms and conditions as Landlord, in its sole discretion, may deem advisable. Upon each such reletting, all rentals received by Landlord from such reletting shall be applied, first, to the payment of any indebtedness, other than Rent due hereunder, from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and to costs of such alterations and repairs; third, to the payment of Rent due and unpaid hereunder, the residue, if any, shall be held by Landlord and applied in payment of future Rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant as set forth herein, Tenant shall pay any such deficiency to Landlord. Such deficiency shall be calculated and paid monthly. Landlord shall recover from Tenant all damages it may incur by reason of Tenant's default, including the cost of recovering the Premises and including charges equivalent to Rent reserved in this Lease for the remainder of the stated Term, all of which amounts shall be immediately due and payable from Tenant to Landlord. In determining the amount of loss or damage which Landlord may suffer by reason of reletting of the Premises by Landlord as above provided, there shall be added to the Rent herein provided for the period from the date of an Event of Default until the end of the Term of this Lease a sum equal to the highest percentage rental required to be paid hereunder by Tenant during any preceding Lease year multiplied by the number of calendar year or portions thereof remaining in the Term. The parties hereby waive trial by jury in any action, proceeding or counterclaim brought by either of the parties hereto against the other or any matters whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the Premises, and/or claim of injury or damage. In the event of any litigation arising out of enforcement of this Lease, the prevailing party in such litigation shall be entitled to recovery of all costs, including reasonable attorneys' fees. Notwithstanding anything in this Lease to the contrary, Landlord reserves all rights which any state or local laws, rules, regulations or ordinances confer upon a Landlord against a Tenant in default. This Section shall apply to any renewals or extensions of this Lease.

(e) The failure of Landlord to insist upon a strict performance of any of the terms, conditions and covenants herein shall not be deemed to be a waiver of any rights or remedies that Landlord may have and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained except as may be expressly waived in writing. The maintenance of any action or proceeding to recover possession of the Premises or any installment or become due from Tenant to Landlord shall not preclude Landlord from thereafter instituting and maintaining subsequent actions or proceedings for the recovery of possession of the Premises or of any other monies that may be due or become due from Tenant including all expenses, court costs and attorneys 'fees and disbursements incurred by Landlord in recovering possession of the Premises and all costs and charges for the care of the Premises while vacant. Any entry or re-entry by Landlord shall not be deemed to absolve or discharge Tenant from liability hereunder.

24. **FINANCIAL STATEMENTS**. Tenant shall, within fifteen (15) days of Tenant's receipt of Landlord's written request therefore, furnish Landlord with a financial statement of Tenant dated no earlier than one (1) year before such request, certified as accurate by an officer of Tenant, on Tenant's behalf, or by an independent certified public accountant, reflecting Tenant's financial condition as of the date of such financial statements.

25. **SUCCESSORS AND ASSIGNS**: This Lease shall bind and inure to the benefit of the successors, assigns, heirs, executors, administrators and legal representatives of the parties hereto.

26. **NON-WAIVER**: No waiver of any covenant or condition of this Lease by either party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Lease.

27. **ENTIRE AGREEMENT**: This Lease contains the entire agreement between the parties hereto. There are no other agreements, express or implied, between the parties that are not otherwise expressed herein. Additional covenants, agreements and understanding of the parties may be attached as an addendum to this Lease and shall be deemed a part hereof when duly executed by the parties. This Lease may not be altered, changed or amended except by an instrument in writing signed by both parties hereto.

28. **CAPTIONS**. All captions in this Lease are intended for the convenience of the parties, and none shall be deemed to affect the meaning or construction of any provision herein.

29. **APPLICABLE LAW; ATTORNEY FEES**. The terms of this Lease shall be construed and enforced in accordance with the laws of the State of Florida, without reference to conflict of laws provisions, and all litigation arising under this Lease shall be brought in the appropriate court in Orange County, Florida, applying Florida law. In the event Tenant is in default of any of the terms, covenants or conditions of this Lease resulting in the delivery of a notice to cure said default Tenant shall reimburse Landlord its reasonable attorney fees for the preparation and delivery of said notice of default. In the event any litigation is initiated to enforce or construe this Lease, the prevailing party shall be entitled to recover from the non-prevailing party an award of reasonable attorney fees and court costs, inclusive of fees incurred on appeal or in bankruptcy court. Tenant hereby consents to service of process and any pleading relating to any such action at the Premises. Tenant hereby waives any objection to the venue of any action filed in any court with jurisdiction located in Orange County, Florida, and Tenant hereby waives any right under the doctrine of forum non conveniens or otherwise, to transfer any such action filed in any such court to any other court.

30. **SEVERABILITY**. If any provision of this Lease or the application thereof to either party to this Lease is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions of this Lease which can be given effect without the invalid provision, and to this end, the provisions of this Lease are severable.

31. **NO AGENCY**. Nothing contained herein shall be deemed or construed by the parties hereto or by any third party as creating the relationship of principal and agent, partners, joint venturers, or any other similar such relationship between the parties hereto.

32. **COUNTERPARTS; FACSIMILE OR ELECTRONIC SIGNATURES**. This document may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one agreement. Electronic, digital, facsimile or other reproductions of a party's original signature shall be given the effect of originals. The parties hereto consent to do business electronically within the meaning of the United States Electronic Signatures in global and National Commerce (ESIGN) Act and the Uniform Electronic Transactions Act.

33. **WAIVER OF JURY TRIAL**. AS A MATERIAL INDUCEMENT TO THE PARTIES AGREEING TO ENTER INTO THIS LEASE, THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT OR TENANT'S USE OR OCCUPANCY OF THE PREMISES AND/OR THE COMMON AREAS. UPON THE OCCURRENCE OF AN

EVENT OF DEFAULT LANDLORD SHALL HAVE, IN ADDITION TO ANY OTHER REMEDIES WHICH IT MAY HAVE HEREUNDER, THE RIGHT TO INVOKE ANY REMEDY ALLOWED AT LAW OR IN EQUITY, INCLUDING WITHOUT LIMITATION, INJUNCTIVE RELIEF AND THE RIGHT TO COLLECT CONSEQUENTIAL DAMAGES. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LEASE, LANDLORD RESERVES ALL RIGHTS WHICH ANY STATE OR LOCAL LAWS, RULES, REGULATIONS OR ORDINANCES CONFER UPON A LANDLORD AGAINST A TENANT DEFAULT.

34. **COUNTERCLAIMS; INTEREST OF LANDLORD**. Tenant covenants and agrees not to impose any counterclaim or counterclaims in summary proceeding or other action based on termination or holdover, except to the extent that Tenant's failure to make such claim in such proceeding would, as a matter of law, preclude Tenant from raising such claim in any other proceeding or forum. Tenant agrees it shall look solely to the estate and property of Landlord in the Property, subject to all leases and encumbrances, for the collection, satisfaction or enforcement of any default of Landlord. No other assets of Landlord, or any affiliate or owner of Landlord, will be subject to levy, execution or other procedures for the satisfaction of any remedy, judgment or order of Tenant. Tenant agrees that the limitations shall be applicable to any obligation or liability of Landlord, whether expressly contained in this Lease or imposed by statute or at common law. The term "Landlord" as used herein shall mean only the owner or owners at the time in question of the fee title or a Tenant's interest in a ground lease of the Premises, and in the event of any transfer of such title or interest, Landlord herein named (and in case of any subsequent transfers the then grantor) shall be relieved from and after the date of such transfer of all liability as respects Landlord's obligations thereafter to be performed, provided that any funds in the hands of Landlord or the then grantor at the time of such transfer, in which Tenant has an interest, shall be delivered to the grantee.

35. **TIME OF ESSENCE**. Time is of the essence of this Lease.

36. **SURVIVAL**. All obligations of Tenant hereunder not fully performed as of the expiration or earlier termination of the Term of this Lease shall survive the expiration or earlier termination of the Term hereof, including, without limitation, all payment obligations with respect to Rent. Tenant shall not for any reason withhold or reduce Tenant's required payments of Rent and other charges provided in this Lease, it being expressly understood and agreed by the parties that the payment of Rent is a covenant by Tenant that is independent of the other covenants of the parties hereunder.

37. **MECHANICS' LIENS**. Landlord shall not be liable for, nor shall the Premises be subject to, any mechanics or materialman's liens or other type liens and Tenant shall keep the premises and property in which the Premises located free from any such liens and shall indemnify and hold Landlord harmless against and satisfy any such liens which may result from acts of Tenant notwithstanding the foregoing provisions. Without limiting the generality of the foregoing, Tenant hereby acknowledges and agrees to the following: THE INTEREST OF LANDLORD IN THE PROJECT SHALL NOT BE SUBJECT TO LIENS FOR IMPROVEMENTS TO THE PREMISES MADE BY, ON BEHALF OF, OR AT THE DIRECTION OF TENANT, NOTWITHSTANDING ANY APPROVAL BY LANDLORD OF ANY CONTRACT(S) WITH ANY CONTRACTOR(S), AND/OR LANDLORD'S APPROVAL OF ANY PLANS, IMPROVEMENT(S) AND/OR ALTERATIONS. PRIOR TO ENTERING INTO ANY CONTRACT FOR THE CONSTRUCTION OF ANY ALTERATION OR IMPROVEMENT, TENANT SHALL NOTIFY THE CONTRACTOR MAKING IMPROVEMENTS TO THE PREMISES OF THE FOREGOING PROVISION, AND TENANT'S KNOWING OR WILLFUL FAILURE TO PROVIDE SUCH NOTICE TO THE CONTRACTOR SHALL RENDER THE CONTRACT BETWEEN TENANT AND THE CONTRACTOR VOIDABLE AT THE OPTION OF THE CONTRACTOR. IN THE EVENT TENANT FAILS TO INCLUDE THE FOREGOING LANGUAGE IN ANY SUCH CONTRACT, LANDLORD MAY, BUT SHALL NOT BE REQUIRED TO, EXERCISE ALL

REMEDIES AVAILABLE UNDER THIS LEASE AS A RESULT OF SUCH EVENT OF DEFAULT, AND IF A LIEN IS FILED AGAINST THE INTEREST OF THE LANDLORD IN THE PREMISES ON ACCOUNT OF WORK UNDERTAKEN AT THE DIRECTION OF TENANT, THEN TENANT SHALL, WITHIN THIRTY (30) DAYS EITHER CAUSE SUCH LIEN TO BE SATISFIED AND RELEASED OF RECORD, OR TRANSFER THE LIEN TO A BOND OR OTHER SECURITY AS PROVIDED FOR IN FLORIDA STATUTES, CHAPTER 713.

38. **SECURITY INTEREST**. As security for performance of Tenant's obligations herein, Tenant hereby grants to Landlord, as secured party, a security interest in the following property, including all proceeds thereof, in, to or under which Tenant now has or hereafter acquires any right, title or interest, whether present, future, or contingent: all equipment, inventory, accounts, general intangibles, instruments, documents and chattel paper, and all other personal property of any kind (including, without limitation, money and rights to the payment of money) that are now or at any time hereafter in possession or control of Tenant and erected upon, attached to found in or used in any connection with the Premises or any business conducted therein. This Article does not waive any Landlord lien rights Landlord has pursuant to Florida statutory law. The foregoing grant of security interest shall be self-operative but, Tenant shall also provide any additional security agreement, financing statements and other instruments as Landlord may reasonably request. The grant of security interest set forth herein is in addition to and not in lieu of any other right or remedy provided herein or at law or in equity, including any statutory lien rights, and may be pursued concurrently with such other rights and remedies. Landlord hereby agrees to sign a commercially reasonable third-party subordination agreement. Upon the occurrence of an uncured Event of Default, Landlord may in addition to all other remedies, without notice or demand except as provided below, exercise the rights afforded to a secured party under the Uniform Commercial Code of the state where the Premises are located (the "**UCC**"). To the extent the UCC requires Landlord to give to Tenant notice of any act or event and such notice cannot be validly waived before a default occurs, then ten days prior written notice thereof shall be reasonable notice of the act or event. Tenant grants to Landlord a power of attorney to execute and file any financing statement or other instrument necessary to perfect Landlord's security interest under this Article, which power is coupled with an interest and is irrevocable during the Term. Landlord may also file a copy of this Lease as a financing statement to perfect its security interest in the Collateral. Upon request, Tenant shall execute financing statements to be filed and/or recorded to perfect Landlord's security interest in the Collateral.

39. **TENANT INSURANCE**.

(a) Tenant shall procure and shall maintain in effect, at Tenant's sole cost and expense throughout the Term of this Lease, including any extensions and renewals thereof, public liability and property damage insurance against claims for bodily injury, death or property damage occurring upon or about the Premises or the Project, in each case naming Landlord as an additional insured, with a limit of liability of not less than $1,000,000.00 per occurrence and $2,000,000.00 in the aggregate. Such policies of insurance shall be with insurance companies, licensed to do business in Florida and with a minimum of A- VIII Best Rating and shall be evidenced by certificates of insurance delivered to Landlord from time to time showing such insurance to be at all times prepaid and in full force and effect and providing that such insurance cannot be canceled or modified upon less than 30 days prior written notice to Landlord. If at any time Tenant has not provided Landlord with a then currently effective certificate of insurance acceptable to Landlord as to any insurance required to be maintained by Tenant, Landlord may, without further inquiry as to whether such insurance is actually in force, such lack of certificate of insurance shall be an immediate Event of Default and Landlord may, among other remedies, obtain such a policy and Tenant shall reimburse Landlord for the cost thereof upon demand as Additional Rent hereunder. Such

Tenant insurance shall include a waiver of subrogation against Landlord as to loss or damage covered by Tenant's policy.

(b) Tenant shall bear the entire risk of loss for all of its property, furniture, fixtures, carpets, machinery, equipment, inventory, stock in trade and goods placed in the Premises, and Tenant shall be obligated to insure the same with an all-risk extended coverage form of commercial renter's insurance policy at replacement value, which policy shall include, without limitation, fire insurance with extended coverage, business interruption coverage, and coverage for vandalism, burglary, malicious mischief, sprinkler damage, and water damage. In no event shall Landlord be liable for any damage to any property in the Premises. All personal property placed or moved into the Premises or the Project shall be at the risk of Tenant or the owner thereof.

40. **RADON.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

41. **GUARANTY.** Simultaneously with executing and delivering this Lease to Landlord, Tenant shall cause the Guaranty attached hereto as Schedule 1 (the "**Guaranty**") to be executed by Guarantor and delivered to Landlord. Any use of the term "Guarantor" shall include one of both Guarantors as and if applicable. The Guaranty is incorporated herein by reference.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Tenant has caused this Lease to be executed as of the date below its signature, by its respective officers or parties thereunto duly authorized.

TENANT:

Vista Lakes Community Developement

By:______________________________

Name: Vista Lakes CDD | Jennifer Goldyn

Title: District manager

Date: 10 / 30 / 2025

LEASE AGREEMENT – TENANT SIGNATURE PAGE

IN WITNESS WHEREOF, Landlord has caused this Lease to be executed as of the date below its signature, by its respective officers or parties thereunto duly authorized.

LANDLORD:

Orlando FL Small Bay, LLC

By: Zach Johnson
Name: Orlando FL Small Bay, LLC | Zach Johson
Title: Vice President
Date: 10 / 30 / 2025

LEASE AGREEMENT – LANDLORD SIGNATURE PAGE

SCHEDULE 1

GUARANTY

1. The undersigned Guarantor hereby joins in the Lease for the purpose of securing Tenant's obligations under the Lease. Guarantor hereby absolutely, unconditionally, and irrevocably guarantees to Landlord and Landlord's successors and assigns, the full and prompt payment of all Rent and other amounts payable by Tenant and the performance of all other obligations under the Lease, including any extensions, renewals or replacements thereof (collectively, the "**Lease Obligations**"). Guarantor shall perform all Lease Obligations and indemnify Landlord for all reasonable costs, expenses, and damages incurred as a result of the failure by Tenant to fully perform and comply with the Lease Obligations. Until paid to Landlord, such sums will bear interest from the date such costs and expenses are due from Guarantor at the Default Interest Rate. The obligations of Guarantor shall include payment of all such costs and expenses incurred by Landlord in enforcing any judgments.

2. Guarantor waives any right to notice of, or opportunity to cure, any nonpayment, nonperformance, or other default by Tenant under the Lease. Guarantor further waives any right to notice of the acceptance of this Guaranty or the Lease by Landlord or of any action taken or omitted by Landlord under this Guaranty or Lease or any notice of any amendment, extension, renewal, modification, sublease, transfer, or assignment of the Lease. Guarantor waives demand, presentment, protest, notice of dishonor, and any other notices or requirements of a formal or informal nature. Guarantor consents and agrees that Landlord may do or omit to do any of the following actions from time to time without notice to or consent of Guarantor upon such terms and conditions as Landlord determines advisable in Landlord's sole discretion, and the following shall not affect, impair, release, or discharge this Guaranty, the Lease Obligations, the liability of Guarantor, or the rights of Landlord: (a) any amendment, extension, renewal, modification, sublease, transfer or assignment of the Lease; (b) any discharge or release of any of the Lease Obligations; (c) any waiver or consent of any of the Lease Obligations; (d) any delay or lack of diligence in the enforcement of the Lease Obligations or any failure to institute proceedings, file a claim, or otherwise protect any other person liable for any of the Lease Obligations; (e) any full or partial release of or settlement with Tenant or any other person liable for any of the Lease Obligations (provided, however, that Guarantor will be responsible for only those Lease Obligations that were not satisfied by such settlement); and (f) any receipt, application or release of any security for the Lease Obligations.

3. Until full payment and performance of the Lease Obligations, Guarantor (a) shall have no right of indemnity, contribution, or subrogation against Tenant or any other person liable for any of the Lease Obligations by reason of any payment or performance by Guarantor hereunder; (b) hereby waives any right to enforce any remedy which Guarantor may now or hereafter have against Tenant by reason of any payment or performance by Guarantor hereunder; and (c) hereby subordinates to the Lease Obligations any liability or indebtedness of Tenant to Guarantor by reason of any payment or performance by Guarantor.

4. This Guaranty shall be a continuing guaranty and is a guaranty of payment and not collection. This Guaranty shall be binding upon Guarantor and its representatives, heirs, successors and assigns, including, without limitation, any successor by reason of merger, division, consolidation, or otherwise by operation of law. When Landlord reasonably so requests from time to time, Guarantor will promptly execute and deliver to Landlord a written reaffirmation of or joinder to this Guaranty in such form as Landlord reasonably requires. Each of Landlord's rights under the Lease, this Guaranty or any other agreement securing the Lease (including separate guaranties) is separate and may be exercised and

enforced one at a time or all at once, in any order, against Tenant, Guarantor, or any other person liable for any of the Lease Obligations. The liability of Guarantor under this Guaranty shall be joint and several with Tenant.

5. Guarantor shall, within fifteen (15) days of Guarantor's receipt of Landlord's written request therefore, furnish Landlord with a financial statement of Guarantor dated no earlier than one (1) year before such request, certified as accurate by an officer of Guarantor, on Guarantor's behalf, or by an independent certified public accountant, reflecting Guarantor's financial condition as of the date of such financial statements.

6. This Guaranty shall inure to the benefit and be enforceable by Landlord and its successors and assigns. This Guaranty may not be amended, revoked, or terminated except by a writing executed by Guarantor and Landlord. A waiver by Landlord of any right, power, or remedy under this Guaranty shall not be construed as a bar to or waiver of such right, power or remedy on a future occasion. In the event any provision of this Guaranty shall be held to be invalid, unenforceable or in conflict with the law of the jurisdiction, the remaining provisions of this Guaranty shall continue to be valid, enforceable and not be affected by such holding.

[Signature page follows]

IN WITNESS WHEREOF, Guarantor has caused this Guaranty to be executed as of the date below its signature, by its respective officers or parties thereunto duly authorized.

GUARANTOR:

By: ______________________________________

Name: Joseph Gonzalez

Date: 10 / 30 / 2025

EXHIBIT A

RULES AND REGULATIONS

Use of Premises

- Tenant shall use the Premises solely for the Permitted Purpose.
- The sidewalks and public areas such as entrances, passages, parking areas, stairwells, vestibules, or corridors shall not be obstructed or encumbered by the Tenant or Tenant's guests, nor shall they be used for any other purpose other than ingress and egress from the Premises.
- Tenant shall not conduct any business, loading or unloading, assembling, or other work connected with Tenant's business in any public areas.
- No unlawful, hazardous, or nuisance-generating activities are permitted at any time.
- The Premises shall not be used for cooking or food service unless expressly permitted in the Lease.
- No overnight sleeping or residential use is allowed.
- No canvassing/soliciting on the Premises at any time.
- No firearms allowed on the Premises at any time.
- Tenant may install a wireless data or communications system (or similar system) ("**Wi-Fi network**") for intranet, internet, or other communications purposes within the Premises. Such Wi-Fi network shall not interfere with the use or operation of any other space within the project, including the operations of any Tenant, licensee, concessionaire, or other occupant of the Project. Landlord shall have the full right to determine if Tenant's Wi-Fi network is causing interference. Should any interference occur, Tenant shall take all necessary steps as soon as commercially practical and no later than five (5) days following such occurrence to correct the interference. If such interference continues after five (5) day period, Tenant shall immediately cease operating the Wi-Fi network until remedied. Tenant shall limit Wi-Fi Network use solely to Tenant's employees, agents, and guests within the Premises. Tenant shall indemnify, hold harmless, and defend Landlord (except for matters directly resulting from Landlord's negligence or willful misconduct) against all claims, losses, or liabilities arising as a result of Tenant's use or construction of any Wi-Fi network. Tenant acknowledges that Landlord has granted and/or may grant leases, licenses, or other rights to operate a Wi-Fi Network to other tenants and occupants of the project and to telecommunication service providers.

Access

- No additional locks or bolts of any kind shall be placed on any of the doors or windows by Tenant, nor shall any changes be made in existing locks or the mechanism of the locks, without prior written consent of the Landlord.
- In the event that Tenant loses keys or is locked out of the Premises, Landlord will replace access devices during normal business hours. If keys are needed after hours and fees associated with such keys will be deemed Additional Rent.

Hours of Operation

- Tenant may access the facility 24/7 unless otherwise restricted by security requirements.

- Non-emergency construction or repairs must be conducted during standard business hours (8:00 AM to 5:00 PM, Monday through Friday).

Signage

- Tenant and visitors must abide by posted signage at all times.
- No signage shall be installed or displayed without prior written approval from the Landlord.
- All signage must be professionally manufactured and maintained in good condition.
- Tenant shall not create or use any advertising mentioning or exhibiting any likeness of the project without the prior written consent of Landlord. Landlord shall have the right to prohibit any advertising that, in Landlord's reasonable opinion, tends to impair the reputation of the project or its desirability as a building for offices, and on notice from the Landlord, Tenant shall discontinue advertising.

Parking

- Parking is available on a first-come, first-served basis unless otherwise assigned.
- No vehicle shall block access to loading docks, fire lanes, drive aisles, or other tenant's units.
- Overnight vehicle storage, trailers, or inoperable vehicles are not allowed without written consent.
- Vehicles must display current registration and be in good repair.
- Tenant must not use their parking spaces for any additional storage or excess items (e.g., pallets, containers, machinery).
- All vehicles entering or parking in the parking areas shall do so at owner's sole risk and Landlord assumes no responsibility for any damage, destruction, vandalism or theft.
- Landlord reserves the right to charge Tenant an administrative fee of $50.00 per violation of the foregoing rules.

Trash and Waste Disposal

- All trash must be placed in designated dumpsters or containers.
- TENANT is responsible for breaking down boxes and keeping the area around dumpsters clean.
- Hazardous waste disposal is strictly prohibited unless handled in accordance with applicable laws and with Landlord's consent. Tenant shall be responsible for payment of costs, including governmental fines against Landlord and/or Tenant resulting from Tenant's handling, storage, use, disposition of Hazardous Materials.

Noise and Disturbance

- Tenant shall not create excessive noise, odors, or vibrations that disturb other occupants.
- Loud music, outdoor speakers, or amplified equipment is prohibited unless permitted in writing.

Deliveries and Loading

- Deliveries must not interfere with access to other units or common areas.
- Pallets and crates may not be left outside overnight.

Maintenance and Cleanliness

- Tenant must keep its Premises in a clean, safe, and orderly condition.

- No storage is allowed outside of the Premises without written Landlord consent.
- If Tenant desires for Landlord to perform any maintenance or service which is otherwise required to be performed by Tenant pursuant to the terms of the Lease, then such request shall be submitted through the management office and is subject to billable charges for applicable labor and/or parts necessary.
- Landlord's employees shall not perform any work or do anything outside of their regularly assigned duties, unless under specific instruction from the Landlord.
- Landlord's employees shall not be offered cash or tips for work performed. If a repair is completed that is considered to be billable under Tenant's lease Term, Landlord will bill Tenant.
- Tenant shall be responsible for removal and proper disposal of all crates, oversized trash, boxes and items termed garbage from the Premises. The corridors and parking and delivery areas are to be kept clear of these items.
- Tenant shall give Landlord prompt notice of all accidents to or defects in air conditioning equipment, plumbing, and electric facilities, or any part or appurtenance of the Premises.

Security and Access

- All exterior doors must remain closed and secured after business hours.
- Tenant is responsible for securing its Premises and notifying Landlord of any security concerns.
- All activity recorded by Landlord's security equipment (gate access activity & cameras) shall remain the property of the Landlord unless otherwise subpoenaed.
- Tenant is responsible for all guests, visitors, and invitees who enter the facility on their behalf.
- Tenant shall be present with visitors at all times.
- All visitors must remain within the Premises or designated common areas and shall not disrupt other tenants.
- Visitors must comply with posted signage and refrain from illegal activity while on the Premises.
- Overnight visits are not permitted.
- Visitors may not loiter on the Premises.
- Landlord reserves the right to limit or restrict visitor access ion the event of security, safety, or operational concerns.

Alterations and Installations

- No alterations, additions, or installations may be made to the Premises without Landlord prior written consent.
- All contractors performing work to the structure or systems of the Premises, must be approved by Landlord.

Smoking and Substances

- Smoking is prohibited in all indoor areas and within 25 feet of building entrances.
- The use or storage of illegal substances is strictly prohibited.

Compliance with Laws

- Tenant shall comply with all federal, state, and local laws and regulations, including zoning, environmental, and OSHA requirements.

- Whenever these Rules and Regulations directly conflict with any of the rights or obligations of Tenant under this Lease, the Lease shall govern.

Title	New Lease Agreement - Building 02-6839 - Unit 32
File name	eyJ0eXAiOiJKV1QiL...QiLCJleHAiOjE.pdf
Document ID	e2a6dfa83e4410147f6c2f264daf21a15e5aa201
Audit trail date format	MM / DD / YYYY
Status	● Signed

This document was requested from 5f618155.app.doorloop.com

Document History

SENT	10 / 30 / 2025 14:24:01 UTC	Sent for signature to Vista Lakes CDD | Jennifer Goldyn (michael.perez@inframark.com) and Orlando FL Small Bay, LLC | Zach Johson (orlandocommerce@outrig.com) from mwood@outrig.com IP: 54.175.48.97
VIEWED	10 / 30 / 2025 14:32:13 UTC	Viewed by Vista Lakes CDD | Jennifer Goldyn (michael.perez@inframark.com) IP: 47.206.133.87
SIGNED	10 / 30 / 2025 14:32:50 UTC	Signed by Vista Lakes CDD | Jennifer Goldyn (michael.perez@inframark.com) IP: 47.206.133.87
VIEWED	10 / 30 / 2025 14:53:39 UTC	Viewed by Orlando FL Small Bay, LLC | Zach Johson (orlandocommerce@outrig.com) IP: 47.223.37.54

Dropbox Sign

Audit trail

Title	New Lease Agreement - Building 02-6839 - Unit 32
File name	eyJ0eXAiOiJKV1QiL...QiLCJleHAiOjE.pdf
Document ID	e2a6dfa83e4410147f6c2f264daf21a15e5aa201
Audit trail date format	MM / DD / YYYY
Status	● Signed

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Document History

SIGNED	10 / 30 / 2025 14:54:28 UTC	Signed by Orlando FL Small Bay, LLC | Zach Johson (orlandocommerce@outrig.com) IP: 47.223.37.54
COMPLETED	10 / 30 / 2025 14:54:28 UTC	The document has been completed.

LANDSCAPE WORKSHOP

November 19, 2025

Contract No. - 235798

Vista Lakes CDD

Scope Of Work:

- This proposal is being generated to fix a stuck-on valve on Lee Vista Blvd.

Total*(plus applicable taxes)* **$2,050.00**

All provided plant material is covered under a ninety (90) day warranty period with proper maintenance and irrigation. Transplanted materials or plants not covered by irrigation will not be warranted. Any losses due to acts of God (fire, wind, freeze, etc.), deer, dogs or neglect will not be covered under warranty.

This proposal is valid for thirty (30) days. Thereafter, it is subject to change without notice. Payment shall be requisitioned as follows: 100% due upon completion. If payment is not received within thirty (30) days, Customer agrees to pay a 1.5% per month service charge that will accrue on the unpaid balance. The customer has five (5) days to notify LWI in writing of any deficiencies in the work performed.

If this proposal meets with your approval, please sign and return via email or fax. If we may be of further service, please do not hesitate to call.

Upon acceptance and completion of the work described in this proposal, an invoice will be generated by our accounting team and sent to you for payment. Please hold payment until the invoice is received. Including the invoice number on your check will help ensure your payment is applied to the correct account.

Acceptance of Bid:

Customer Signature

Date

Thank you,

Thomas Ciluffo 11/19/2025

Thomas Ciluffo
(702) 539-0941
tciluffo@landscapeworkshop.com

ESTIMATE

Element Environmental LLC
1236 Stratton Ct W
Lakeland, FL 33813-2348

Jpiney@elementenv.com
+1 (863) 797-9970

ELEMENT ENVIRONMENTAL
GRADE • CLEAR • EXCAVATE

Bill to
Inframark - Vista Lakes CDD
313 Campus Street
Celebration, Florida 34747

Ship to
Inframark - Vista Lakes CDD
313 Campus Street
Celebration, Florida 34747

Estimate details
Estimate no.: 1210
Estimate date: 11/12/2025

#	Product or service	Description	Amount
1.	**Erosion repair**	Vista Lakes CDD Clubhouse erosion repair Element Environmental will provide all labor, material, and equipment to provide the following scope: -Pull back pavers at erosion area and far enough back to expose full length of the washout area. -Inspect and identify root cause of erosion. Repair. -Fill area with suitable fill to properly compact. -Add paver base and re-install pavers. Add paver sand upon completion.	$2,500.00

Total **$2,500.00**

Note to customer
Thank you and have a great day!

ELEMENT ENVIRONMENTAL
GRADE • CLEAR • EXCAVATE

TERMS AND CONDITIONS OF PAYMENT

Net 30 days

Prices quoted are valid for 90 days from the date of this proposal.

Thank you for the opportunity to partner with you on this project.

Sincerely,

James "PJ" Piney
ELEMENT ENVIRONMENTAL
863-797-9970

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

Client Signature: Signed by: Frank Sebestyen A67C0AB1B4B14E2... Date: 11/13/2025

Print Name / Title: Frank Sebestyen Chairman

Element Environmental

Signature: JAMES PINEY Date: 11/14/2025

Print Name / Title: James Piney, Managing Partner

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970

ELEMENT ENVIRONMENTAL
GRADE • CLEAR • EXCAVATE

General Terms and Conditions

Estimate Approval: The authorizing party automatically enters a contract with Element Environmental when they confirm their estimate, pay a deposit, and/or verbally agree to the description and cost via our scheduling application. The authorizing party cannot request additional work from the crew directly unless it is approved by the project manager, and the additional costs are expressly approved by the authorizing party.

Scheduling: Job scheduling is dependent on weather conditions, workload, and geographic relationship to other scheduled work and other unforeseen issues. Element Environmental will do our best to meet all scheduled work dates but shall not be liable for damages due to delays. If the client requires that they be on site the day of the job, this must be expressed when confirming the estimate. If times are given, they are approximate, and Element Environmental will not be responsible for being late or early.

Cancellation of Work: The customer shall provide at least 24 hours' advance notice of any full or partial work cancellation. If a crew has been mobilized to the job site, the customer will be assessed a mobilization fee of $250.00 for incurred expenses. If the job site is made inaccessible to the crews of Element because of parked vehicles or other obstructions a $300 fee will be assessed.

Withdrawal of Proposal by Element Environmental: Proposals for work expire within 90 days of estimate unless otherwise noted. Element Environmental reserves the right to withdraw a proposal for any reason. In cases where Element Environmental withdraws a proposal (before work has begun), all deposits and payments will be refunded.

Completion of Contract: Element Environmental agrees to do its best to meet performance dates but shall not be liable in damages or otherwise for delays because of inclement weather, labor, or any other cause beyond its control.

Insurance by Contractor: Element Environmental warrants that it is insured for liability resulting from injury/damage to person(s) or property and that all employees are fully covered by Workers' Compensation as required by law. Current Certificates of Insurance are available upon request.

Safety & Tree Care Standards: All Element Environmental arboricultural operations will follow the latest version of the ANSI Z133.1 industry safety standards. All work is performed in accordance with the Best Management Practices (BMPs) set forth by the International Society of Arboriculture (ISA) as well as current American National Standards Institute (ANSI) Standards for Tree Care Operations. The authorizing party agrees to not enter the work area during arboricultural operations unless authorized by the crew leader on site.

Concealed Contingencies: Element Environmental is not responsible for damage to underground sprinklers, drain lines, invisible fences, or underground cables unless the system(s) are adequately and accurately mapped by the authorizing party. Any additional work or equipment required to complete the work, caused by the authorizing party's failure to make known or caused by previously unknown foreign material in the trunk, the branches, underground, or any other condition not apparent in estimating the work specified, shall be paid for by the customer on a time and materials basis.

Driveways/Sidewalks/Lawns: Element Environmental will reasonably attempt to minimize damage to driveways, sidewalks, lawns, patios or other property. In the event that our equipment causes settling, cracking, or other damage to driveways and/or sidewalks, and/or disturbances to the customer's lawn, or property, Element Environmental is not liable for any repairs or incurred costs.

Tree Risk: When prominent risk conditions in trees are detected by Element Environmental, we will make every effort to proceed with the work promptly. However, Element Environmental does not assume any liability for any accident, damage or injury that may occur on the ground or on any other object or structure prior to the work beginning, nor are we liable for any unforeseen hazards encountered.

Site Preparation: Customer agrees to remove or clearly mark any hazardous debris within the site. Items such as plastic tarps, tires, rebar, large metal objects, etc. can be detrimental to clearing equipment. Element Environmental reserves the right to charge daily rate pricing in the event that such debris are not removed or clearly marked causing equipment to break down and need repairs. If such an event occurs, Element Environmental agrees to communicate with the client and work diligently to repair equipment in a timely manner.

Lakeland Office:
1236 Stratton Ct West
Lakeland, FL 33813
PHONE: 863-797-9970

ELEMENT ENVIRONMENTAL

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Ownership: The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained by the owner. The customer is solely responsible for obtaining any required permit to complete the work. Element Environmental is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission and permits.

Billing, Deposits, Terms of Payment: The final invoice for the balance due will be issued via email and/or text message at the completion of work. For extended period projects lasting several weeks, or other proposals requiring upfront purchase of materials, progress payments will be required prior to commencement of the job. Payment responsibility automatically falls to the authorizing party; it is not the responsibility of Element Environmental to wait for or seek payment from a third party (neighbor, insurance company, client, etc.). All invoices are payable upon completion of issuance of invoice. Accounts not paid in full within 15 days will result in a finance charge of 5% per month. Any fees incurred due to insufficient funds or returned checks will be the responsibility of the authorizing party and are subject to the terms of the original invoice. Please note that additional services will be delayed or cancelled due to outstanding balances.

Permitting: Hiring contractor will be responsible for obtaining any required permits prior to the start of any work.

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